

## **Albemarle Montessori School Narrative of Project Proposal**

Albemarle Montessori School (AMS) seeks to use the space at 1562 Insurance Lane as an elementary school using the Montessori method of education. The space would contain one classroom, two bathrooms, and four office/storage areas. The classroom would hold up to 36 students and three staff eventually, but in the 2018-19 academic year, we anticipate 5-6 students and one teacher. The classroom would eventually hold children in grades one through six; in this current year, it would hold first and second graders. There would be one part-time staff member using one of the office spaces. In other words, the character of the zoning district would not be changed by the proposed special use.

AMS is adjacent to 1550-1554 Insurance Lane, which currently holds Albemarle Montessori Children's Community (AMCC), a state-licensed daycare facility, which is a by-right use according to the County's Zoning Ordinance. The space between the two buildings serves as the fenced-in playground for AMCC. We would propose that this same playground serve as the primary playground for the elementary children at AMS. The Association Montessori Internationale currently accredits AMCC at its primary level; we would seek to extend that accreditation to the elementary program. There is currently a tenant in 1560 Insurance Lane (representing the rest of the building that would house AMS), but that tenant is terminating its lease on August 31, 2018.

The school will be open for the same hours of operation as the current, adjacent daycare center, 7:15 am to 5:45 pm, Monday through Friday. Parents drop off students between 7:45 and 9 am, and they pick up their children between 3:15 pm and 5:45 pm. 60% of the school's students in its first year are siblings of students currently attending the adjacent daycare facility.

The benefit of this school to Albemarle County is severalfold: By matriculating students who otherwise would go primarily to County schools, AMS is relieving the burden on County school classroom and bus over-capacity. Second, there is no other AMI-accredited school in Central Virginia. By allowing AMS to operate, there would be another high-quality educational option for families on the north side of the County, thereby enhancing the richness of educational opportunities for County citizens. Finally, as the County seeks to enhance the amenities for the County citizens in the northern part of the County (example: the recent County exploration of a natural area along the Rivanna River along Rio Mills Road), the establishment of an elementary Montessori school in the area enhances the cultural identity of the northern Albemarle community.

While there is no reference in Section 5 of the Zoning Ordinance to private schools, AMS would adhere to the same level of standards from state and local regulatory agencies as the AMCC daycare facility does. AMS would conduct fire evacuation drills and annual fire inspection as prescribed by the County Fire Marshall, an annual inspection by the Thomas Jefferson District Health Department, and all requirements of the Virginia Department of Education and the County Superintendent of Public Schools.

## **Albemarle Montessori School Narrative on Consistency with County Comprehensive Plan**

The County's 2012 Comprehensive Plan speaks to the importance of careful use of land in the County. AMS is located in the Places 29 Development Area.

*In the Comprehensive Plan, the first goal in the Summary is that "Development Areas will be attractive, vibrant areas for residents and businesses, supported by services, facilities, and infrastructure." Another goal in the Summary speaks to "Albemarle's economy will be diverse, strong and sustainable, and retain and benefit County citizens..."*

AMS provides a clean business that provides a service to residents primarily in the same development area, thereby enhancing the quality of life in those neighborhoods. Currently in the adjacent AMCC preschool, roughly two-thirds of our families either live or work in the Places 29 Development Area. This represents forty families currently.

*In the Comprehensive Plan section on Development Areas, the goal states that, "Albemarle's Development Areas will be vibrant places with attractive neighborhoods, high-quality, mixed-use areas...all supported by services, infrastructure...", etc. Strategy 2e promotes mixed-use development that promotes a "friendly blend of useful services." It also states that "mixed-use can occur within buildings...". Strategy 2f states that the County will "continue to promote centers as focal points for neighborhoods and places of civic engagement." Moreover, "a center may be a school or park..."*

AMS will not make any changes to the exterior of the building, thus maintaining the profile of the current surroundings. AMS is providing an important service to the County by matriculating students who otherwise would

go primarily to County schools; thus, AMS is relieving the burden on County school classroom and bus over-capacity. By allowing AMS to operate, there would be another high-quality, accredited educational option for families on the north side of the County, thereby enhancing the richness of educational opportunities for County citizens. Finally, as the County seeks to enhance the amenities for the County citizens in the northern part of the County, the establishment of an elementary Montessori school in the area enhances the cultural identity and richness of the Places 29 Development Area.

#### **Albemarle Montessori School Narrative on Project's Impact on Public Facilities and Infrastructure**

Albemarle Montessori School will have very little impact on the community. The school will consist of one classroom that will use a current building without any exterior modification of the physical space or architectural style.

The school will be open for the same hours of operation as the current, adjacent daycare center, 7:15 am to 5:45 pm, Monday through Friday. Parents would drop off students between 7:45 and 9 am, and pick up their children between 3:15 pm and 5:45 pm. Many of the students at AMS would be part of car trips currently counted for the AMCC daycare center. In other words, 60% of the school's students in its first year are siblings of students currently attending the adjacent daycare facility. The amount of car trips per day are substantially less than other by right uses for this property.

The school will explore coordinating with the daycare center to establish a traffic pattern that allows circulation around the building in the morning instead of parking. Staff would open each family's car door at a designated curbside, and the child would walk into the building to class. This arrangement has not been used to date out of respect of the tenant in the adjacent office space, but that tenant is ending its lease on August 31.

There are ten parking spaces adjacent to the school and access to additional, nearby spaces. The access to Insurance Lane is from North Hollymead Drive, which accesses Route 29 by a traffic light, and South Hollymead Drive, which only has right-turn access to/from Route 29 North.

AMS would use the current playground. To mitigate noise, the daycare center and the school would limit playground access at any given time to only a portion of the total student population. AMCC also erected a six-foot-high wall to block sound to the office building that is adjacent to the playground.



## PROPERTY INFORMATION

TAX MAP:	4682-01-2F
SITE ADDRESS:	1560 INSURANCE LANE
SITE AREA:	0.94 ACRES
MAGISTERIAL DISTRICT:	RYANNA
ZONING:	PUD

## PARKING STUDY NARRATIVE

THE REQUIRED PARKING OF EIGHT (8) SPACES FOR THE PROPOSED SCHOOL WAS DETERMINED BASED ON COMPARING AND EXCEEDING THE PARKING REQUIREMENTS IN 3 OTHER JURISDICTIONS IN THE U.S. AN ADDITIONAL FIVE (5) DEDICATED PARKING SPACES HAVE BEEN PROVIDED FOR PICK-UP/DROP-OFF PURPOSES.

### COMPARABLE CASES:

CITY OF CHARLOTTESVILLE: 1 SPACE PER CLASSROOM = 4 SPACES

CITY OF LOS ANGELES, CA: 1 SPACE PER CLASSROOM OR  
MINIMUM 1 SPACE/500 SF = 4 SPACES

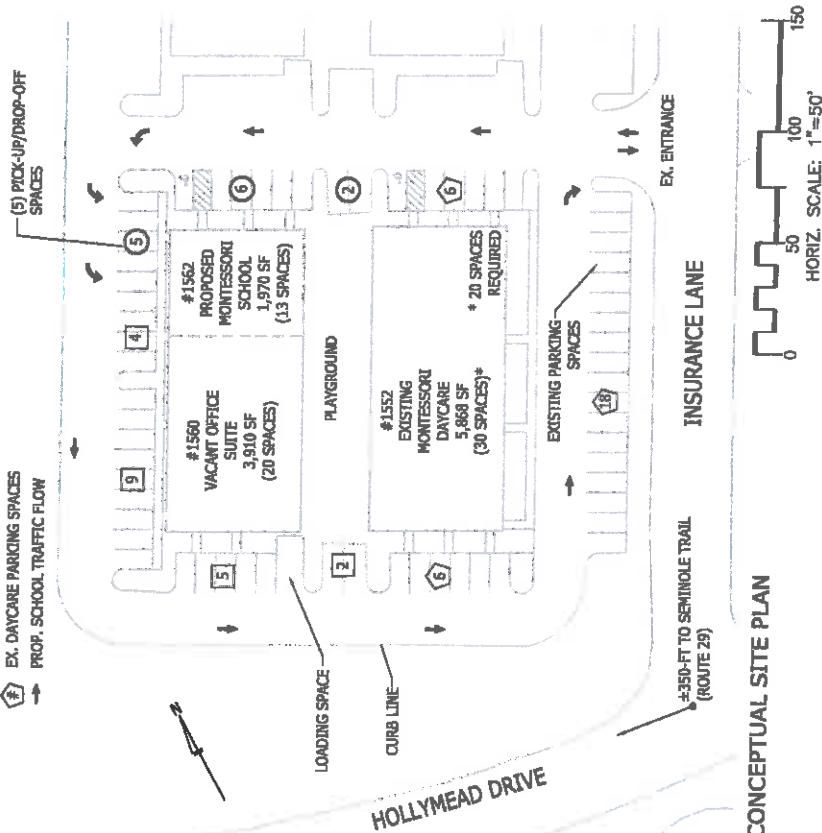
ARLINGTON COUNTY, VA: 1 SPACE PER 7.5 STUDENTS PLUS  
1 SPACE PER 40 STUDENTS = 7 SPACES

## PARKING CALCULATIONS

PROPOSED MONTROSS SCHOOL USE				
PARKING REQUIREMENT:				
PER PARKING STUDY AS APPROVED BY ZONING ADMINISTRATOR				
REGULAR PARKING SPACES				
CHILDREN	NUMBER	RATE *	REQUIRED	
STAFF	40	1 PER 12	4 SPACES	
SUBTOTAL	4	1 EACH	4 SPACES	
PICK-UP/DROP-OFF SPACES			8 SPACES	
CHILDREN	40	1 PER 8	5 SPACES	
TOTAL			13 SPACES	
* RATES BASED ON COMPARABLE CASE				
EXISTING MONTROSS DAYCARE FACILITY				
PARKING REQUIREMENT:				
1 SPACE/10 CHILDREN ENROLLED IN MAJOR CLASS OR SHIFT PLUS 1 SPACE/EMPLOYEE				
CHILDREN	NUMBER	RATE	REQUIRED	
STAFF	48	1 PER 10	5 SPACES	
TOTAL	14	1 EACH	14 SPACES	
			19 SPACES	
FUTURE OFFICE USE				
PARKING REQUIREMENT:				
1 SPACE/2,000 NSF OFFICE SPACE				
NSF	NUMBER	RATE	REQUIRED	
	3,910	1 PER 200	20 SPACES	
TOTAL PARKING SPACES REQUIRED				52 SPACES
TOTAL PARKING SPACES PROVIDED				63 SPACES

## LEGEND

-  PROP. SCHOOL PARKING SPACES  
 FUTURE OFFICE USE PARKING SPACES  
 EX. DAYCARE PARKING SPACES  
 PROP. SCHOOL TRAFFIC FLOW



## CONCEPTUAL SITE PLAN



## ALBEMARLE MONTESSORI

**SPECIAL USE PERMIT SP 2018-00015**  
**CONCEPTUAL SITE PLAN AND PARKING STUDY**

ALBEMARLE MONTESSORI			OCTOBER 24, 2018			
SPECIAL USE PERMIT SP 2018-00015 CONCEPTUAL SITE PLAN AND PARKING STUDY			REVISIONS		1	
			#	DESCRIPTION		DATE
RIVANNA MAGISTERIAL DISTRICT			SHEET 1 OF 1			
ALBEMARLE COUNTY, VIRGINIA						

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ROUTE 28



VICINITY MAP

SCALE: 1"=2,000'

### PROPERTY INFORMATION

TAX MAP:	4802-01-2F
SITE ADDRESS:	1500 INSURANCE LANE
SITE AREA:	0.94 ACRES
INDUSTRIAL DISTRICT:	INDMANA
ZONING:	RUD

### PARKING STUDY NARRATIVE

THE REQUIRED PARKING OF EIGHT (8) SPACES FOR THE PROPOSED SCHOOL WAS DETERMINED BASED ON COMPARING AND EXCEEDING THE PARKING REQUIREMENTS IN 3 OTHER JURISDICTIONS IN THE U.S. AN ADDITIONAL FIVE (5) DESIGNATED PARKING SPACES HAVE BEEN PROVIDED FOR PICK-UP/DROP-OFF PURPOSES.

#### COMPARABLE CASES:

CITY OF CHARLOTTEVILLE: 1 SPACE PER CLASSROOM = 4 SPACES

CITY OF LOS ANGELES, CA: 1 SPACE PER CLASSROOM OR MINIMUM 1 SPACE/500 SF = 4 SPACES

ARLINGTON COUNTY, VA: 1 SPACE PER 7.5 STUDENTS PLUS 1 SPACE PER 40 STUDENTS = 7 SPACES

### PARKING CALCULATIONS

PROPOSED MONTESSORI SCHOOL USE	NUMBER	DATE	REQUIRED
PARKING REQUIREMENTS:			
PER PARKING STUDY AS APPROVED BY ZONING ADMINISTRATOR			
REGULAR PARKING SPACES			
CHILDREN	40	1 PER 12	4 SPACES
STAFF	4	1 EACH	4 SPACES
STUDENT			
PICK-UP/DROP-OFF SPACES			
CHILDREN	40	1 PER 8	5 SPACES
TOTAL			23 SPACES
* BASED ON COMPARABLE CASE			
EXISTING MONTESSORI DAYCARE FACILITY			
PARKING REQUIREMENTS:			
1 SPACE/50 CHILDREN ENROLLED IN MAJOR CLASS ON SHUTT PLUS 1 SPACE/EMPLOYEE			
CHILDREN	40	1 PER 10	5 SPACES
STAFF	14	1 EACH	14 SPACES
TOTAL			19 SPACES
FUTURE OFFICE USE			
PARKING REQUIREMENTS:			
1 SPACE/2,000 RSF OFFICE SPACE			
RSF	3,500	1 PER 200	28 SPACES
TOTAL PARKING SPACES REQUIRED			51 SPACES
TOTAL PARKING SPACES PROVIDED			63 SPACES

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## ALBEMARLE MONTESSORI

### SPECIAL USE PERMIT SP 2018-00015 CONCEPTUAL SITE PLAN AND PARKING STUDY

EDMANNA INDUSTRIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

#### REVISIONS

#	DESCRIPTION	DATE
1		

OCTOBER 24, 2018

SCALE: 1"=50'

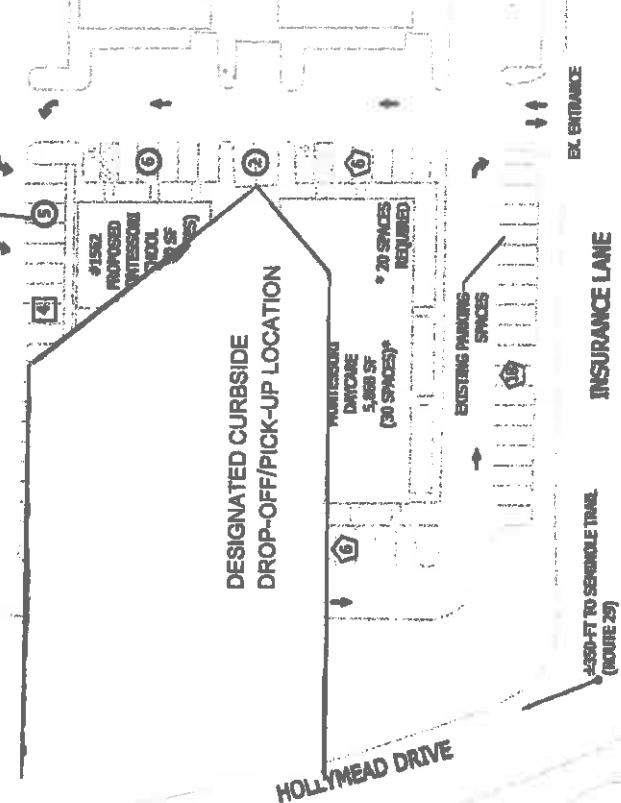
1

SHEET 1 OF 1

#### LEGEND

- ① PROP. SCHOOL PARKING SPACES
- ② FUTURE OFFICE USE PARKING SPACES
- ③ EX. DAYCARE PARKING SPACES
- PROP. SCHOOL TRAFFIC FLOW

(5) PICK-UP/DROP-OFF SPACES



#### CONCEPTUAL SITE PLAN

HORIZ. SCALE: 1"=50'

## **ALBEMARLE MONTESSORI SCHOOL PARKING CONSIDERATIONS FOR AFTERSCHOOL OR SPECIAL EVENTS ACTIVITIES:**

The events for Albemarle Montessori School are for the elementary population only and would consist of parent education meetings (2-3 times annually at 5 pm), parent workday on a Saturday, or an admissions open house on a Saturday. The school's events, because of the age of the students and the different nature of elementary Montessori education from preschool Montessori education, would be at different times than any events of the adjacent Montessori preschool.

Albemarle Montessori School would use the parking spaces designated for the school as well as the preschool (a total of 43 spaces).

In Montessori elementary education, it is a critical component of our educational model that we do not hold events during the day that would distract a child from his important work in the classroom.

## **ALBEMARLE MONTESSORI SCHOOL RESPONSE TO PLAYGROUND RECOMMENDATION:**

The playground is designed to be big enough for the one elementary class because Montessori should not have a typical elementary playground with large equipment such as slides and swings (which only have a one-dimensional use). Instead, there are natural materials in the playground that are designed to encourage creativity and the development of imagination: boards and tires for balance and coordination, foam blocks for construction projects, and a climbing apparatus for gross motor skill development. In addition, there are balls and other sports materials to develop athletic skills and teamwork.

We encourage the use of the outside space for exploration of nature and the local environment. As Richard Louv's landmark book (Last Child in the Woods) states, there is a critical need for children to become immersed in the natural world – one that does not include just sterile playground equipment. The school will have field trips to natural areas as part of the children's physical and social (and environmental) intelligence.

The nearby Peace Lutheran Church has given permission to use their playground occasionally, and all of the parents of students in Albemarle Montessori School have signed the appropriate church-requested waiver. If there is an occasional need for the children to play in a typical elementary playground, that location would be considered.