



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

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March 29, 2019

Daniel Hyer
113 4th Street, NE, Suite 100
Charlottesville, VA 22902

RE: SP201800021 Waldorf School SP Extension

Dear Mr. Hyer,

The Albemarle County Planning Commission, at its meeting on March 19, 2019, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. Development of the use shall be in general accord with the Conceptual Plan titled "Conceptual Plans: Charlottesville Waldorf School, Application for Special Use Permit," prepared by Line+Grade, with the latest revision date of March 5, 2019, and narrative title "Charlottesville Waldorf School: Application for Special Use Permit" (hereafter "Narrative"), dated March 5, 2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements as shown on the plan and described in the Narrative:
 - a. General location of tot lots.
 - b. Landscaping and fence between Tax Map 61 Parcel 171+ and Tax Map 61 Parcel 172.
 - c. The early child perimeter fence along the front of Tax Map 61 Parcels 172A and 172.
 - d. General locations of the buildings and parking within the existing boundaries of TMP 61-170 and TMP 61-174.
 - e. Any new structures, parking and tot lots not shown on this concept plan and within the existing boundaries of TMP's 61-172 and 172A must be located within the building envelope ("Building Envelope (Future)") as shown on the concept plan.

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

2. Normal hours of operation for the school shall be from 8:00 am to 6:00 pm weekdays, with occasional uses in the evenings and weekend.
3. Maximum enrollment of the Charlottesville Waldorf School shall be three hundred fifty (350) students.

4. The existing landscape buffer adjacent to the Village Square residential development shall be undisturbed.
5. A sidewalk or equivalent pathway built to County or VDOT specifications, as determined by the director of Community Development, shall be constructed along Rio Road within one year of the completion of sidewalk(s) on adjacent parcel(s).
6. No structure, parking or loading area used for the school shall be located closer than 20 feet to any adjacent residential district, with the exception of the existing structure labeled “Building A: Residential Property Converted to Classroom, Admin or Storage Space” on the Conceptual Plan.
7. A special exception for setbacks will be required if the use of Building A changes from single family residential to any use other than incidental storage.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Tori Kanellopoulos
Planner
Planning Division