



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP2015-00021 Tandem Friends School – Middle School Expansion	Staff: Scott Clark, Senior Planner
Planning Commission Public Hearing: November 17, 2015	Board of Supervisors Hearing: TBA
Owner(s): Tandem School	Applicant(s): Tandem School
Acreage: 24.5 acres	Special Use Permit for: 18-13.2.2.5 - Private schools
TMP: Tax Map 91 Parcel 2A Location: 279 Tandem Lane; school entrance is from Mill Creek Dr., approximately 1,600 feet west of its intersection with Scottsville Rd	By-right use: R-1 Residential (1 unit/acre)
Magisterial District: Scottsville	Proffers/Conditions: Yes
Requested # of Dwelling Units/Lots: not applicable	DA - X RA -
Proposal: Request to add a new two-story middle school building up to a footprint of 15,000 square feet. No enrollment increase is proposed.	Comp. Plan Designation: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; Urban Area 4.
Character of Property: The 24-acre property contains several school buildings and athletic fields	Use of Surrounding Properties: The property is adjacent to institutional uses to the north and west, and residential uses to the east and south.
Factors Favorable: <ol style="list-style-type: none"> 1. The school would continue to provide enhanced educational opportunities to the community. 2. As no enrollment increase is requested, the addition of a building is not expected to impact the surrounding area. 	Factors Unfavorable: None found
Recommendation: Staff recommends approval with conditions.	

STAFF CONTACT: Scott Clark, Senior Planner
PLANNING COMMISSION: November 17, 2014
BOARD OF SUPERVISORS: TBD

PETITION:

PROJECT: SP201500021 Tandem Friends School – Middle School Expansion
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL: 09100-00-00-002A0
LOCATION: 279, 285, 295 and 305 Tandem Lane
PROPOSAL: Addition of a middle-school building to an existing private school
PETITION: Private schools under section 13.2.2.5 of the Zoning Ordinance. No dwelling units proposed.
ZONING: R-1 Residential – (1 unit/acre)
ENTRANCE CORRIDOR: Yes
COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; Urban Area 4.

CHARACTER OF THE AREA:

The 24.5-acre school campus is located on Tandem Lane near Monticello High School. The area to the north and west of the site is designated Institutional in the Comprehensive Plan. Monticello High School is located to the north, across Mill Creek Drive. To the west of the school is the Monticello Fire Station. Land to the south and southwest is residential, with both open areas and wooded cover. To the east across Mill Creek Drive is multi-family housing. Beyond that to the east is the boundary of the Rural Areas.

PLANNING AND ZONING HISTORY:

The school property is zoned R1 Residential. The school use began in 1972.

- SP 1996-6: Request for a 10,000-square-foot Community Hall for the school; approved 1996
- SP 1996-25: Request for increase in total enrollment and staffing from 177 to 200; approved 1996
- SP 1996-49: Request for 15,000-square-foot field house and gymnasium; approved 1996
- SP 1997-53: Request for 14,000-square-foot math and science building, increased enrollment and staffing to 250; approved 1998
- SP 2008-65: Request to add a classroom trailer to the site; approved 2009
- SP 2013-19: Request to replace 8,000-square-foot gym building with 18,400-square-foot field house and to increase student enrollment to 250; approved 2014.

DETAILS OF THE PROPOSAL:

The applicants are requesting to add a new two-story middle school building to the campus to provide more space for those students. No increase in enrollment is requested. The new building's footprint would occupy up to 15,000 square feet of the site, immediately adjacent to the existing grouping of instructional buildings (see Attachment C for the revised conceptual plan). The proposed construction area is currently partly open grass and partly wooded, with a section of an un-needed access road that would be built over. Approximately half an acre of wooded area be cleared for construction and stormwater management.

COMMUNITY MEETING:

The applicants distributed invitation letters and held a community meeting on this proposal on June 22, 2015. No members of the public attended the meeting.

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 addition of the middle-school building within the existing campus area would not create new impacts on adjacent lots. As the applicants are not requesting increased enrollment, traffic impacts would not increase.

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

The proposed changes to the site would be internal and would not change the character of the use, and so would not impact the character of the R1 district.

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

The R1 district was established to (1) recognize the existence of previously established low density residential districts in communities and the urban area; (2) provide incentives for clustering of development and provision of locational, environmental and development amenities; and (3) provide for low density residential development in community areas and the urban area.

A school has existed on this site since 1972. The proposed amendment would keep the same use, which is supportive of the residential uses permitted by right in the district.

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

Residences and public facilities, including public schools, are among the uses permitted by right in the R1 zoning district. This private school is very similar in character to a public school. The proposal is in harmony with the uses permitted by right in the district.

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

There are no supplemental regulations in section 5 applicable to this use.

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

The character of the use and scale of the use would not change. The new building would not create off-site impacts to health or safety.

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

The Comprehensive Plan designates this property as “Neighborhood Density Residential.” Besides residential uses, that category also calls for “supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial.” No change in the type of use on the site is proposed, and the use is consistent with the Comprehensive Plan.

An analysis for consistency with the Neighborhood Model was not done for this project since the only proposed physical change to the site is the addition of a school building in internal area with several other school buildings. Otherwise the design of the site would not change.

SUMMARY:

Staff has identified the following factors favorable to this proposal:

1. The school would continue to provide enhanced educational opportunities to the community.
2. As no enrollment increase is requested, the addition of a building is not expected to impact the surrounding area.

Staff has not identified any unfavorable factors.

RECOMMENDED ACTION:

Based on the findings contained in this staff report, staff recommends approval of SP 2015-21 Tandem Friends School –Middle School Expansion with the following conditions. These conditions have been modified slightly from those approved with SP 2013-19 to refer to the new conceptual plan.

1. The development of the use shall be in general accord with the concept plan entitled "Special Use Permit Plan for Tandem Friends School," prepared by Dominion Engineering, and dated 07/20/15, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the specified plan, development and use shall reflect the following major elements as shown on the plan:
 - building orientation
 - building size
 - location of the buildings
 - limits of disturbance
 - parking - lot layout and landscaping

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

2. Additional buildings or increase in total enrollment/ staffing may only be authorized by a new special use permit; and
3. Total school enrollment shall be limited to two hundred and fifty (250).

Motions:

- A. Should the Planning Commission choose to recommend approval of this special use permit:

I move to recommend approval of SP 2015-00021 Tandem Friends School – Middle School Expansion with the conditions outlined in the staff report.

- B. Should the Planning Commission choose to recommend denial of this special use permit:

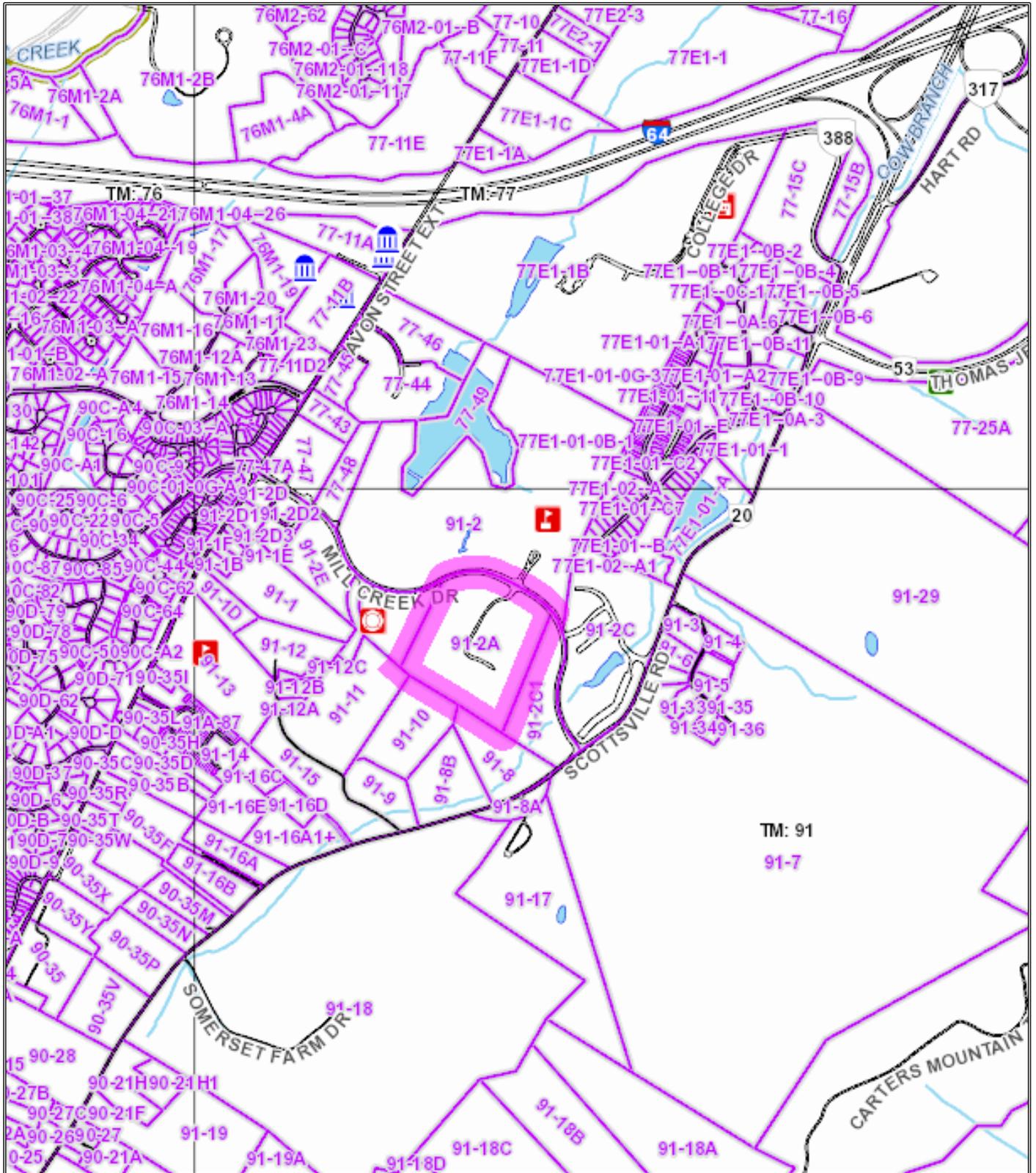
I move to recommend denial of SP 2015-00021 Tandem Friends School – Middle School Expansion.
(Planning Commission needs to give a reason for denial)

ATTACHMENTS

Attachment A – Area Map

Attachment B – Site Map

Attachment C – Conceptual Plan





09100-00-00-00110
 COUNTY OF ALBEMARLE
 DB/PG: 1979/044

09100-00-00-00280
 MONTICELLO FIRE RESCUE STATION
 COUNTY OF ALBEMARLE

09100-00-00-00100
 COUNTY OF ALBEMARLE
 DB/PG: 1979/044

09100-00-00-00800
 TANDEM FRIENDS SCHOOL
 DB/PG: 4612/158

09100-00-00-00240
 THE TANDEM SCHOOL
 DB/PG: 1628/649

*ADDITIONAL CLEARING MAY BE REQUIRED FOR THE
 INSTALLATION OF LOW IMPACT DEVELOPMENT SWM
 MEASURES SUCH AS ROOFTOP DISCONNECT, WET DRY,
 SWALES, BIO-RETENTION, OTHER FILTERING PRACTICES,
 AND/OR SHEETFLOW TO CONSERVATION AREAS. REFER
 TO USMP PLANS FOR FINAL CONSTRUCTION DETAILS.
 REFER TO FINAL PLAN FOR DEDICATION OF
 PRESERVATION/CONSERVATION AREAS.

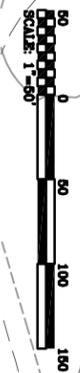
09100-00-00-00261
 THE NAMELESS ONE LLC
 DB/PG: 3977/864

PROPOSED FIRE
 DEPARTMENT
 TURNAROUND

PROPOSED SANITARY LATERAL

BEGIN EXIST.
 PRIVATE
 SAN. SEWER

END EXIST. PUBLIC
 SAN. SEWER

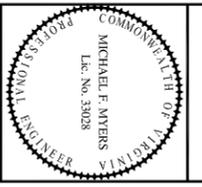


DATE: 06/10/15
 SHEET NO: 2 of 2
SUP2

DOM. PROJECT NO: 15.0038
 INDEX TITLE:
**SPECIAL USE PERMIT PLAN FOR
 TANDEM FRIENDS SCHOOL
 ALBEMARLE COUNTY, VIRGINIA**
 SHEET TITLE:
CONCEPT PLAN MIDDLE SCHOOL EXPANSION

REVISIONS			REVISIONS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	RESUBMISSION	07/20/15			
2	COUNTY COMMENTS	08/26/15			

FILE NAME:
 SCALE: 1" = 50'
 DESIGNED BY: ARC
 DRAWN BY: ARC
 CHECKED BY: MFM



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