

Mr. Dotson said he was willing to make a series of motions if that was desired. Mr. Keller asked staff to counsel the Commission that there were making the motions in the proper order. Ms. Kanellopoulos said she would try.

Mr. Dotson made a motion to recommend approval of SP-2019-1, Greenfield Terrace Amendment, with conditions as stated in the staff report. Ms. Riley seconded. Ms. Banton called the roll.

The motion was approved by a vote of 6:0 (Spain absent).

Mr. Dotson made a motion to recommend approval of SP-2018-19, Greenfield Terrace, with conditions as stated in the staff report and with the finding that this development will reduce or be equivalent to hazards and/or noise impacts anticipated under standard level conventional development in the Commercial/Office zoning district. Ms. More seconded. Ms. Banton called the roll.

The motion was approved by a vote of 6:0 (Spain absent).

Mr. Dotson made a motion to recommend approval of the requested special exception to waive the 20 foot buffer requirement for the reasons outlined in the staff report and Attachment F. Ms. Riley seconded.

The motion was approved by a vote of 6:0 (Spain absent).

Mr. Dotson made a motion to recommend approval of the requested special exception to use 18-4.19 residential setbacks instead of 18-4.20 commercial setbacks for the reasons outlined in the staff report and Attachment G. Ms. More seconded. Ms. Banton called the roll.

The motion was approved by a vote of 6:0 (Spain absent).

Mr. Keller thanked staff and the applicant and said the item would be moving on to the Board of Supervisors.

Mr. Keller said the Commission would take a five minute break.

After the break, Mr. Keller introduced the next item.

#### **SP201800021 Waldorf School SP Extension**

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCELS: 06100000017000; 061000000172A0; 06100000017200; 06100000017400

LOCATION: The existing Waldorf School (TMP 61-170 and TMP 61- 174) was located at 120 Waldorf School Road, Charlottesville, VA 22901. The two parcels proposed for school programming expansion were located at 738 Rio Road E, Charlottesville, VA 22901 (TMP 61-172A) and 746 Rio Road E, Charlottesville, VA 22901 (TMP 61-172).

PROPOSAL: Amend Special Use Permit SP200600010 to include Tax Map/Parcels 061000000172A0 and 06100000017200 to provide additional education programming space for the Waldorf School. The school plans to use the existing residential buildings and convert them into additional classrooms and programming spaces. Any increase in students will remain within the SP limits of 350 students. No residential units were proposed.

PETITION: Section 15.2.2(5) Private Schools ZONING: R-4 Residential (4 units/acre) which allows residential uses; private schools by special use permit.

OVERLAY DISTRICTS: Airport Impact Area; Steep Slopes- Managed; Steep Slopes Preserved. COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Development Area of the Places29 Master Plan. (Tori Kanellopoulos)

Ms. Kanellopoulos introduced herself and said the item was a public hearing for a special use permit to expand an existing private school, the Waldorf School, onto two adjacent parcels to provide for additional education programming space. She said the Waldorf School was now comprised of four parcels totaling about 15 acres. She said the school was located on Rio Road East at the intersection of Waldorf School Road and Pen Park Road. Ms. Kanellopoulos said the school was adjacent to the Village Square development and was across the street from River Run.

Ms. Kanellopoulos said the school was currently consisting of a grade school, an early childhood school, pavilions, a sports court, a library, outdoor play area, and two parking lots with 47 total spaces. She displayed an image that depicted the existing two parcels in red and said that the two newly acquired parcels, which were tax map parcels 61-172 and 61-172A, were outlined in blue. She said that there was one adjacent owner to the north whose property was already partially adjacent to the school and was now fully adjacent.

Ms. Kanellopoulos said the property was zoned R-4 residential and which she said allowed for private schools by special permit. She noted that Charlottesville Catholic School and CATEC were also zoned R-4. She said the property was designated as Urban Residential Density in the Places29 Master Plan and the Comprehensive Plan, and that properties with that designation may include residential, schools, commercial, office and service uses. Ms. Kanellopoulos said that meant the proposal was consistent with the Comprehensive Plan designation.

Ms. Kanellopoulos said that if structurally possible, the school would use the two existing residential units and existing storage structures on Tax Map Parcel 61-172 and 61-172a for additional programming, administrative, and storage space. She said a new tot lot was proposed and was located more internally and away from the adjacent property owner. She said the school would continue to use pedestrian paths and sidewalks to provide connectivity throughout the site.

Ms. Kanellopoulos said the hours would remain the same at 8:00 a.m. to 6:00 p.m. and that the maximum number of students would remain the same at 350. She noted that the school was currently well below that figure. Ms. Kanellopoulos said that the school would continue to use

the existing safety fence along Rio Road and that the school would continue the existing fence along the property line with the adjacent property owner, and that would mean a requirement to provide landscaping screening if the use of the building closest to the property, labeled building A, would change from anything other than incidental storage.

Ms. Kanellopoulos said that any new structures on TMP 61-172 and 61-172a must be located within the building envelope shown on the concept plan as a black box with dotted lines. She said this would allow for a similar building footprint area within the same uses if it were to turn out that the structures were not adequate for these uses.

Ms. Kanellopoulos said no new parking spaces would be required or proposed and that no new access was required or proposed. She said the school coordinated with Fire/Rescue and VDOT and it was determined that a gate with a Knox Box for emergency access would be the best option for the existing driveway to access the two newly acquired parcels.

Ms. Kanellopoulos said staff was recommending approval of the special use permit application with conditions, and said that because the Planning Commission had seen them in the staff report, she could return to address them any question as needed or address the reasoning behind them.

Ms. Kanellopoulos displayed the one motion for the Planning Commission's consideration. She asked if the Planning Commission had any questions.

Mr. Keller asked if there were any questions for staff about the conditions.

Mr. Dotson asked to confirm his understanding that this would not allow for an intensification of the school because it would be the same number of students. He said it was his understanding this permit was to allow the school to use the additional land that they own. Ms. Kanellopoulos responded that was correct and that because these parcels were zoned residential and because the school was well below their maximum number of students and that would not change with this proposal.

Mr. Keller asked if there was any further questions from staff. Hearing none, he opened the public hearing and asked to hear from the applicant.

Mr. Daniel Hyer introduced himself as the engineer for the project. He said he was the father of two students who go to the school and the husband of a spouse who works for the school. He said that was why he was representing the school on the project.

Mr. Hyer said the Charlottesville Waldorf School was an independent school in the county that offered a nature-based educational program that was unique to their methodology. He said he would make one correction to Ms. K. that the parcels were not newly acquired and that the school had owned them for some time. He said the units were apparently rented out as residential units.

Mr. Hyer said the goal was for the school to begin to provide additional space for their early childhood program which he said was growing. He said that similar to the little red house on Rio Road which was an early childhood building, the two residential properties would be renovated and converted into school program space. He said because they had been rented for some time, school administration and officials had not been in the buildings to evaluate them in terms of how many classrooms per building could be in there, but that they were imagining it would be one per building. He said that maybe there would be two in the larger unit closer to the residential property but what was to be determined.

Mr. Hyer said this was a pretty simple application and that they just wanted to extend the use and provide some pathways to provide a perimeter fence and increase vegetation and turn the attention inward to the campus. He said this would create an early childhood campus within the broader campus.

Mr. Hyer said the school provided an education for children as young as 3 up through 8<sup>th</sup> grade. He said the school was not asking for any increases but just for an opportunity for additional space for classrooms.

Mr. Hyer said that was the end of this presentation and said he was available for questions.

Mr. Keller asked the Commission if there were any questions for the applicant. Hearing none, he thanked Mr. Hyer.

Mr. Bivins asked if there was anyone in the audience who wished to speak to the matter.

Mr. Keller noted that there were no speakers. He asked for the applicant to return to summarize the application. He asked the Commission if there were any questions for the applicant.

Ms. Firehock asked if any neighbors had expressed any concerns. She said that Mr. Hyer had said the lot would be more central and not up against any fences, but she said little people coming and going still would be making some noises and wanted to know if there were any concerns from the neighbors.

Mr. Hyer said the neighbors had not made any mention or concerns. He said they had held the community meeting and the school had been as friendly with the community as they possibly could be, and that there were already a gaggle of kids playing by the fence to the west of this area. Mr. Hyer said the school intended to try to corral the students closer to the center of the campus.

Mr. Hyer said there had been no complaints from neighbors.

Mr. Dotson said he had a question that dawned on him because of the pictures that were shown on the screen. He said the existing houses must have driveways off of Rio Road East. He asked if those driveways continue to be used once they became classrooms or would all of the access be internal off of the major school driveway.

Mr. Hyer said the two homes were sharing a driveway and that while it would not be closed off to Rio Road East, it would not be promoted as an access point for parents to drop off their students. He said there would be a vehicular gate there in case someone had to drive in for some reason or if an emergency vehicle needed to get in. Mr. Hyer said there was no intention to use the existing residential driveway for access.

Ms. Riley said the staff report had mentioned that there was concern about increased traffic from this and that the school had said they would consider moving the drop off and pick-up to the rear of the main property if it became a real issue to prevent queuing on Rio Road East. Ms. Riley asked Mr. Hyer to describe where the pick off location was currently and why it was being proposed as a way to change if it becomes an issue.

Mr. Hyer said that the school had had staggered drop off times for the two programs. He said the grade school of grades 1 through 8 were to drop off at a time earlier than the early childhood. He said that operationally the school had made moves to begin to mitigate what could be a perceived increase in traffic. Mr. Hyer said at this point of the school year, the school had also changed their drop off pattern in the morning to have it on the westernmost part of the campus by the outdoor pavilion. He said those changes had already been made.

Mr. Bivins said one of his colleagues had asked about the tot lot. He said that on the property close to Rio Road there was a larger gumdrop tot lot and a smaller squiggle tot lot. He asked if those would both remain or if the squiggly one would go away leaving only the gumdrop.

Mr. Hyer said the smaller squiggly one would likely remain. He said it was really just a sandbox. He said the newer one would be a little more formalized and that there was a hill there and they were going to try to use the hill to build a natural playscape.

Mr. Keller asked that when the fencing was gone, the applicant would consider having the outside of the fencing face outside of facing in.

Mr. Keller thanked the applicant and closed the public hearing.

Mr. Keller asked Commissioners for discussion and action.

Mr. Dotson said he was on a roll and moved to recommend approval of SP2018-21, Waldorf School, with conditions as stated in the staff report. Ms. More seconded.

Ms. Firehock said she thought it was a very well-prepared proposal and that she appreciated the level of detail.

Ms. Banton called the roll.

The motion was approved by a vote of 6:0 (Spain absent).

Mr. Keller thanked the applicant and said the item would be moving on to the Board of Supervisors.

**ZMA201600022 Moss (2511 Avinity Drive)**

Ms. Megan Nedostup introduced herself and said she would be going through the staff report. She said that with the exception of Mr. Bivins, all other Commissioners had been present at the last Planning Commission meeting where this proposal had been discussed. She said her presentation would be short and if Commissioners had any additional questions to cover, she would have extra slides at the end of the presentation to go through.

Ms. Nedostup said the proposal was one to rezone from R-1 to Planned Residential Development (PRD) and that a public hearing was held on September 26, 2017 and was deferred by the applicant at that time to address nine issues that were identified in the staff report.

Ms. Nedostup showed an image to orient the Commission on the location, which was located along Avon Street Extended next to Avinity and by Cale Elementary School. She then displayed the plan that had been submitted and reviewed at the last Planning Commission meeting in September 2017. She said that not a lot had changed in terms of design. Ms. Nedostup said the two buildings and the parking area were roughly in the same location. She said there had been added additional pedestrian facilities and the parking had been modified and the courtyard had been extended.

Ms. Nedostup said the applicant had addressed several of the issues that were identified at the last planning Commission meeting to staff's satisfaction, as was outlined in the staff report. She said that one of the significant issues identified and addressed included access to the site from Avinity Drive. Ms. Nedostup said at the last Planning Commission meeting, the developer had not demonstrated that they had adequate access but since then they had worked with the adjacent property owner and obtained access. She said there had been a lack of information and justification provided at the last meeting for the reduction request for the Planned Resident Development. She stated there was a minimum of three acres and the developer wanted to reduce that to 0.9 acres. Ms. Nedostup said the developer had submitted additional information that demonstrated 25 percent open space onsite, including the courtyard and pedestrian circulations throughout the site. She said staff was satisfied and could support that request.