

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202200019 The Keswick School	AGENDA DATE: January 18, 2023
SUBJECT/PROPOSAL/REQUEST: Request for a special use permit amendment under Section 18-10.2.2 to modify the school's conceptual plan to include a new arts center, storage building, and horse barn. No increase in student enrollment is proposed.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale, McCollum
SCHOOL DISTRICT: Stone-Robinson Elementary, Burley Middle, Monticello High	PRESENTER(S): Kevin McCollum, Senior Planner

BACKGROUND:

At its meeting on October 25, 2022, the Planning Commission (PC) voted 5:0 to recommend approval of SP202000019 for the reasons and with the conditions stated in the staff report.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

The PC raised no objections to The Keswick School's request for a special use permit amendment but did ask a few clarifying questions. No members of the public spoke at the public hearing on this proposal.

One of the questions the PC raised was to clarify the date of the fire that destroyed one of the campus buildings, in part necessitating the need for this special use amendment request. The Applicant confirmed that the fire was in March of 2021 and has since revised the Application Narrative to the correct date. Staff has provided this amended narrative in Attachment A3.

In addition, the Commission raised concerns regarding the species of required landscaping identified in the conditions. These conditions are from the prior special use permit (SP200700009). Staff believes because the landscaping is already established and has had approximately 15 years to mature, it would be appropriate to allow the existing vegetation to remain. However, staff has recommended revised conditions (2 and 3) that would allow landscaping to be replaced with native species in the Albemarle County Recommended Plants List. Following the PC meeting, the County Attorney's Office also suggested non-substantive clarifications to the proposed conditions:

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan titled "SP202200019 Keswick School Concept Plan," last revised September 26, 2022. To be in general accord with the Conceptual Plan, development must reflect the location of buildings and parking areas, which is essential to the design of the development. Minor modifications to the plan that do not conflict with this essential element may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. Along the eastern-most boundary with Parcel 80-114A, a planting screen approximately 124 feet long and 17 feet wide, as shown on the Conceptual Plan, must be established and maintained. The planting material must consist of either:
 - a. a minimum of 17 Leyland Cypress, each a minimum of eight feet in height, planted approximately six feet on center; or
 - b. landscaping included in the Albemarle County Recommended Plants List and to the satisfaction of the Director of Planning.
3. Along the other boundary with Parcel 80-114A, a planting screen approximately 340 feet long and 40 feet wide must be established and maintained from the existing gym building to the Depot building, as shown on the Conceptual Plan. The planting material must consist of either:

- a. Starting at the gym and proceeding towards the Depot building, the first 260 feet in length must be planted with a minimum of 45 Juniperus Virginia, each a minimum of eight feet in height, planted approximately six feet on center. The remaining 80 feet in length must be planted with a minimum of 13 Leyland Cypress, each a minimum of six feet in height, planted approximately six feet on center; or
 - b. landscaping included in the Albemarle County Recommended Plants List and to the satisfaction of the Director of Planning.
4. Enrollment must not exceed 35 students.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202200019 The Keswick School with the revised conditions.

ATTACHMENTS:

- A – October 25, 2022 Planning Commission Staff Report
 - A1: Location Map
 - A2: Surrounding Areas Aerial
 - A3: Application Narrative
 - A4: Concept Plan
- B – October 25, 2022 Planning Commission Action Letter
- C – October 25, 2022 Planning Commission Minutes
- D – Resolution to Approve SP202000003 Daylily Preschool