

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP201600015 Springhill/Towneplace Suites SP201600016 Springhill/Towneplace Suites Parking Structure	AGENDA DATE: October 12, 2016
SUBJECT/PROPOSAL/REQUEST: Establish a 192 room, five-story hotel with associated two-level structured parking	STAFF CONTACT(S): J.T. Newberry, David Benish
	PRESENTER (S): J.T. Newberry

BACKGROUND:

At its meeting on August 23, 2016, the Planning Commission voted 6:0 (Dodson absent) to recommend approval of both SP201600015 (Hotel) and SP201600016 (Parking Structure) with conditions. Attachment C-E include the Planning Commission's action letter, staff report and minutes from August 23. Attachment F is the revised concept plan dated June 5, 2016, which was provided to the Planning Commission just prior to the August 23 meeting, and which was the basis for the Planning Commission's decision to recommend approval.

DISCUSSION:

Since the Planning Commission meeting, the applicant has made a minor change to the parking structure. This change can be seen on the updated concept plan dated September 29, 2016, provided as Attachment G. The second floor of the revised parking structure is now fully square, whereas the second floor of the parking structure reviewed by the Planning Commission did not contain any parking area located in the northern corners of the structure. The shaded corners on the upper level of the parking structure represent the additional area proposed by the applicant. Staff has updated proposed Condition #1 to reference the date of the revised concept plan, and to clarify that the development and use of the site shall be in general accord with the concept plan.

In addition, the Applicant requested a special exception to waive the 15 foot setback requirement for floors above 40 feet or the third story, whichever is less, under County Code § 18-4.20(a) for the hotel as set forth in the August 23, 2016 Planning Commission staff report. Because the closest point of the proposed hotel is to be located 240 feet from the right-of-way of Route 29, staff has no concerns regarding the building's massing to the street.

RECOMMENDATIONS:

Staff recommends that the Board adopt: 1) the attached Resolution to approve SP201600015 and SP201600016 (Attachment A), subject to the conditions attached thereto; and 2) the attached Resolution to approve the Special Exception (Attachment B).

ATTACHMENTS:

- A – Resolution to approve SP 201600015 and SP 201600016
- B – Resolution to approve Special Exception
- C – Planning Commission action letter
- D – Planning Commission staff report
- E – Planning Commission minutes
- F – Revised Concept Plan dated June 5, 2016
- G – Revised Concept Plan dated September 29, 2016