

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

AGENDA TITLE: SP201800011 – “The Regents School – Reservoir Road”	AGENDA DATE: September 18, 2019
SUBJECT/PROPOSAL/REQUEST: Construction and operation of a private school with an initial maximum student enrollment of 280 students and potential future maximum student enrollment of 468 students. The proposed campus would include multiple academic buildings, gymnasium, theater, administrative office building, and outdoor athletic field. Proposal includes a Special Exception request to increase the maximum height of proposed outdoor athletic lighting to 70 feet.	STAFF CONTACT(S): Benish, Nedostup, Padalino
SCHOOL DISTRICTS: Murray – Elementary; Henley – Middle; Western Albemarle – High	PRESENTER(S): Tim Padalino

BACKGROUND:

At its meeting on September 3, 2019 the Planning Commission (PC) conducted a public hearing and voted for the applications noted above as follows:

- Recommend approval, by a vote of 7:0, of Special Use Permit SP201800011 with the conditions outlined in the staff report update (Att. D); and
- Recommend approval, by a vote of 7:0, of the Special Exception request to increase the maximum height of poles supporting outdoor athletic lighting with the conditions outlined in the staff report update (Att. D).

Attachments A, B, and C are the original staff report, draft action memo, and minutes from the September 3 PC meeting.

DISCUSSION:

Special Use Permit Application:

- A revised concept plan (Att. E) dated August 23, 2019 was submitted by the applicants prior to the September 3 PC meeting that incorporates all of the recommended technical revisions that were previously identified by staff in Attachment A9.
- During the PC public hearing, the Commission and the applicants discussed the importance of making minor technical revisions and clarifications to the recommended Special Use Permit condition of approval #2 that was contained in the staff report update (Att. D). Those minor technical revisions and clarifications have been made by County staff, and are incorporated into the conditions of approval that are contained within the Resolution to approve SP201800011 (Att. G).

Special Exception Request:

- The applicants' request for a Special Exception to waive the requirement to use full cutoff luminaires has been withdrawn by the applicants. The withdrawal letter, provided via email, is provided as Attachment F.
- The applicants have also requested a Special Exception to allow the maximum height of light poles supporting proposed outdoor athletic lighting to be increased from 35 feet to 70 feet. As noted above, the PC voted 7:0 to recommend approval of this Special Exception request with the conditions recommended by staff.

RECOMMENDATIONS:

The PC and staff recommend that the Board adopt: 1) the attached Resolution (Att. G) to approve Special Use Permit SP201800011 with conditions; and 2) the attached Resolution (Att. H) to approve the Special Exception request with conditions.

(over)

ATTACHMENTS:

Att. A – PC Staff Report (8/20/2019)

Att. A1 – Location Maps

Att. A2 – Project Narrative Materials (“Special Use Permit Narrative” dated 7/16/18 and updated 7/1/19; and “Resubmittal Cover Letter” dated 7/1/19)

Att. A3 – Concept Plan (7/1/19)

Att. A4 – Reservoir Road Survey (4/29/19)

Att. A5 – Special Exception Requests (4/29/19)

Att. A6 – Transportation Planner Memorandum (7/22/19)

Att. A7 – Traffic Assessment Memorandums (dated 10/12/18, 3/6/19, 6/14/19, and 7/1/19)

Att. A8 – Comprehensive Plan Exhibit (4/29/18)

Att. A9 – Staff Recommendations: Technical Revisions to SP201800011

Att. A10 – Staff Analysis: Neighborhood Model Principles

Att. A11 – Site Sections (Sections A and B dated 4/29/19; Section C dated 7/1/19)

Att. B – Draft PC Action Memo (9/3/2019)

Att. C – PC Meeting Minutes (9/3/2019) – Will be uploaded by September 16.

Att. D – Staff Report Update (9/3/2019)

Att. E – Revised Concept Plan (8/23/2019)

Att. F – SE Withdrawal Letter (9/3/2019)

Att. G – BOS Resolution (to approve Special Use Permit with conditions)

Att. H – BOS Resolution (to approve Special Exception with conditions)