

**RESOLUTION TO APPROVE
SP 2018-19 GREENFIELD TERRACE**

WHEREAS, the Developer of Greenfield Terrace submitted an application for a special use permit to build 33 multifamily residential dwelling units in a new 39,000 square foot three-story building on Tax Map Parcels 04500-00-00-15700 and 04500-00-00-15800, and the application is identified as SP201800019 Greenfield Terrace (“SP 2018-19); and

WHEREAS, on March 19, 2019, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2018-19 with staff-recommended conditions; and

WHEREAS, on April 17, 2019, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2018-19.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2018-19 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 §§ 18-23.2.2.9 and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 2018-19, 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-2018-19 Greenfield Terrace
Special Use Permit Conditions**

1. Development of the use shall be in general accord with the Conceptual Plan titled “Greenfield Terrace Apartments: Site Plan,” prepared by Powe Studio Architects, with the latest revision date of January 7, 2019, and narrative title “Greenfield Terrace Apartments: Special Use Permit Application to Albemarle County” (hereafter “Narrative”), dated January 11, 2019, 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 and described in the Narrative:
 - a. Multifamily building
 - b. Location of parking area
 - c. Location of buffer
2. A minimum of 15% of the dwelling units permitted with the density allowed as standard level conventional development in County Code § 18-18.3 shall be affordable housing units. These affordable units shall not count toward any affordable housing density bonus applied for pursuant to County Code § 18-18.4.3 at final site plan stage.
3. As part of the final site plan review and approval, the parking lot serving the multifamily units shall be screened from the adjacent townhomes to the satisfaction of the agent.