



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP201500019 UVA Indoor Golf Practice Facility	Staff: Rachel Falkenstein, Senior Planner
Planning Commission Public Hearing: July 14, 2015	Board of Supervisors Hearing: To be determined
Owner(s): University of Virginia Real Estate Foundation	Applicant(s): same
Acreage: 544.08 acres	Special Use Permit for: Swim, golf, tennis or similar athletic facilities under Section 13.2.2 of zoning ordinance
TMP: 07500-00-00-06300; 06000-00-00-028B0; 06000-00-00-028C0 Location: 470 Birdwood Drive, Charlottesville, VA	Zoning/by-right use: R-1 Residential (1 unit/acre).
Magisterial District: Samuel Miller	Conditions: Yes
DA (Development Area): Western Neighborhoods	Requested # of Dwelling Units/Lots: N/A
Proposal: Amend SP96-53 to allow construction of 10,000 square foot indoor golf practice facility for University of Virginia golf teams.	Comp. Plan Designation: Institutional – schools, libraries, parks, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property.
Character of Property: Site of Birdwood Golf Course and historic Birdwood Mansion.	Use of Surrounding Properties: Residential neighborhoods of Ednam, Bellair, Kenridge, White Gables; Boar's Head Resort; open space and forest
Factors Favorable: 1. The facility is not anticipated to be visible from Route 250 and will be well screened from adjacent residential neighborhoods. 2. Construction of the facility will not impact the status of the Birdwood Mansion property on the National Register of Historic Places. 3. The facility is not anticipated to generate additional traffic	Factors Unfavorable: 1. None identified
Recommendation: Staff recommends approval of the special use permit with conditions as outlined below.	

STAFF CONTACT:

Rachel Falkenstein, Senior Planner

PLANNING COMMISSION:

July 14, 2015

BOARD OF SUPERVISORS:

TBD

PETITION:

PROJECT: SP201500019 UVA Indoor Golf Practice Facility

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL: 07500-00-00-06300; 06000-00-00-028B0; 06000-00-00-028C0

LOCATION: 470 Birdwood Drive, Charlottesville, VA

PROPOSAL: Amend SP96-53 to allow construction of 10,000 square foot indoor golf practice facility for University of Virginia golf teams.

PETITION: Swim, golf, tennis or similar athletic facilities under Section 13.2.2 of zoning ordinance. No dwellings proposed.

ZONING: R-1 Residential - 1 unit/acre.

ENTRANCE CORRIDOR: Yes

AIRPORT IMPACT AREA: Yes

COMPREHENSIVE PLAN: Institutional – schools, libraries, parks, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property.

CHARACTER OF THE AREA:

The Birdwood Golf Course property is a 527.9 acre parcel which contains an 18-hole golf course, clubhouse, driving range, parking area and various maintenance and storage structures. The course and associated structures are on the northern portion of the parcel and the remainder of the parcel is mostly wooded. Birdwood is the home golf course for the University of Virginia Men's and Women's Golf Teams and is also open to the public. The golf course facility is accessed from Route 250 West (Ivy Road) via Golf Course Drive, a private street.

The Birdwood Mansion property is also on the northern portion of the property and consists of two separate parcels containing 16.1 acres. The Mansion property is surrounded on all sides by the golf course parcel except for a small strip of frontage and a private access drive off of Route 250 called Birdwood Drive. The applicant has submitted a boundary line adjustment plat to combine the Birdwood Mansion parcels with the adjacent golf course parcel. The Birdwood Mansion parcels contain the historic mansion, which currently sits vacant, and several out buildings, four of which are currently being rented for residential use. Birdwood Mansion and several of the outbuildings are part of the National Register of Historic Places.

Neighboring properties are mostly residential. The Boar's Head Resort property is located west of the golf course as well as the Ednam neighborhood. To the north across Ivy Road are the neighborhoods of Kenridge and White Gables. Bellair neighborhood is to the east. To the south is the Ragged Mountain Dam property and several large wooded parcels (attachment A).

The golf course and mansion properties are zoned R-1 Residential. Most adjacent parcels are also zoned residential, with the exception of the Boar's Head Resort, zoned Highway Commercial, and Kenridge and White Gables, zoned Commercial Office.

PLANNING AND ZONING HISTORY:

- The Birdwood golf course was constructed in 1984. At the time the property was zoned R-1 and as a state institution, the University was not required to have a special use permit for a golf course.
- In 1989 the University transferred the property to the University of Virginia Real Estate Foundation.

- SP1996-53 – In 1996 the Foundation applied for a Special Use Permit to allow the existing golf course in R-1 zoning and to allow them to enclose a golf cart storage area. The permit was approved with three conditions.
- SUB201500070 – Boundary line adjustment plat to combine Birdwood Mansion parcels with golf course parcels; approved 5/6/2015.
- SDP201500022 – Initial site plan for proposed indoor golf practice facility; currently under review.

DETAILS OF THE PROPOSAL:

The applicant proposes to amend the previous special use permit (SP1996-53) to allow for the construction of an indoor golf practice facility. The previous special use permit was approved in 1997 with a condition that required an SP amendment for new construction or any expansion outside of the current boundaries of the existing golf course. This SP amendment is a proposal for new construction outside of the boundaries of the existing golf course.

The proposed UVA Indoor Golf Practice Facility will be located just south of the Birdwood Mansion on existing Tax Map Parcels 60-28C and 60-28B. The applicant has submitted a boundary line adjustment plat to combine these parcels with the golf course parcel, TMP 75-63. Construction of the facility will require the demolition of an existing rental house. The house is a non-contributing structure in the Birdwood historic property and construction of the new facility will not impact the property's status on the National Register of Historic Places.

The proposal is for a two story, 10,000 square foot structure. The facility will consist of eight indoor hitting bays which will open to the existing driving range. The structure will also contain locker rooms, coaches' offices and a meeting space. Users of the facility will be limited to members of UVA Men's and Women's Golf Teams as well as Birdwood Golf Course members for private lessons.

Access to the facility will be via a new access drive connecting to Golf Course Drive. Access to Birdwood Drive from the facility will be restricted to emergency and maintenance vehicles only. Parking will consist of 18 new parking spaces using a combination of permeable and grass pavers located north of the facility (attachment B & C).

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

No substantial detriment. The proposed special use will not be a substantial detriment to adjacent lots.

The facility is not anticipated to be visible from most adjacent residential lots. Existing trees and topography will help screen the facility from view. The facility might be partially visible from some adjacent lots in Bellair during the winter months. Staff has heard concerns from neighbors in Bellair about proposed lighting in the parking area. Lighting for the facility will be required to meet the lighting requirements of the ordinance which calls for full cut off fixtures for lights emitting more than 3000 lumens. Proposed landscaping in and around the parking area will further help to mitigate the impacts of the lighting. Staff does not feel that the proposed facility will be a substantial detriment to adjacent lots.

Character of district unchanged. The character of the district will not be changed by the proposed special use.

The district is primarily residential with some low intensity institutional and open space. According to the Department of Historic Resources, the addition of the facility will not impact the site's status on the National Register of Historic Places. The facility will not be visible from the Route 250 Entrance Corridor. The proposed facility is an addition to an existing golf course and will be in keeping with the character of the existing site and surrounding area.

Harmony. The proposed special use will be in harmony with the purpose and intent of this chapter.

The intent of the R-1 Residential zoning district is to provide for low density residential and appropriate amenities. Golf facilities are permitted by special use permit. No conflict has been found between this request and the provisions of the ordinance.

...with the uses permitted by right in the district

This facility is not anticipated to negatively impact adjacent residential uses. Impacts to traffic are not anticipated since the facility will be used by existing golf course patrons.

...with the regulations provided in section 5 as applicable.

Section 5.1.16 of the zoning ordinance lists additional regulations relating to golf courses. This section allows the Board to require additional conditions it deems necessary for the protection of the community including, but not limited to provisions for additional fencing, landscaping, additional setbacks, additional parking, location of lighting and other reasonable requirements.

The relationship of the proposed facility seems to be compatible with adjacent residential neighborhoods. Existing wooded areas will help screen the facility from adjacent neighborhoods and new landscaping is proposed on the southeast side of the parking area to provide additional screening from residences in Bellair. For this reason, no additional regulations relating to appearance or location are proposed.

...and with the public health, safety and general welfare.

The addition of the indoor golf practice facility should not affect nor adversely impact the public health, safety and general welfare of residents of the County. Virginia Department of Transportation (VDOT) has stated that the existing entrance of Birdwood Drive onto Route 250 is unsafe and does not meet commercial entrance requirements. Staff is recommending a condition that the ingress/egress for the new facility be provided by way of Golf Course Drive and that access to Route 250 via Birdwood Drive be restricted to only the residences along Birdwood Drive.

Consistency with the Comprehensive Plan. The use will be consistent with the Comprehensive Plan.

The Southern and Western Neighborhoods Master Plan land use plan has the Birdwood Golf Course and Mansion properties shown as institutional land uses. Institutional uses include areas and uses which serve a public function and include parks, schools, universities and ancillary facilities. The plan calls for the historic mansion and important dependencies to be retained with future development. This proposal is consistent with this recommendation.

The Master Plan also calls for an interconnection between the Birdwood Golf Course and the Boar's Head Property. The location of the proposed indoor practice facility is not in the vicinity of the Boar's Head Property and there is little additional traffic generated by this new use; therefore, this proposal does not warrant a connection at this time.

SUMMARY:

Staff has identified factors which are favorable and unfavorable to this proposal:

Factors favorable to this request include:

1. The facility is not anticipated to be visible from Route 250 and will be well screened from adjacent residential neighborhoods.
2. Construction of the facility will not impact the status of the Birdwood Mansion on the National Register of Historic Places.
3. The facility is not anticipated to generate additional traffic.

Factors unfavorable to this request include:

1. None identified.

RECOMMENDED ACTION:

Based on the findings described in this staff report and factors identified as favorable, staff recommends approval of the SP amendment, **SP 2015-00019 UVA Indoor Golf Practice Facility**, with the following amended conditions:

1. Development shall be in general accord with the plan titled "UVA Golf Indoor Practice Facility, Site Plan Diagram" prepared by Dewberry dated April 30, 2015 (hereafter "Layout Plan") as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Layout Plan, development and use shall reflect the following major elements as shown on the plan:
 - a. Building location, orientation and mass
 - b. Access to the site via new road labeled "Access Drive"Minor modifications to the plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.
2. Ingress and egress along Birdwood Drive shall be restricted, to the satisfaction of the Zoning Administrator, to only those residences served by Birdwood Drive and shall not be used as an access to the indoor golf practice facility.
3. Any new construction at the existing golf course facility and site other than the site improvements shown on the Layout Plan, except for minor changes (such as additional practice tees, modifications of greens and other changes that do not require a site plan), shall require an amended special use permit.
4. The owner shall continue to implement an Integrated Pest Management/Nutrient Management Plan to reduce adverse water quality impacts.

MOTIONS:

- A. Should the Planning Commission **choose to recommend approval** of this special use permit:
I move to recommend approval of SP 201500019 UVA Indoor Golf Facility with the conditions outlined in the staff report.
- B. Should the Planning Commission **choose to recommend denial** of this special use permit:
I move to recommend denial of SP 201500019 UVA Indoor Golf Facility (state reasons for denial).

ATTACHMENTS

- A – [Location map](#)
- B – [Concept plan](#)
- C – [Project narrative](#)