



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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January 20, 2017

Michael Gallahue
1828 Yorktown Drive
Charlottesville, Va. 22901

RE: SP201600019 Planned Parenthood South Atlantic

Dear Mr. Gallahue,

The Albemarle County Planning Commission, at its meeting on November 22, 2016, by a vote of 7:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following 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 otherwise a danger 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 character of the area, and consistent with the sketch plan named "Roslyn Ridge Offices" dated 7/11/00 that was approved with SP2000-035.
5. Building square footage shall be limited to 8,000 square feet.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Megan Yaniglos
Principal Planner
Planning Division