



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

Phone (434) 296-5832

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December 13, 2018

Steven W. Blaine
123 East Main St. 8th floor
Charlottesville, VA 22902

RE: ZMA201800008 and SP201800017 Commonwealth Senior Living (Sign #120)

Dear Mr. Blaine,

The Albemarle County Planning Commission, at its meeting on December 4, 2018, by a vote of 6:0 recommended approval of the above-noted petitions to the Board of Supervisors.

Please note that this recommendation is based on the following conditions:

1. Development of the use shall be in general accord with the conceptual plan titled "ZMA Application Plan 201800008, an Amendment to ZMA201800004 For Commonwealth Senior Living," prepared by Shimp Engineering, P.C., dated October 6th, 2018, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
 - Conversion of the existing structured parking facility into an enclosed space for professional office use.
 - No exterior changes to the site, except for minor changes to the existing vehicle entrances into the structured parking area to convert them into pedestrian ingress/egress areas.
 - Maintenance of the 15' buffer along the southeastern portion of the property.

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 Parking Determination shall be granted by the Zoning Administrator or their designee prior to the beginning of the operation of the professional office use.
3. The professional office use shall be no greater than 13,500 square feet in area.
4. Any change in the professional office use or the residential use that would increase the number of required parking spaces, including any alteration in the number or ratio of independent living and assisted living units, shall require the submission of a request for a new Parking Determination by the Zoning Administrator or their designee.

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,

Andrew Reitelbach
Senior Planner
Planning Division