

**RESOLUTION TO APPROVE
SP 2016-15 SPRINGHILL/TOWNEPLACE SUITES AND
SP 2016-16 SPRINGHILL/TOWNEPLACE SUITES PARKING STRUCTURE**

WHEREAS, SSQ LLC (the “Owner”) is the record owner of Tax Map and Parcel Number 061Z0-03-00-00200 and the buildings located thereon (collectively, the “Property”); and

WHEREAS, the Owner submitted applications for Special Use Permits to permit the construction of a hotel and a parking structure, and the applications are identified, respectively, as Special Use Permit 2016-00015 Springhill/Towneplace Suites (“SP 2016-15”) and Special Use Permit 2016-00016 Springhill/Towneplace Suites Parking Structure (“SP 2016-16”); and

WHEREAS, on August 23, 2016, after duly noticed public hearings, the Albemarle County Planning Commission recommended approval of SP 2016-15 and SP 2016-16 with conditions; and

WHEREAS, on October 12, 2016, the Albemarle County Board of Supervisors held duly noticed public hearings on SP 2016-15 and SP 2016-16 and considered three proposed conditions, and deferred action to November 2, 2016; and

WHEREAS, on November 2, 2016, the Board considered the matter for action.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2016-15 and SP 2016-16 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code §§ 18-22.2.2(7), 18-22.2.2(9), and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2016-15 and SP 2016-16, 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

	Aye	Nay
Mr. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

**SP 2016-15 Springhill/Towneplace Suites
and SP 2016-16 Springhill/Towneplace Suites Parking Structure
Special Use Permit Conditions**

1. Development and use of the site shall be in general accord with the concept plan entitled “Concept Plan for Springhill/Towneplace Suites” prepared by Dominion Engineering, dated 08/18/2016, last revised on 09/29/2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the proposed hotel, associated parking areas (including the parking structure) and interparcel connection. Minor modifications, as approved by the Zoning Administrator, to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. No parking shall be permitted between the U.S. Route 29 right-of-way and the primary structure located on the Future Development Parcel, as identified on the Concept Plan.
3. The landscape plan shall be subject to approval by the Architectural Review Board.
4. All stormwater treatment shall comply with the County’s water protection ordinance.
5. Prior to final site plan approval, the owner of Tax Map Parcel 061Z0-03-00-00200 shall either show on the final site plan the improvements on Attachment C or equivalent improvements as determined by the Director of Planning and the Zoning Administrator, or construct the improvements shown on Attachment D of the Memorandum to the Board of Supervisors dated October 24, 2016, as determined by the Director of Planning and the Zoning Administrator.

Further, if the owner or another party constructs the improvements shown in Attachment D prior to final site plan approval, then the “Future Interparcel Access Easement” shown on the Concept Plan shall be extended across the width of the subject parcel from Tax Map Parcel 061W0-02-0C-00100 to Tax Map Parcel 061Z0-03-00-011C0 on the final site plan to provide future opportunities for interconnection.