

Original Proffers _____
Amendment X

PROFFER STATEMENT

ZMA No. 2018-0000_ Commonwealth Senior Living Proffer Amendment

Tax Map and Parcel Number(s): **07800-00-00-055A1**

Owner(s) of Record: **Osprey/Pantops Place LLC**

Date of Proffer Signature: August , 2018

3.851 acres zoned **PRD**

Osprey/Pantops Place LLC is the owner (“Owner”) of Tax Map and Parcel Number **07800-00-00-055A1** which is subject to this zoning map amendment (the “Property”). The Property is a portion of the property that was the subject of rezoning applications ZMA 1999-001, and ZMA 2001-011, for a project formerly known as “Pantops Place,” (the “Pantops Place Rezoning”). The portion of the overall Pantops Place Rezoning property affected by these Proffers consists of an existing building of approximately 110,000 square feet that now contains assisted living units in addition independent living units. The Owner proposes to convert the structured parking area, located on the lower level of the building on the Property, into office space for the corporate office of the Owner’s parent company, Commonwealth Senior Living (the “Project”).

ZMA 1999-001 and ZMA 2001-011 also pertained to Tax Map and Parcel Number 07800-00-00-055A5. Pantops Place Limited Partnership is the owner of Tax Map and Parcel Number 07800-00-00-055A5 which consists principally as open space (the “Open Space”). The Property and the Open Space were subject to Proffers dated January 5, 2000 and August 28, 2001 (the “Previous Proffers”) as part of the actions approving rezoning applications ZMA 1999-001 and ZMA 2001-011. The Proffers for ZMA 2015-0004 sought to amend the Previous Proffers as they relate to the **Property** only. The Proffers are intended to amend the Proffers for ZMA 2015-0004 only. .

Pursuant to Section 33 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the proposed rezoning, and the Owner acknowledges that the conditions are reasonable.

1. Residential density limits shall be as follows:

The building containing the Assisted Living units, the Independent Living units, and professional offices will be no greater than **120,000** square feet. The total number of Assisted Living units and Independent Living units together shall not exceed **140**. The Owner reserves the right to adjust the ratio of Assisted Living to Independent Living for this site.

- 2.

- a) Vehicular access to the Property from Route 250 East shall be limited to a single location via Pantops Mountain Place, as shown on the Application Plan, revised August 17, 2018, and attached hereto (the "Application Plan").
 - b) The Owner shall provide for access to the adjoining property described as Albemarle County Tax Map 78, parcel 55A7 in the general location shown on that certain Application Plan for Peter Jefferson Overlook, dated October 18, 2010, attached.
 - c) The Owner shall provide shuttle service at a minimum of three (3) times a week to convey residents to appointments, shopping, and other destinations.
3. The Owner shall maintain a 15 wide foot buffer upon the property along its entire common boundary with the Glenorchy subdivision as shown on the Application Plan prepared by McKee Carson, entitled Pantops Place, sheet 2 of 3, dated October 18, 1999. The 15 foot buffer shall be shown on any approved site plan for the Property. The purpose of this buffer is to ensure the preservation of an existing fieldstone wall and a mature hedgerow along this common boundary line. The existing fieldstone wall shall not be removed or modified . No plant removal, other than dead, diseased or noxious vegetation shall take place in this area. Only limited grading as shown on the approved site plans shall be permitted, and new beneficial plant material may be sensitively introduced to augment the efficacy of the hedgerow as a screening element. Pedestrian access to this area shall not be restricted.
4. The Owner shall not disturb the existing natural and landscaped screening along or adjacent to the Glenorchy subdivision, to ensure that the service areas for existing or future buildings will be properly screened from the Glenorchy subdivision.

This Proffer Statement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

WITNESS the following signatures:

OWNER:

Osprey/Pantops Place LLC, a Delaware limited liability company

By: _____
Richard G. Corey, President