

**Attachment F: SP 2017-16 Caliber Collision; Staff Modifications to Planning Commission
Recommended Conditions**

1. Development and use shall be in general accord with the following revised plans originally prepared by Freeland and Kauffman, Inc. last updated ~~December 20, 2017~~ March 8, 2018 entitled “Caliber Collision, Conceptual Site Plan, Conceptual Grading Plan, Conceptual Landscape Plan,” (hereafter “Concept Plan”) as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the ~~specified plans~~ Concept Plan, development and use shall reflect the following major elements as shown on the plans:
 - a. Limits of disturbance
 - b. Location of buildings and structures
 - c. ~~Building massing, shape, and height~~
 - d. Location of parking areas
 - e. Location of driveways and entrances
 - f. Relation of buildings and parking to the street

Minor modifications to the Concept Plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.

2. Development and use shall also be in general accord with the following plans originally prepared by Brian Rumsey, dated November 1, 2017 and last updated March 12, 2018 entitled “Caliber Collision Exterior Elevations” (hereafter “Elevations”), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the ~~specified plans~~ Elevations, development and use shall reflect the following major elements as shown on the ~~e~~Elevations:
 - a. Building massing, shape, and height
 - b. ~~Additional~~ Fenestration or architectural features ~~shall be added~~ along the “02 Left Elevation (South)” façade to provide a pedestrian orientation. ~~to the satisfaction of the Director of Planning or his/her designee. Priority should be given to providing additional fenestration or a combination of wall plantings, architectural features and fenestration along this particular elevation. Alternatively, this condition may be satisfied with a combination of wall plantings, architectural features, and fenestration along this particular elevation to the satisfaction of the Director of Planning or his/her designee.~~

Minor modifications to the ~~plan~~ Elevations that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.

3. Upon request of the County, the applicant shall dedicate land within the 100-year floodplain and stream buffers to public use near Moore’s Creek for a potential future greenway trail. Actual trail planning, permitted~~ing~~, and construction is to be carried out by others.
4. Approval of a construction permit for installation of the proposed septic system is required by the Virginia Department of Health prior to final site plan approval by Albemarle County.
5. Approval of an Access Management Exception Request by the Virginia Department of Transportation will be required prior to final site plan approval by Albemarle County.
6. The use shall commence on or before April 11, 2021 or the permit shall expire and be of no effect.