

SP201800011: The Regents School of Charlottesville – Reservoir Road

Attachment 9 – STAFF RECOMMENDATIONS: TECHNICAL REVISIONS TO SP201800011

REVISIONS TO BE MADE TO SP201800011 APPLICATION MATERIALS PRIOR TO BOS PUBLIC HEARING, AS RECOMMENDED BY STAFF:

In conjunction with detailed information contained in the staff report (dated 8/20/2019) for SP201800011, and in order to satisfy the conditional recommendation of approval of SP201800011 by staff, the following revisions to the application materials for SP201800011 must be made to the satisfaction of the Director of Planning and provided no later than Monday, September 2 in order to be incorporated into the meeting materials packet for the September 18 Board of Supervisors public hearing:

1. The Concept Plan designates a 5.99-acre area as “Undeveloped Residue” and also categorizes the use of that area as a “Tree Preservation Area.” Staff recommends the removal of all references to “Tree Preservation Area” on the Concept Plan, to be replaced with “Open Space” or possibly a different term that is not defined by Ordinance (such as “Riparian Forest,” “Outdoor Classroom,” “Academic Woods,” or some other similar term that will not inadvertently create any requirements or restrictions that are associated with Ordinance definitions of “preservation area” or “open space”).
2. Staff recommends that the use of the “Undeveloped Residue” for “primitive structures” or other outdoor amenities be limited by establishing the following: a maximum number of sites for primitive structures or similar outdoor amenities; a maximum amount of land disturbance per site; and a maximum amount of aggregate land disturbance across all sites. In coordination with the applicants, staff recommends the following revisions to the land use charts on Sheet C4 and Sheet C5 which specify the “Prohibited Uses” and “Permitted Uses” for each different “Land Use” area as follows:
 - A. Revise “Note 1” on Sheet C4 and Sheet C5 as follows:
 - In the first sentence, remove the clause “with a disturbance area of less than 2,500 square feet” but keep the rest of the first sentence; and
 - Add the following site-specific and aggregate limitations: “The maximum number of sites for primitive buildings or primitive structures or similar outdoor amenities = 5; the maximum disturbance area for any individual site for primitive buildings or primitive structures or similar outdoor amenities = 500 SF; and the maximum aggregate disturbance area for all sites for primitive buildings or primitive structures or outdoor amenities = 2,500 SF.
 - B. Remove “school buildings” from the list of “Permitted Uses” within the “School Buffer Area” land use.