

March 16, 2015

Revised May 28, 2015

UVA Indoor Golf Practice Facility

Special Use Permit Amendment
Albemarle County, VA

Project Proposal

The University of Virginia Foundation (UVAF) is submitting to Albemarle County a Special Use Permit Amendment for Parcel 07500-00-00-06300 (The Birdwood Golf Course Parcel). Concurrently, UVAF will submit a Boundary Line Adjustment for the aforementioned parcel, as well as for parcels 06000-00-00-028C0 and 06000-00-00-028B0 (the Birdwood Mansion Parcels), which will combine all three parcels. Currently, the Birdwood Golf Course Parcel is governed by SP96-53 which allows for existing golf uses, but requires an amended special use permit for any new construction. The proposed amendment will extend those same golf uses to cover the proposed UVA Golf Indoor Practice Facility that will be located on portions of all three parcels.

The Birdwood Golf Course Parcel consists of 527.9440 acres, is zoned R-1, and is designated Institutional in the Comprehensive Plan. The Birdwood Mansion parcels are 4.3910 acres and 11.7430 acres respectively, also zoned R-1 and institutional in the Comprehensive Plan. The entire acreage, once consolidated, will be 544.078 acres. The Birdwood Golf Course consists of: the golf course, numerous streams and ponds (partially wooded), the Birdwood Clubhouse, and dependent maintenance and storage structures. The Birdwood Mansion parcels consist of the Mansion and dependent structures, including four buildings currently rented for residential purposes. The Birdwood Mansion parcel is largely open grass area.

The proposed UVA Indoor Golf Practice Facility will consist of a two-story structure of approximately 10,000 square feet. The facility will be accessed from Golf Course Drive and provide 18 parking spaces. The site will include additional exterior tee boxes, stormwater, and sidewalks. The function of the building is to provide eight indoor hitting bays, which will be open to the existing driving range for golf team members to use. The facility will also provide two locker rooms, coaches' offices and meeting space. Utilities for the facility will be provided on site.

Users for the facility will be limited to members of the UVA Men's and Women's Golf Team and their coaches as well as Birdwood Golf Course members only under direct supervision of the Birdwood teaching staff for private lessons.

Appropriate site lighting will be installed, per the Albemarle County Dark Sky Lighting Ordinance, in order to provide safe conditions for student-athletes and members who may be using the facility after dark. Traditionally, golf facilities are only open in daylight hours but due to the ancillary spaces provided for the UVA Golf Team within the facility, student-athletes may use the facility after dark for team meetings, studying or returning from events.

No outdoor amplified sound will be installed with this facility.

Currently, The UVA Golf Team utilizes Birdwood Golf Course as their golf home, including the Oehmig Short Game Practice Facility and UVA Golf Team tee boxes on the north end of the driving range. The golf coaches have offices on campus. The student athletes will continue to drive and/or ride-share to the golf course, so it is anticipated that no additional traffic will be created by this facility.

One rental house on the Birdwood Mansion parcel will be removed for the construction of this facility, thus reducing the traffic associated with that unit. Three rental units will remain in use at the Birdwood Mansion property.

The parking lot for the proposed facility will connect to the existing Golf Course Drive. The existing gate at the intersection of the Golf Course Drive and Route 250 will be relocated to the south of the entrance to the proposed facility to manage afterhours access to the Birdwood Golf Course. The driveway network for the Birdwood Mansion will be connected to the parking lot for the proposed facility and managed with a gate to only provide maintenance and emergency access.

Access to the proposed facility has been designed to provide acceptable road width and access for fire protection.

Surrounding property to Birdwood consists of multiple neighborhoods, such as Bel-Air to the east, White Gables and Kenridge to the north, Ednam and Ednam Village to the west, and Ednam Forest to the south. UVAF has met with representatives of each of the property owners association for each of these neighborhoods. Each neighborhood has offered their support for the project. A public hearing was held on May 12th.

Consistency with the Comprehensive Plan

Since the Birdwood Golf Course parcel is already governed by SP96-53 and the uses covered in that SP are not proposed to be changed, the addition of this facility, which is both institutional and recreational, is in keeping with the Comprehensive Plan.

Impacts on Public Facilities & Public Infrastructure

The proposed project will connect to public water and sewer, which is available on site

Impacts on Environmental Features

The proposed project will be constructed on a hillside already altered by previous construction. NO streams are within the project area. There are minimal 25% slopes within the proposed project area, all man-made, which will require modification.