



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

Phone (434) 296-5832

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March 29, 2019

Gregory Powe, AIA
C/O Urban Places LLC
208 Third Street NE
Charlottesville, Va 22902

RE: SP201800019 Greenfield Terrace Apartments and SP201900001 Amendment to Greenfield Terrace

Dear Mr. Powe,

The Albemarle County Planning Commission, at its meeting on March 19, 2019, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following 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 Section 18-18.3 shall be affordable housing units. These affordable units shall not count toward any affordable housing density bonus applied for per Section 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.

RECOMMENDED ACTION FOR SPECIAL EXCEPTIONS

RECOMMEND APPROVAL, by a vote of 6:0, of Special Exception request to waive the 20' buffer requirement for commercial districts adjacent to residential districts as stated in the staff report in Attachment F.

RECOMMEND APPROVAL, by a vote of 6:0, of Special Exception request to waive 18-4.20 commercial setback requirements, which are per 18-21.7(a) and (b) commercial setback and yard requirements, and instead apply 18-4.19 residential setback and yard requirements as stated in the staff report in Attachment G.

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,

Tori Kanellopoulos
Planner
Planning Division