

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR WILLOW GLEN ZMA-2006-00019
TO VARY THE APPROVED ZONING APPLICATION PLAN**

WHEREAS, the Owner of Tax Map Parcels 03200-00-00-049F0, 03200-00-00-049I0, 03200-00-00-049J0, and 03200-00-00-049K0 filed a request for a special exception to vary the zoning application plan approved in conjunction with ZMA-2006-00019 as shown on the Plan entitled "Special Exception Request for Willow Glen" (Special Exception Application Plan) prepared by Edwards Design Studio and dated December 14, 2018; and,

WHEREAS, the special exception request as shown on the Special Exception Application Plan involves multiple variations from the approved zoning application plan, including: 1) Modifications to the overall unit types and their arrangement, and a reduction to the approved density; 2) Modifications to the existing setbacks and yard regulations, and modification (elimination) of the perimeter setback; 3) Reductions in the number of double-frontage lots in several blocks; 4) Minor adjustments to the private street layout; 5) Flexibility for the location and arrangement of recreational amenities in Block 6; 6) Modifications to the interparcel connections; and 7) Modification to the overall project phasing.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Memorandum prepared in conjunction with the special exception request and the attachments thereto, including staff's supporting analysis, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 14-203.1(B)(2)-(3), 18-33.49(B), and 18-8.5.5.3(c)(1)-(5), the Albemarle County Board of Supervisors hereby approves the special exception to vary the zoning application plan approved in conjunction with ZMA-2006-00019 Willow Glen, as described hereinabove, subject to the condition(s) attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

**Special Exception to Vary the Approved Zoning Application Plan
For Willow Glen ZMA-2006-00019**

Special Exception Condition(s)

1. Development and use of the properties subject to ZMA-2006-00019 shall be as depicted in the Plan entitled “Special Exception Request for Willow Glen” prepared by Edwards design studio and dated December 14, 2018 (hereafter “Special Exception Application Plan”), as determined by the Director of Planning and the Zoning Administrator. In addition, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Special Exception Application Plan:
 - a. Location and extent of private streets, other roads, and sidewalks;
 - b. Interparcel connections;
 - c. Location and orientation of blocks;
 - d. Location and orientation of lots and structures within blocks; and
 - e. Recreational Open Space, amenity space and recreational amenities, and trails.

Subject to approval by the Director of Planning and the Zoning Administrator, minor modifications to the plan which do not conflict with the major elements above may be made to ensure compliance with the Zoning Ordinance.

2. All double frontage lots in Block 3 shall include screening between Trudeau Court and the rear of the double frontage lots in Block 3, as shown in Detail A “Conceptual Landscape Buffer” on Sheet V5 of the Special Exception Application Plan. This screening is to include (at minimum) a six (6) foot tall privacy fence as well as landscaping comprised of evergreen plant materials with a minimum height ranging from six (6) to eight (8) feet and with a minimum spacing of ten (10) feet on center.