RESOLUTION TO APPROVE
SP 2018-21 WALDORF SCHOOL

WHEREAS, the Charlottesville Waldorf School submitted an application for a special use permit to amend a previously approved special use permit (SP 2006-10), which included the approval of a concept plan to operate the School on Tax Map Parcels 06100-00-00-17000 and 06100-00-00-17400, to expand its program to Tax Map Parcels 06100-00-00-172A0 and 06100-00-00-17200, and the application is identified as SP201800021 Waldorf School ("SP 2018-21"); and

WHEREAS, on March 19, 2019, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2018-21 with staff-recommended conditions; and

WHEREAS, on May 15, 2019, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2018-21.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2018-21 and all of its attachments, the information presented at the public hearing, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-15.2.2(5) and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 2018-21, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Dill	____	____
Mr. Gallaway	____	____
Ms. Mallek	____	____
Ms. McKeel	____	____
Ms. Palmer	____	____
Mr. Randolph	____	____

1. Development of the use shall be in general accord with the Conceptual Plan titled "Conceptual Plans: Charlottesville Waldorf School, Application for Special Use Permit," prepared by Line+Grade, with the latest revision date of March 5, 2019, and narrative title "Charlottesville Waldorf School: Application for Special Use Permit" (hereafter "Narrative"), dated March 5, 2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements as shown on the plan and described in the Narrative:

    a. General location of tot lots.
    b. Landscaping and fence between Tax Map 61 Parcel 171 and Tax Map 61 Parcel 172.
    c. The early child perimeter fence along the front of Tax Map 61 Parcels 172A and 172.
    d. General locations of the buildings and parking within the existing boundaries of TMP 61-170 and TMP 61-174.
    e. Any new structures, parking and tot lots not shown on this concept plan and within the existing boundaries of TMP's 61-172 and 172A must be located within the building envelope ("Building Envelope (Future)") as shown on the Conceptual Plan.

    Minor modifications to the plan which do not conflict with the above elements may be made to ensure compliance with the Zoning Ordinance.

2. Normal hours of operation for the school shall be from 8:00 am to 6:00 pm weekdays, with occasional uses in the evenings and weekend.

3. Maximum enrollment of the Charlottesville Waldorf School shall be three hundred fifty (350) students.

4. The existing landscape buffer adjacent to the Village Square residential development shall be undisturbed.

5. A sidewalk or equivalent pathway built to County or VDOT specifications, as determined by the Director of Community Development, shall be constructed along Rio Road within one year of the completion of sidewalk(s) on adjacent parcel(s).

6. No structure, parking or loading area used for the school shall be located closer than 20 feet to any adjacent residential district, with the exception of the existing structure labeled "Building A: Residential Property Converted to Classroom, Admin or Storage Space" on the Conceptual Plan.

7. A special exception for setbacks will be required if the use of Building A changes from single family residential to any use other than incidental storage.