

SP202400005 Tandem Friends School Increased Enrollment

Albemarle County
Board of Supervisors
Public Hearing
July 17th, 2024



Location



- TMP 91-2A
- 24.51 acres
- Zoning: R1 Residential
- 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; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.

Existing Conditions

- Existing Tandem Friends School site with multiple existing buildings and athletic fields.
- 9 approved Special Use Permits since 1972; 4 associated with increase capacity/student enrollment



Existing Conditions



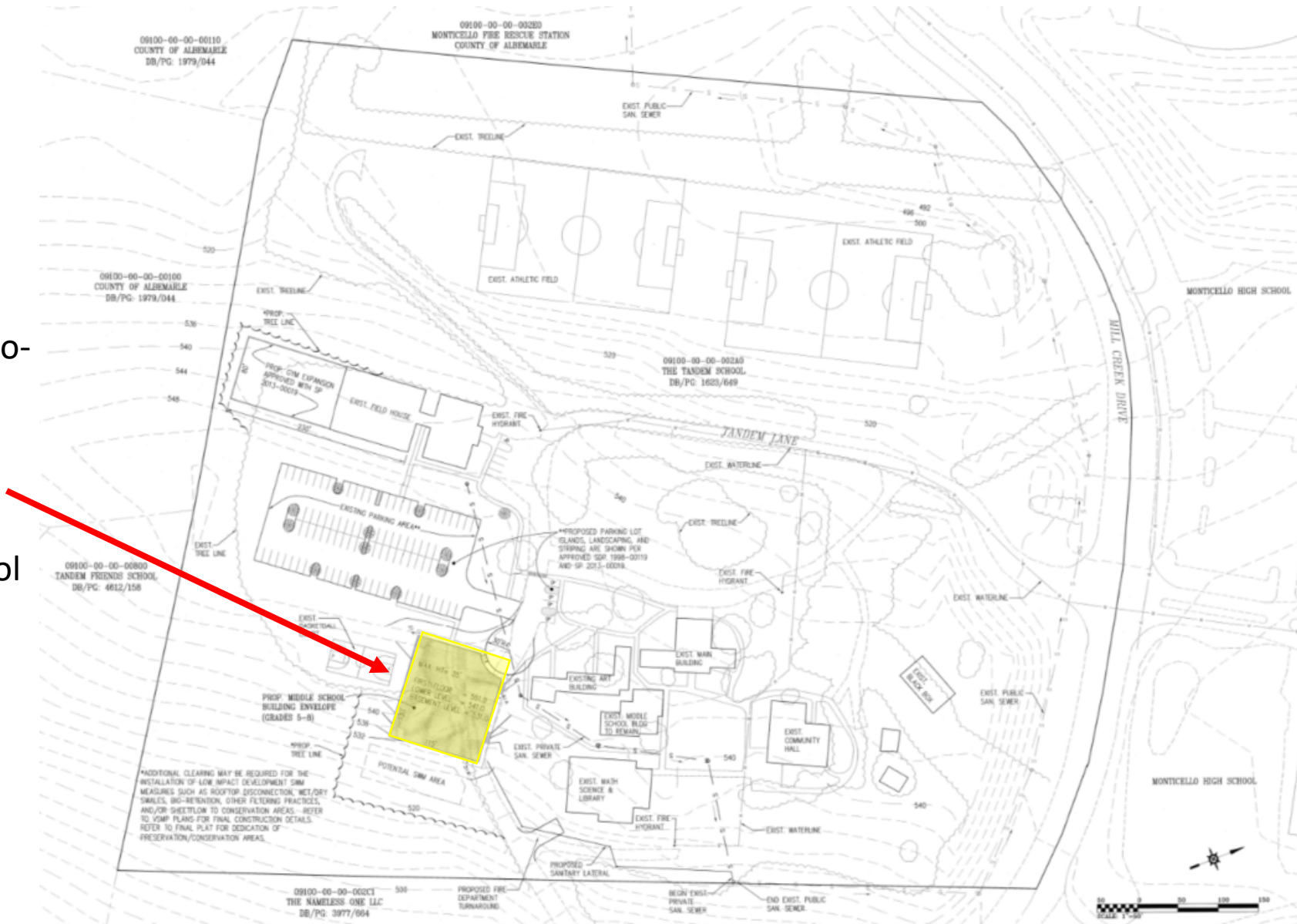
Future Albemarle
County Elementary
School site

SP202400005 Proposal

Request to amend previously approved Special Use Permit SP201900007 to permit an increase in the student enrollment from 250 to 400 students.

SP202400005 Proposal

Approved two-story 15,000 square foot building footprint Middle School



Factors and Findings

Factors Favorable:

1. Consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The use is consistent with the Southern and Western Neighborhoods Master Plan.

Factors Unfavorable:

1. The proposed increase in enrollment will generate additional traffic on Avon Street, Mill Creek Drive, and Scottsville Road.

SP202400005 Recommended Conditions

1. The development of the use shall be in general accord with the concept plan entitled “SUP Amendment Concept Plan – Resubmission”, prepared by Train Architects, dated 09 December 2019, and last revised 10 December 2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the specific plan, development and use shall reflect the following major elements as shown on the plan:
 - a. Building orientation
 - b. Building size (including height)
 - c. Location of buildings, with exception of the Middle School, which may be shifted to allow for a second means of access
 - d. Limits of disturbance
 - e. 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 may only be authorized by a new special use permit.
3. Total school enrollment shall not exceed four hundred (400) students.

SP202400005 Recommended Conditions

4. Amplified sound from the pavilion will be subject to maximum sound level regulations as provided in Chapter 18-4.18.04. Amplified sound is prohibited between 10:00 p.m. each Sunday through Thursday night and 7:00 a.m. the following morning, and between 11:00 p.m. each Friday and Saturday night and 7:00 a.m. the following morning. Unamplified sound will be subject to the maximum sound level regulations, as provided in Chapter 18-4.18.05 (N).
5. Student pick-up and drop-off times must be staggered by 15 minutes or more with pick-up and drop-off times at Monticello High School.

SP202400005 Staff Recommendation

Staff recommends approval with the conditions as recommended in the Staff Report.

SP202400005

Questions?



Motions for Special Use Permit: SP202400005

To **approve** Special Use Permit SP202400005:

I move that the Board adopt the resolution attached to the staff report as Attachment D.

To **disapprove** Special Use Permit SP202400005 :

*I move to deny SP202400005. **State reasons for denial.***