

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

AGENDA TITLE: SP201900004 Virginia Institute of Autism Adult Service Center SUBJECT/PROPOSAL/REQUEST: The Virginia Institute of Autism (VIA) is requesting to use an existing building on a 1.71ac lot for office and private school uses, for the purpose of an Adult Service Center program. The program would be a year-round, day program serving approximately 52 adult participants and 69 staff members. No building expansion is proposed. Some on-site parking may be converted to open space. SCHOOL DISTRICT: Woodbrook (Elementary); Jouett (Middle School); Albemarle (High School)	AGENDA DATE: October 2, 2019 STAFF CONTACT(S): Benish, Nedostup, Gleason PRESENTER (S): Mariah Gleason
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BACKGROUND:

At its meeting on August 20, 2019, the Planning Commission voted to recommend approval of SP201900004 with conditions as recommended in the presentation by staff.

The Planning Commission's staff report, action letter, and minutes are attached (Attachments A, C, and D).

DISCUSSION:

During the presentation, staff spoke to the previous conceptual plan, last revised on July 15, 2019 (Att. A2), as well as a revised conceptual plan, last revised on August 6, 2019 (Att. B). The revised conceptual plan was submitted prior to the Planning Commission hearing but after the staff report was written. The revised conceptual plan addresses the following concerns and associated changes that had been recommended in the staff report.

Concerns:

"Simulated auto-turn analysis for the full-sized buses entering and exiting the site demonstrated that buses executing right turn movements out of the site would temporarily occupy a portion of the dedicated left turn lane of opposing traffic."

Recommended Changes:

"The applicant will work with VDOT to make sure VDOT concerns regarding the ingress and egress of buses providing regular drop off and pick up services to the site are addressed."

To address concerns highlighted in the staff report, the applicant invited VDOT to a joint site visit to discuss design alternatives prior to the Planning Commission hearing. At the site visit, the applicant and VDOT agreed that no changes to the existing parking configuration would be needed, provided that an additional condition be attached to the approval of the special use permit (see below).

4. Signage must be provided onsite, near the point of egress, notifying buses that only a left turn out is permitted.

This additional condition was included in staff's presentation during the Planning Commission hearing. The Planning Commission voted 7-0 to recommended approval of the Special Use Permit SP201900004

with the conditions recommended in the presentation by staff.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution to approve Special Use Permit SP201900004 with conditions (Att. E).

ATTACHMENTS:

Att. A – PC Staff Report

Att. A1 – Vicinity Map

Att. A2 – Conceptual Plan (revised July 15, 2019)

Att. A3 – Applicant Justification

Att. B – Conceptual Plan (revised August 6, 2019)

Att. C – PC Action Letter (revised September 16, 2019)

Att. D – PC Meeting Minutes

Att. E – BOS Resolution