

**RESOLUTION TO APPROVE
SP 2018-17 COMMONWEALTH SENIOR LIVING**

WHEREAS, Commonwealth Senior Living submitted an application for a special use permit to allow a professional office use on Tax Map Parcel Number 07800-00-00-055A1, property zoned Planned Residential Development – PRD, and the application is identified as SP201800017 Commonwealth Senior Living (“SP 2018-17”); and

WHEREAS, on December 4, 2018, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2018-17 with a revised condition as recommended by staff at the Planning Commission meeting; and

WHEREAS, on January 16 2019, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2018-17.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2018-17 and all of its attachments, the information presented at the public hearing, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-19.3.2.9 and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 2018-17, subject to the conditions 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	_____	_____

**SP-2018-17 Commonwealth Senior Living
Special Use Permit Conditions**

1. Development of the use shall be in general accord with the conceptual plan titled “ZMA Application Plan 201800008, an Amendment to ZMA201500004 For Commonwealth Senior Living,” prepared by Shimp Engineering, P.C., dated October 26th, 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 foot 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.