



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP201700009 UVA Indoor Golf Practice Facility – Amendment	Staff: Tim Padalino, Senior Planner
Planning Commission Hearing: July 25, 2017	Board of Supervisors Hearing: to be determined
Owner: University of Virginia Foundation (UVAF)	Applicant: same
Acreage: 544 acres	Special Use Permit for: Swim, golf, tennis or similar athletic facilities (Section 13.2.2 of zoning ordinance)
TMP: 07500-00-00-06300 Location: 480 Birdwood Drive, Charlottesville, VA	Zoning/by-right use: R-1 Residential (1 unit/acre).
Magisterial District: Samuel Miller	Conditions: Yes
Development Area: Western Neighborhoods	Requested # of Dwelling Units/Lots: N/A
Proposal: Amend SP2015-19 to move the previously approved indoor golf practice facility and associated parking and infrastructure approximately 400 feet to the west to a site adjacent to the current Birdwood Golf Course, for use by University of Virginia golf teams, Birdwood members, and Boar's Head guests.	Comp. Plan Designation: <u>Institutional</u> – schools, libraries, parks, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property; and <u>Parks and Green Systems</u> – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, natural areas, and preservation of stream buffers, floodplains, and steep slopes adjacent to rivers and streams.
Character of Property: Site of Birdwood Golf Course and historic Birdwood Pavilion estate, listed on the National Register of Historic Places and Virginia Landmarks Register.	Use of Surrounding Properties: Residential neighborhoods of Ednam, Ednam Village, Ednam Forest, Bellair, Kenridge, and White Gables; Boar's Head Resort; Ragged Mountain Reservoir.
Factors Favorable: <ol style="list-style-type: none"> 1. The expanded use of the existing golf course would be consistent with the Comprehensive Plan. 2. The use would involve the rehabilitation, adaptive reuse, and preservation of historic structures. 3. The facility is not expected to adversely impact views from the Entrance Corridor (Route 250 / Ivy Road). 4. As with the previously approved SP, the facility is not anticipated to generate additional traffic. 	Factors Unfavorable: <ol style="list-style-type: none"> 1. Staff believe the proposed parking lot location would adversely impact the integrity of an intact historic landscape listed on the National Register of Historic Places and Virginia Landmarks Register. 2. County staff and HPC members do not know if or how the proposed project would compromise the property's eligibility for listing on the National Register of Historic Places or Virginia Landmarks Register. 3. Because a master plan for the Birdwood property has not been provided to PACC or the County, staff cannot evaluate or verify the applicant's claims that the proposed location is the most suitable for future development.
Recommendation: Based on the findings described in this report and factors identified as unfavorable, staff cannot recommend approval of the special use permit until historic preservation impacts have been resolved.	

STAFF CONTACT:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Tim Padalino, Senior Planner
July 25, 2017
TBD

PETITION:

PROJECT: SP201700009 UVa Indoor Golf Practice Facility - Amendment

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL(S): 07500-00-00-06300

LOCATION: 480 Birdwood Dr., Charlottesville, VA 22903

PROPOSAL: Amend SP2015-19 to establish a new location (approx. 400 feet to the west) within the current Birdwood Golf Course for the construction of a previously approved 6,710 square foot indoor golf practice facility and associated parking and infrastructure, for use by University of Virginia golf teams and Birdwood members.

PETITION: Swim, golf, tennis, or similar athletic facilities under Section 13.2.2.4 of the zoning ordinance. No new dwellings proposed on this 544-acre parcel.

ZONING: R1 Residential, which allows residential use by right (1 unit per acre).

OVERLAY DISTRICT(S): Entrance Corridor; Airport Impact Area; and Steep Slopes – Managed and – Preserved.

COMPREHENSIVE PLAN: Institutional use which allows for schools, libraries, parks, major utilities, hospitals, universities, colleges, ancillary facilities, and undeveloped publicly owned property; and Parks and Green Systems which allows for parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, and preservation of stream buffers, floodplains, and steep slopes adjacent to rivers and streams in Neighborhood 6 of the Southern and Western Urban Neighborhoods.

CHARACTER OF THE AREA:

The Birdwood Golf Course property is a 544 acre parcel which contains an 18-hole golf course, clubhouse, driving range, parking area, and various maintenance and storage structures. The course and associated structures are on the northern portion of the parcel and the remainder of the parcel is mostly wooded. Birdwood is the home golf course for the University of Virginia Men's and Women's Golf Teams and is also open to the public. The golf course facility is accessed from Route 250 West (Ivy Road) via Golf Course Drive, a private street.

The Birdwood Pavilion is also on the northern portion of the property and is accessed by a private drive off of Route 250 called Birdwood Drive. The Birdwood Pavilion complex includes the historic mansion, and several outbuildings, three of which are currently being rented for residential use. A 12-acre portion of the Birdwood property is listed on the National Register of Historic Places as well as the Virginia Landmarks Register.

Neighboring properties are mostly residential. Bellair neighborhood is to the east. To the north across Ivy Road are the neighborhoods of Kenridge and White Gables. To the west of the golf course are the neighborhoods of Ednam, Ednam Village, and Ednam Forest. The Boar's Head Resort property is also located to the west, and includes the Boar's Head Sports Club which, like Birdwood, is used for University of Virginia varsity sports. To the south is the Ragged Mountain Reservoir property and several large wooded parcels. (*Please see Attachments A1, A2, A3*)

The Birdwood property is zoned R-1 Residential. Most adjacent parcels are also zoned residential, with the exceptions of the Boar's Head Resort (zoned Highway Commercial) and Kenridge and White Gables (zoned Commercial Office with approved special use permits for residential uses).

PLANNING AND ZONING HISTORY:

- Birdwood Golf Course was constructed in 1984; as a property zoned R-1 and owned by a state institution, the University of Virginia (UVA) was not required to have a special use permit for a golf course. In 1989 UVA transferred the property to the University of Virginia Foundation (UVAF).
- SP1996-53 – Special Use Permit approved with conditions for the continued golf course use on property zoned R-1 and to allow the construction of an enclosed golf cart storage facility.
- SUB201500070 – Boundary line adjustment plat to combine Birdwood Pavilion parcels with the Birdwood Golf Course parcel; approved 5/6/2015.
- SP201500019 – Amendment to SP1996-53 to allow for the construction of an indoor golf practice facility to the southeast of the Birdwood Pavilion; approved with four conditions on 9/2/2015. *(Please see Attachment B)*
- SDP201500022 – Initial site plan for proposed indoor golf practice facility; approved 6/17/2015.
- SDP201600010 – Final site plan for proposed indoor golf practice facility; second comment letter sent 11/23/2016 (application now considered voluntarily withdrawn).
- SDP201700019 – Initial Site Plan for proposed indoor golf facility at location corresponding with this Special Use Permit – Amendment request (SP201700009); first comment letter (requesting changes) sent 5/16/2017.

DETAILS OF THE PROPOSAL:

The applicant proposes to amend the previous special use permit (SP2015-19) to allow for the construction of an indoor golf practice facility at a different location (approximately 400 feet to the west of the previously-approved location). The previous special use permit was approved in 2016 with a condition that required an SP amendment for new construction or any expansion outside of the current boundaries of the existing golf course. This SP amendment is a proposal for new construction outside of the boundaries of the existing golf course.

The proposed UVA Indoor Golf Practice Facility would be located to the southwest of the Birdwood Pavilion. The facility would be a new two-story building consisting of eight indoor hitting bays which would open to the existing driving range, and would also contain locker rooms, coaches' offices, and a meeting space. The facility would include the rehabilitation and adaptive reuse of the historic Stone Carriage House, which would function as an entrance foyer for the new building. The project would also stabilize, preserve, and physically integrate with other historic agricultural outbuildings identified as the Silo, Granary, and Brick Barn. Users of the facility would be limited to members of UVA Men's and Women's Golf Teams, Birdwood Golf Course members, and Boar's Head Resort guests.

Access to the facility would be via a new access drive connecting to Golf Course Drive. Access to the facility from Birdwood Drive would be restricted to emergency and maintenance vehicles only. Parking would consist of approximately 20-24 new parking spaces located to the north of the facility. A removable bollard would prevent non-emergency traffic from exiting via Birdwood Drive. *(Please see Attachment C – "Illustrative Site Plan" provided as part of SP2017-09 resubmittal package)*

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

No substantial detriment. The proposed special use will not be a substantial detriment to adjacent lots.

The new building and parking area would be sited in a location that is closest to the Ednam Village

subdivision. Although the facility would be visible from some adjacent lots in Ednam Village, it would be partially screened from view by existing trees, existing structures, and topography. As such, the visual impacts are not expected to have an adverse impact on the adjacent properties.

A Community Meeting was conducted on Monday, July 10 at Boar's Head. Approximately twenty five (25) members of the public were in attendance. After a detailed presentation by the applicants, members of the audience shared questions about the following topics (below); a brief summary of the applicants' responses are provided following each question:

- *Will the facility have a food & beverage component?* The University provides "grab and go" food and beverage items for student-athletes, and some food and beverage offerings may be available in conjunction with tournaments. Otherwise, there is no plan to publicly offer food or beverages.
- *Can you explain the parking location?* The Foundation has spent a lot of time trying to determine the least invasive location, particularly with regards to historic sensitivity, to the entrance sequence along Golf Course Drive, and to concerns for the safety of student-athletes. We have also intentionally minimized the number of parking spaces to reduce the parking lot footprint. All exterior lighting will be full-cutoff, dark sky compliant and will go "above and beyond" County regulations.
- *Is the parking screened from view from Route 250?* The parking lot is eleven hundred (1,100) feet away – it will be barely visible. We are proposing a place-appropriate design, and will attempt to build in a way that adds value, not detracts. This includes dropping the grade down four (4) feet, saving existing trees, and providing new trees and extending the existing hedge.
- *Will this project involve a traffic light at Route 250?* The full buildout of Birdwood – including the connection between Golf Course Drive and Berwick Road [on Boar's Head property] – will include careful evaluation of possible transportation improvements. But this current project creates no new traffic, and involves no new traffic light.
- *Will this project include the use of Birdwood Drive?* Birdwood Drive would not be used for access to or from this facility, and will continue to be used only by the residents in the existing dwellings.
- *Which neighborhood would be most impacted by this project?* Ednam Village is the closest, and this project will be within the viewshed of some Ednam Village properties. The existing hedgerow in between the dwellings and the proposed facility will remain.
- *Does this project include the construction of the garden design shown on the 1928 plan for Birdwood by Charles Gillette?* The proposed screening includes a hedge that is similar to what is shown on the Gillette plan.

Character of district unchanged. The character of the district will not be changed by the proposed special use.

The district is primarily residential with some low intensity institutional uses and open space. The character of the zoning district would remain unchanged with this proposal.

Harmony. The proposed special use will be in harmony with the purpose and intent of this chapter.

The intent of the R-1 Residential zoning district is to provide for low density residential and appropriate amenities. Golf facilities are permitted by special use permit, and this property has been permitted for such uses for over 20 years. No conflict has been found between this request and the intent of the Zoning Ordinance.

...with the uses permitted by right in the district.

This facility is not anticipated to negatively impact adjacent residential uses. Impacts to traffic are not anticipated since the facility will be used by existing golf course patrons.

...with the regulations provided in section 5 as applicable.

Section 5.1.16 of the zoning ordinance lists additional regulations relating to golf courses. This section allows the Board to require additional conditions it deems necessary for the protection of the community including, but not limited to provisions for additional fencing and/or planting or other landscaping, additional setback from property lines, additional parking space, location and arrangement of lighting, and other reasonable requirements.

The relationship of the proposed facility would not create issues of incompatibility with adjacent residential neighborhoods. However, staff do have a significant level of concern regarding the location of the proposed parking lot in between the Birdwood Pavilion and the proposed facility, as described in more detail below.

...and with the public health, safety and general welfare.

Traffic safety is the primary concern with the addition of the indoor golf practice facility. Virginia Department of Transportation (VDOT) has stated that the existing Birdwood Drive entrance onto Route 250 is unsafe and does not meet commercial entrance requirements. For that reason, the special use permit currently in effect for this property (SP2015-19) included a condition that "Ingress and egress along Birdwood Drive shall be restricted, to the satisfaction of the Zoning Administrator, to only those residences served by Birdwood Drive and shall not be used as an access to the indoor golf practice facility." County Staff recommend the continuation of this condition so that the ingress/egress for the new facility would be exclusively provided via Golf Course Drive.

Consistency with the Comprehensive Plan. The use will be consistent with the Comprehensive Plan.

The Southern and Western Neighborhoods Master Plan future land use plan designates the Birdwood property for Institutional land uses and Parks and Green Systems. Institutional uses include areas and uses which serve a public function and include parks, schools, universities, and ancillary facilities. The plan calls for the historic mansion and important dependencies to be retained with future development. Areas designated as Parks and Green Systems are at the southwestern portions of the parcel, and are not affected by this proposal. However, future development of the Birdwood property should recognize and accommodate the many features of ecological and biological importance that exist within the southwestern portions of this property – an area which adjoins Ragged Mountain Natural Area and which is identified as an "Important Site" by the Albemarle County Natural Heritage Committee and in the 2004 *Albemarle County Biodiversity* report.

Additionally, the Master Plan identifies Birdwood property as an "Area of Importance" that has "significant development potential." Specifically, the Plan notes that "this large property may serve a more intensive function than it does presently. ... Before further development of the property occurs, an amendment to the Future Land Use Plan for the Southern and Western Neighborhoods will be needed." (*Please see Attachment D*) The previously approved SP was found to be consistent with the Master Plan, and staff continue to believe that the changes associated with this proposed project are not of a level of intensity that requires an amendment to the Master Plan.

A 12-acre portion of the Birdwood property is listed on the National Register of Historic Places and the Virginia Landmarks Register. Because preservation and maintenance of the County's historic properties is important to the County, staff look carefully at changes that may affect the integrity of those resources.

The Historic and Cultural Resources section of the Comprehensive Plan includes the following overriding goal for historic preservation: "Albemarle's historic, cultural, and scenic resources will be preserved. Attractive entrance corridors will welcome visitors and residents to and within the County."

Additionally, Objective 1 says: “Continue to identify and recognize the value of buildings, structures, landscapes, sites, and districts that have historical, architectural, archaeological, or cultural significance.”

The County also supports adaptive reuse as a preservation method. This proposed facility would adaptively reuse the Stone Carriage House, and would also physically integrate the Silo, Granary, and Brick Barn. However, as described in detail below, staff and the Historic Preservation Committee (HPC) have significant concerns over the proposed configuration of the facility and the resulting impacts to the historic structures and cultural landscape.

As mentioned previously, a 12-acre portion of the Birdwood property is listed on the National Register of Historic Places as well as the Virginia Landmarks Register. County staff are concerned that the proposed location of the new parking lot would adversely impact a highly-designed, intact historic landscape with layered periods of significance. More specifically, County staff believe the location would create adverse visual impacts – particularly as viewed from the historic Birdwood Pavilion structure – that would be detrimental to the integrity of the site’s historic character.

One of Birdwood’s periods of historical significance is the Hollis Rinehart Era (1909-1921), which entailed the transformation of the 19th century plantation into an ornamental farm (in French, *ferme ornée*). The broad intent of this landscape design was to aestheticize a working farm. One notable characteristic of this landscape design typology is the direct visual connection between the mansion and its vernacular agricultural outbuildings, which were valued as much for their aesthetic appearance as for their productive agricultural use. Because of this importance of the visual connection across the designed landscape, the proposed landscape screening would actually be counter-productive: although it would reduce visibility of the parking lot and vehicles from the mansion and its curtilage, it would further sever the visual connection between the mansion and the agricultural outbuildings.

Because of these concerns, staff took the resubmittal materials to the HPC for review and comment on June 26, 2017. The HPC agreed with Historic Preservation staff and voted unanimously to make the following comments and recommendations:

1. The HPC is concerned that the proposed development will compromise the site’s eligibility and current individual listing on the National Register of Historic Places and would like confirmation from the Virginia Department of Historic Resources (VDHR) that it does not.
2. The HPC would like the applicant to provide a detailed explanation of why the previously approved location for the facility was deemed undesirable.
3. The HPC believes the proposed parking area should be relegated outside of the historic core. Preferably, the proposed parking should be relocated adjacent to Golf Course Drive. Should the Planning Commission choose to accept the current location, then the applicant should implement a combination of sensitive site grading and screening through vegetation that will mitigate the parking’s visual impact on the historic site.
4. The visual impacts of exterior lighting on the historic site shall be limited.
5. The applicant must exercise due diligence in undertaking thorough archaeological investigation of the entire area proposed for ground disturbance.

For additional information, please see *Attachment E-1* which contains comments (dated July 7, 2017) from the HPC and County staff regarding the resubmittal materials; *Attachment E-2* which contains the draft meeting minutes from the June 26, 2017 meeting of the HPC; and *Attachment F* titled “Staff Summary of Historic Preservation Issues” (dated July 12, 2017).

At present, impacts to the site’s historic resources are not yet fully known or understood. County staff initially communicated with Virginia Department of Historic Resources (DHR) staff in May, but were

not given any comments by DHR on the proposed facility's impacts to the Birdwood Pavilion, the site's contributing structures, or to the associated cultural landscape. Neither has the applicant provided any documentation from DHR as to whether the proposed facility might compromise the property's eligibility for listing on the National Register of Historic Places or Virginia Landmarks Register. Because this property is owned by the University of Virginia Real Estate Foundation and not publicly owned by the University of Virginia, DHR has indicated that the private property owner will have to request an evaluation of the proposed project's potential impacts to the historic resources. The applicants stated at the community meeting on July 10 that they were communicating with DHR, and anticipated receiving comments from DHR in the near future.

The applicants are aware of concerns expressed by the HPC and County staff, and have articulated their shared concerns regarding the critical importance of historic preservation as well as their intent to "ensure sensitive development of this historic resource." Specifically, the project narrative provided in the June 19 resubmittal contains a detailed summary of the applicants' site planning and design process, and contains their rationale for siting the parking lot between Birdwood Pavilion and the historic outbuildings. *(Please see Attachment G)*

That rationale relies heavily on a planning document titled "Birdwood Landscape – Site Protection and Sustainable Stewardship Strategies Plan," authored by AECOM, a consultancy commissioned by the University of Virginia Real Estate Foundation in 2015. This document contains detailed analysis of the property's historic resources, as well as specific strategies and guidelines for historic preservation and context-sensitive design. *(Please see Attachment H)* While the applicants' site planning rationale includes valid concerns such as the safety of student-athletes, relegating parking away from Golf Course Drive, and avoiding areas which may be exposed to incoming golf balls, Historic Preservation staff remain concerned that the proposal inappropriately prioritizes the aesthetics of the private entrance road over the historic cultural landscape of the Birdwood Pavilion, the core of which has remained intact (with minimal intrusion) for the past half-century.

The project narrative also references a Birdwood property master planning effort conducted in 2016 which led to this proposed relocation of the UVA Golf facility. *(Please see Attachment G)*. However, that master planning information has not been shared with County staff; and although Birdwood is part of "Area B" that master planning information has not been shared with the Planning and Coordination Council (PACC) made up of the City, UVA, and the County. Without knowing what additional development may be planned, and where, it is difficult to accurately or holistically assess whether this proposed new location is appropriate relative to the overall use(s) of the historic property. Based on available information, County staff is of the opinion that the previously approved location may be a more appropriate site for new development on this historic property.

The proposed building and parking lot would be partially visible from the Route 250 Entrance Corridor (EC) during winter months, and would be minimally visible during summer months. As noted previously in the "Planning and Zoning History" section, a site development plan has been submitted with this application. Staff are reviewing the proposal to determine compatibility with the EC design guidelines. Comments have been provided to the applicant.

In addition to designating appropriate future land uses, the Southern and Western Neighborhoods Master Plan also calls for vehicular interconnectivity between the Birdwood Golf Course and the Boar's Head property (as well as pedestrian connections to nearby residential neighborhoods). Because the location of the proposed indoor practice facility is not in the immediate vicinity of the Boar's Head property, and because there is little or no additional traffic generated by this new use, this proposal does not seem to warrant a new vehicular connection at this time. However, the applicants have stated that UVAF is actively considering additional future projects for the Birdwood

property, including the redesign and reconstruction of Birdwood Golf Course, the possible relocation of UVA Tennis facilities to the Birdwood property, and the potential rehabilitation and adaptive reuse of Birdwood Pavilion as an event venue. These potential future projects, and/or any other potential future projects which may be a part of the previously mentioned UVAF master planning effort, should include careful consideration with regards to the construction of a vehicular connection between Golf Course Drive and Berwick Road, as well as establishing or expanding multi-use paths or other non-vehicular connections.

SUMMARY:

After review of this request, staff have identified factors of this proposal which are favorable and unfavorable:

Factors favorable to this request include:

1. The expanded use of the existing golf course would be consistent with the Comprehensive Plan designation ("Institutional") as articulated in the Southern and Western Urban Neighborhoods Master Plan.
2. The use would involve the rehabilitation, adaptive reuse, and preservation of historic structures.
3. The facility is not expected to adversely impact the views from the Entrance Corridor (Route 250 / Ivy Road).
4. As with the previously approved SP, the facility is not anticipated to generate additional traffic.

Factors unfavorable to this request include:

1. The proposed parking lot location is believed to adversely impact the integrity of an intact historic landscape listed on the National Register of Historic Places and Virginia Landmarks Register – particularly as viewed from the Birdwood Pavilion. Specifically, it inappropriately prioritizes the aesthetics of the private entrance road over the historic cultural landscape of the Birdwood Pavilion.
2. County staff and HPC members do not know if or how the proposed project would compromise the property's eligibility for listing on the National Register of Historic Places or Virginia Landmarks Register.
3. Because a master plan for the Birdwood property has not been provided to PACC or the County, staff cannot evaluate or verify the applicant's claims that the proposed location is the most suitable for future development.

RECOMMENDED ACTION:

Based on the findings described in this staff report and factors identified as unfavorable, staff cannot recommend approval of the special use permit until historic preservation impacts have been resolved.

However, if the Planning Commission wishes to recommend approval of the SP amendment, staff recommends the following amended conditions:

1. Development shall be in general accord with the plan titled "UVA Foundation Golf Facility – Illustrative Site Plan" prepared by Bartzen + Ball dated June 14, 2017 (hereafter "Illustrative Site Plan") as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Illustrative Site Plan, development and use shall reflect the following major elements as shown on the plan:
 - a. Building location, orientation, and mass
 - b. Elevation of parking lot approximately 4' below grade on eastern edge
 - c. Preservation of all existing canopy trees
 - d. Installation of new landscaping for screening purposes

Minor modifications to the plan that do not otherwise conflict with the elements listed above may

be made to ensure compliance with the Zoning Ordinance.

2. New development within historically sensitive areas of the property shall be subject to the following landscape requirements, as determined by the Planning Director or his designee:
 - a. Approved landscape plan which, at minimum, includes:
 - i. Mitigation of the visual impact(s) of the parking lot and parked cars without completely severing the visual connection between the Birdwood Pavilion and the historic farm complex;
 - ii. Consistency and compatibility with the existing historic landscaping in terms of character, density, and species (to include the use of trees, shrubs, and hedges); and
 - iii. Consideration of the use of native plant materials to the greatest extent possible and practicable.
 - b. Conservation checklist (as described in Zoning Ordinance 32.7.9.4.b.2) to ensure the successful preservation of existing trees, including the treatment of ash trees (species *Fraxinus*) for protection against the emerald ash borer (*Agrilus planipennis*).
3. Ingress and egress along Birdwood Drive shall be restricted, to the satisfaction of the Zoning Administrator, to only those residences served by Birdwood Drive and shall not be used as an access to the indoor golf practice facility.
4. Any new construction at the existing golf course facility and site other than the site improvements shown on the Illustrative Site Plan, except for minor changes (such as additional practice tees, modifications of greens and other changes that do not require a site plan), shall require an amended special use permit.
5. The owner shall continue to implement an Integrated Pest Management/Nutrient Management Plan to reduce adverse water quality impacts.
6. Prior to any issuance of any grading permit (WPO plan approval), a landscape plan and corresponding conservation checklist shall be approved. The approved plan shall be part of, and incorporated into, the WPO plan submittal.

MOTIONS:

- A. Should the Planning Commission **choose to recommend approval** of this special use permit:
I move to recommend approval of SP 201700009 UVA Indoor Golf Facility with the conditions outlined in the staff report.
- B. Should the Planning Commission **choose to recommend denial** of this special use permit:
I move to recommend denial of SP 201700009 UVA Indoor Golf Facility (state reasons for denial).

ATTACHMENTS:

- A1 – Location map (1" = 1200')
- A2 – Location Map (1" = 500')
- A3 – Location Map (1" = 100')
- B – SP2015-19 BOS Resolution (conditions of approval)
- C – SP2017-09 Illustrative Site Plan
- D – *Southern and Western Urban Neighborhoods Master Plan* (excerpt: pp. 44-45)
- E1 – Review Comments (Historic Preservation Committee and Historic Preservation Planner)
- E2 – Draft Meeting Minutes (Historic Preservation Committee June 26 meeting)
- F – Staff Summary of Historic Preservation Issues
- G – SP2017-09 Project Narrative
- H – *Birdwood Landscape – Site Protection and Sustainable Stewardship Strategies Plan*