

**RESOLUTION TO APPROVE
SP202000002 MONU PARK**

WHEREAS, upon consideration of the staff report prepared for SP 202000002 MonU Park and the attachments thereto, including staff's supporting analysis, the information presented at the public hearing, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(4) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas district, with the provisions of § 18-5.1.16, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP 202000002 MonU Park, 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. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SP202000002 MonU Park Special Use Permit Conditions

1. Development of the use must be in general accord with the conceptual plan entitled "Concept Plan for Special Use Permit Application for MonU Park" prepared by Meridian Planning Group LLC and dated 04-25-12. To be in general accord with the plan, development must reflect the following central features essential to the design of the development:
 - a) Number and location of parking spaces
 - b) Absence of structures

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The area used for playing fields must be in general accord with the layout shown on the plan titled "Field Layout Plan", dated January 22, 2020. The total number of playing fields must not exceed seven, and the total number of playing fields used for games at any one time must not exceed four.
3. Before establishing a fifth playing field on the site, the applicant must install flood-safety signage to the satisfaction of the Rivanna Water & Sewer Authority.
4. Hours of operation must be no earlier than 8:00 a.m. and no later than the time of sunset as calculated by the National Oceanic & Atmospheric Administration.
5. Overnight parking is not permitted on the site. The entrance to the property must be closed by a locked gate when the playing fields are not in use.
6. Outdoor lighting is not permitted for this use.
7. Any irrigation must comply with all of the following requirements:
 - a) Any withdrawals from the Rivanna River must use a temporary over-the-bank hose.
 - b) Permanent changes to the riverbank must not be made.
 - c) Existing trees along the riverbank must not be removed.
 - d) Irrigation may occur only during the 28-day period following any application of grass seed on the site.
8. The use of amplified sound system(s) is not permitted for this use.
9. Fill must not be placed within the portion of the property within the Flood Hazard Overlay District.
10. The driveway and parking area must be a pervious surface unless otherwise required by the County Engineer pursuant to § 4.12.15(a) of the Zoning Ordinance. Upon termination of the playing field use, the surfacing of the driveway and parking area must be removed and the previously-disturbed land surface must be returned to vegetated cover or an unpaved accessway.
11. A Phase I archaeological survey must be completed for areas to be graded for this use, followed by appropriate mitigation measures as approved by the Planning Director, prior to issuance of a grading permit.
12. At least one handicapped-accessible portable toilet, anchored to the ground, must be available on site at all times when the site is in use for games, practices, or other club activities (not including site maintenance).
13. Any herbicides or pesticides applied for this use must (a) be applied according to a management plan prepared for the site by a professional applicator, and (b) be listed as appropriate for use on organic sites by the Organic Materials Review Institute (OMRI) or by another organization found by the Director of Planning to be equivalent.