

**RESOLUTION TO APPROVE
SP 2016-19 PLANNED PARENTHOOD**

WHEREAS, the Owners of Tax Map Parcel 06100-00-00-013A0 (the "Property") filed an application for a special use permit to revise a condition of a previously-approved special use permit (Special Use Permit 200000035) in order to impact a 15-foot buffer to allow a walkway and enhanced landscaping, and the application is identified as Special Use Permit 2016-00019 Planned Parenthood (SP 2016-19"); and

WHEREAS, on November 22, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2016-19 with staff-recommended conditions; and

WHEREAS, on February 8, 2017, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2016-19.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2016-19 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2016-19, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

SP-2016-00019 Planned Parenthood Conditions

1. Development and use shall be in general accord with the conceptual plan titled “Planned Parenthood” prepared by Nelson Byrd Woltz Landscape Architects and dated September 16, 2016 (hereafter “Conceptual Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:

- a. location of buildings and structures*
- b. location of parking areas*
- c. location of buffer*

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. A buffer strip of a minimum of fifteen (15) feet in width shall be maintained along the northeast (Townwood) and southwest (Garden Court) abutting property lines with landscaping and screening to be approved in accordance with Section 32.7.9. The agent may authorize the removal of vegetation within the buffer if deemed by the agent to pose a clearly demonstrable danger to buildings or other structures, or to public safety. A six-foot-high opaque fence shall be placed between the parking lot and the Townwood units.
3. All outdoor lighting shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent streets.
4. The building shall be no more than three stories in height and designed in keeping with the character of the area, and shall be consistent with the sketch plan titled “Roslyn Ridge Offices” dated July 11, 2000 that was approved with SP2000-035.
5. The building shall not exceed 8,000 square feet.