WOOLLEY ENGINEERING

February 20, 2023

MEMORANDUM

To: Ms. Rebecca Ragsdale
Planning Manager
County of Albemarle, Virginia

From: Mr. Eric Woolley, PE
Woolley Engineering

Regarding: **PREAPP202200101 Covenant School Amendment to SP199900054 to add parcel 07600-00-00-053J0 for Tennis Facilities**
Special Use Permit Amendment Narrative

Introduction:

The Covenant School is seeking to amend a previously approved special use permit (SP-99-54) to include a new adjacent parcel to add a tennis facility to their campus. The Covenant School purchased 499 Stagecoach Road (TMP 76-53J) in July of 2022. The Hickory Street campus for the Covenant Upper School, located at 175 Hickory Street (TMP 90-A2), directly abuts two of the four sides of the subject parcel. There are three residential single-family homes surrounding the property. There are also residential single-family homes located across the street from the entrance to the property along Stagecoach Road. See Figure 1 on the following page for a map of the location of the subject parcels. Existing vegetation and wooded areas are currently present along most of the property boundaries. Select wooded areas are proposed to remain or be enhanced with additional new proposed vegetative screening where the parcel abuts their residential neighbors.

TMP	Acres	Owner	Existing Zoning	Proposed Special Use
90-A2	25.93	The Covenant School	R2 Residential	Existing private school
76-53J	2.61	Covenant School of Charlottesville, Inc.	R2 Residential	Amendment to existing SP-99-54 for tennis facilities

The current Zoning for the property is R-2. County Code Chapter 18, Section 14.2.2(5) allows for private schools to be located within the R-2 district by Special Use Permit. The Covenant Upper School Campus Special Use Permit (SP-99-54) was approved by the Albemarle County Board of Supervisors on November 10, 1999. The existing Special Use Permit is proposed to be amended for the expansion of the school to include the tennis facility improvements located at 499 Stagecoach Road.

The existing Special Use Permit is subject to the condition that student enrollment does not to exceed 550 students. This condition is not proposed to be amended. The student body for the

upper school campus is currently well within the allowed number of students. The proposed expansion to include tennis facilities for the school is not anticipated to increase enrollment to the point where an increase in the allowable student enrollment would be required.



Figure 1: Project Location Map
Source: Albemarle County GIS Web Mapping

Project Proposal:

This special use permit amendment seeks to add six tennis courts and appurtenant site improvements of the 499 Stagecoach road property to the existing special use permit for the Covenant Upper School Campus. The proposed tennis facilities will generally be open during daylight hours. There is a Spring tennis season for Junior Varsity and Varsity boys competition and a Fall tennis season for both Middle School and Varsity girls competition. The Spring tennis season runs from early March through mid-May. The Fall tennis season runs from mid-August through early-November. Practices and games for both seasons are generally from 4pm – 8pm. Court use is intended only for tennis and no other court sports. Pickleball will not be allowed on the courts to minimize noise impacts. There is a short period of time in the beginning of the Spring tennis season and at the end of the Fall tennis season where exterior court lights will be utilized due to the impacts of daylight savings time. The Covenant School plans to install a gate near the entrance that will be locked in the evenings. A small building is being proposed which

will contain a storage area and restroom facilities. The Covenant School plans to lock the building when not in use.

A twelve car parking area is being proposed adjacent to the tennis courts. These parking spaces will meet the minimum required parking spaces per Albemarle County Code Chapter 18, Section 4.12.6 which requires a minimum of two parking spaces per court. There will be one designated handicapped accessible parking space and ADA compliant pathways accessing all proposed tennis courts.

A foot path is being proposed on the existing school property to allow access to the tennis courts from the school property. The foot path will include stair and sidewalk improvements on the school property. On tournament days, the opposing team will be directed to park on the school property and use the foot path to access the tennis facilities. On-site parking will likely be used by spectators during matches, though spectators will be directed to park in the school parking lot and access the court from the foot paths.

The subject property lies within the ACSA jurisdictional area for both water and sewer. New private sanitary sewer, private water service line and public water meter connections are proposed to tie-in to the existing utilities within the adjacent school property. These utility connections will service a new storage and restroom facility located near the proposed parking lot. Electrical service will be established and the existing overhead electrical lines will be buried under ground. The electricity for the site will be used in the storage and restroom facility and to supply power to the court lights.

The Covenant School is hoping to construct the new tennis facilities and begin using them in 2024.

Consistency with Comprehensive Plan:

According to the Albemarle County Comprehensive Plan which was adopted on June 10, 2015, the subject parcels are both located within the Neighborhood 5 (Southern Neighborhood). See Figure 2 on the following page for the County GIS mapping source for Comprehensive Plan designation. The Comprehensive Plan land use for the parcel is designated as Neighborhood Density Residential. The primary use for this designation is for single-family attached and unattached residential units. Where compatible with surrounding uses, a secondary use recommended for this designation includes private schools.

The Comprehensive Plan land use recommendation for this parcel allows for Private Schools. This property will be an extension of the school and will serve as their primary facilities for tennis practice, matches, and tournaments. The school plans to allow use of the tennis facilities for school members and neighborhood community members on an invitation basis.

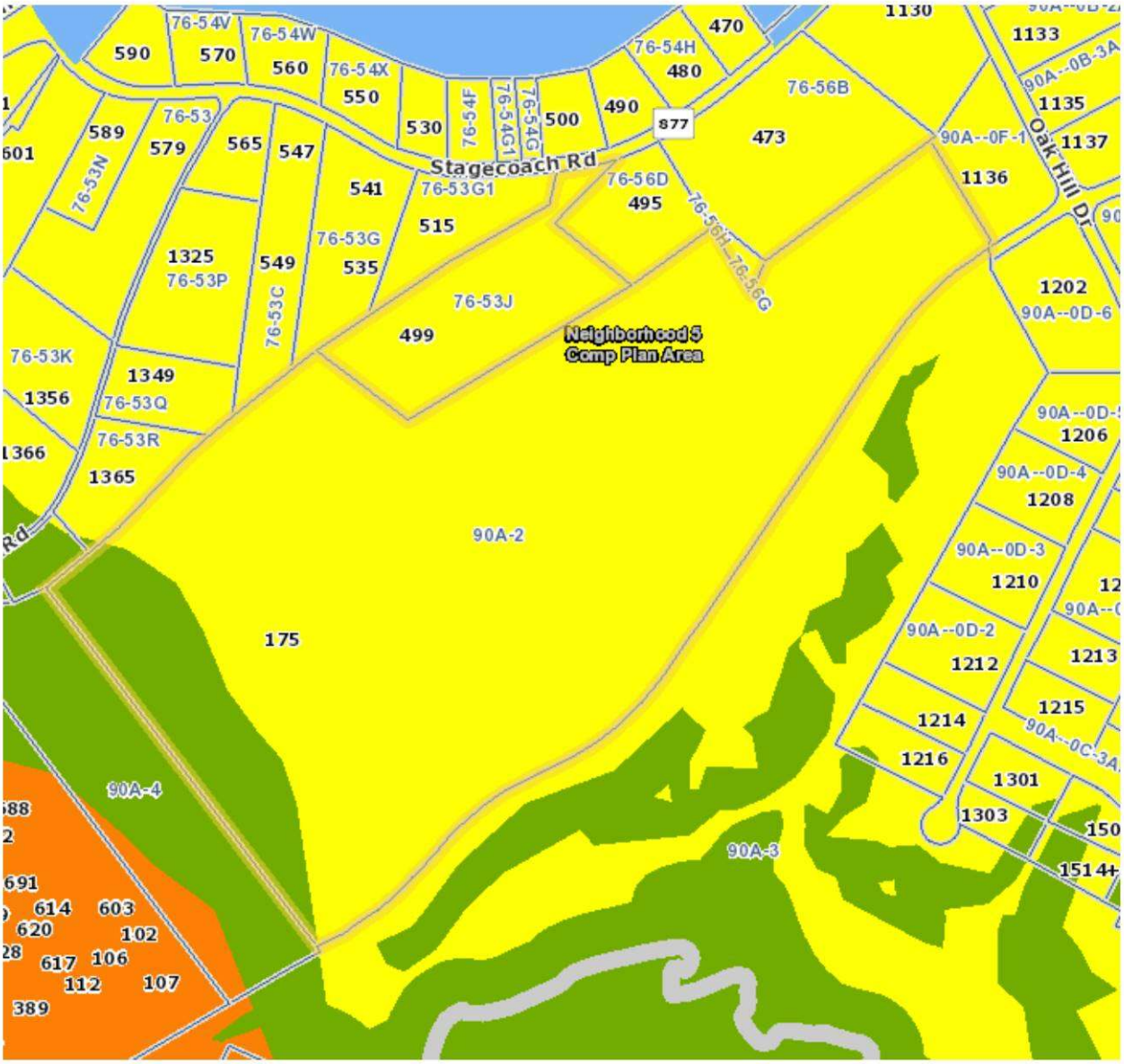


Figure 2: Comprehensive Plan Designation Map
Source: Albemarle County GIS Web Mapping

Impacts on Public Facilities & Public Infrastructure:

Minor traffic increases are anticipated during the match days of court use. A modest amount of spectator visitation is anticipated on match dates. Previous traffic volumes experienced at the school's current off-site tennis facility suggest that the proposed parking illustrated on the attached concept plan would likely not be exceeded. Any overflow parking or visiting team bus needs would be satisfied on the adjacent school property after normal school hours.

Proposed lighting luminaires shall be full cutoff to meet Albemarle County Code Chapter 18, Section 4.17.4. Proposed lighting will not have a spillover to adjacent properties greater than 0.5 footcandles to any of the residential neighbors. Any noise related to matches and tournaments

will not run past 8 pm. Pickleball will not be allowed on the courts as an effort to reduce noise impacts in the neighborhood.

The integration of these proposed tennis courts intends to ease the burden to surrounding public tennis courts and parks by providing an on-site facility for the school. This proposal does not intend to negatively impact public safety facilities. This proposal would not impact public school facilities.

Impacts on Environmental Features:

Tree clearing will be the minimum necessary for construction of the tennis facilities and proposed improvements. Tree protection measures will be used during construction to preserve existing vegetation as much as possible. Screening buffers are proposed to be maintained and enhanced between the subject property and the residential neighbors.

Each property line abutting residential neighbors will have a minimum of 10' depth landscape screening. The landscape screening to the north is proposed to consist both evergreen trees and a segment of double staggered rows of evergreen shrubs. Landscape screening to the east will consist of preserved existing vegetation and trees. This vegetative screening shall make the proposed improvements less visible to the neighboring residential properties. The landscape screening material will be chosen to maintain the character of the current neighborhood.

Storm water quality and quantity would meet the standards of State and County requirements. The school intends to purchase offsite nutrient credits to fulfill State stormwater quality requirements related to the site improvements. Storm water quantity requirements would be addressed on site.

Summary:

Allowing expansion of the existing special use permit for the Covenant School Hickory Campus (SP-99-54) to construct tennis facilities will be a positive impact to the school and students who are enrolled there. The proposed facilities will act as an extension to the existing school property. These on-site facilities will reduce the necessity for shuttling students to off-site practices and matches. The overall character of the zoning district will be maintained by screening the improvements from adjacent residential neighbors.

Thank you for your consideration on this matter and we look forward to our ongoing discussion as we pursue Special Use Permit approval for The Covenant School Hickory Campus Tennis Courts.

Sincerely,

Eric Woolley, PE

Attached: (1) Special Use Permit Application
(1) Now or Formerly Recorded Plats
(1) Special Use Permit Concept Plans

Cc: Frank Berry, CFO/COO, The Covenant School