

**Albemarle County Planning Commission
June 16, 2015**

The Albemarle County Planning Commission held a public hearing on Tuesday, June 16, 2015, at 6:00 p.m., at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Bruce Dotson, Karen Firehock, Tim Keller, Thomas Loach, Cal Morris, Chair and Richard Randolph. Absent was Mac Lafferty, Vice Chair. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Staff present was Claudette Grant, Senior Planner; Megan Yaniglos, Principal Planner; Rachel Falkenstein, Senior Planner; Wayne Cilimberg, Director of Planning; David Benish, Chief of Planning; Sharon Taylor, Clerk to Planning Commission and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Mr. Morris, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

Public Hearing Items:

a. SP-2014-0002 Montessori School of Charlottesville

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 078000000012A0

LOCATION: 440 Pinnacle Place

PROPOSAL: Amend special use permit conditions regarding fencing on the site and construction of proposed buildings.

PETITION: Educational School on 6.72 acres under Section 23.2.2(6) of Zoning Ordinance. No dwelling units proposed.

ZONING CATEGORY/GENERAL USAGE: CO, Commercial Office which allows offices, supporting commercial and service; residential by special use permit (15 units/ acre); school of special instruction under Section 23.2.2(6).

ENTRANCE CORRIDOR: Yes

MANAGED STEEP SLOPES: Yes

COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential - residential (6.01-34 units/acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 3 (Pantops) Development Area.

(Claudette Grant)

Ms. Grant presented a PowerPoint presentation regarding SP-2014-0002 Montessori School of Charlottesville.

The applicant requests to amend special use permit conditions to eliminate the requirement for fencing on a portion of the site and construction of proposed buildings.

To be more specific SP-2009-01 was approved with a condition that required the installation of fencing around this lawn and play area.

The school is located at the top of a hill and there is a fairly steep drop off near Route 250 and Rolkin Road. This play area has been relocated to a different area of the site and the new building is currently being constructed near the former play area. As a result there is no longer a need to fence in this area. If this condition remains a fence will need to be provided and the applicant no longer wishes to have a fence. So they are requesting the elimination of this condition.

There is also a condition requiring replacement of a chain link fence that satisfies the requirements of the Architectural Review Board. However, a recent site plan approved the demolition of the chain link fence and the Architectural Review Board's staff determined removal of fences is not expected to have an impact on the Entrance Corridor.

Staff sees no reason to keep these two conditions regarding the fences. This request is time sensitive since the applicant wishes to open school with the new buildings under construction and completed by this August.

Also, the applicant is working on an amendment or revisions to the layout of this site, which is currently under review by staff and will be forthcoming to the Commission in the future.

Staff has identified factors which are favorable to this proposal and has identified no unfavorable factors:

Factors favorable to this request include:

1. There are no anticipated detrimental impacts to the use or on adjacent property resulting from the proposed revisions to the special use permit conditions.

Factors unfavorable to this request include:

1. No unfavorable factors.

Based on the findings contained in this staff report, staff recommends approval of SP- 2014-00002 Montessori Community School with the following three conditions:

1. Maximum enrollment shall be three hundred (300) students;
2. Development of the use shall be in general accord with the Montessori Pantops Mountain Community School Sheets SP01-SP-03, prepared by Neal R. Deputy, Architecture & Master Planning, last revised January 16, 2007, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the plan, development shall reflect the general size, arrangement, and location of proposed Buildings A, B, C, D, and E, Central Lawn, Amphitheatre, playgrounds and ball fields, wooded natural area, and parking areas. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;
3. Construction of proposed buildings as shown on the concept plan shall commence on or before March 11, 2015 or this special use permit shall expire.

Mr. Morris invited questions for staff.

Mr. Dotson asked what item was still being worked on that might come to us in the future. Ms. Grant replied the applicant is working on revision of the layout of the site.

There being no further questions, Mr. Morris opened the public hearing to applicant and public comment. He invited the applicant to address the Commission.

Ms. Wendy Fisher, Head of School at Mountaintop Montessori, otherwise known as Montessori Community School, said the landscape architect is here, Gene Allen. They would be happy to answer any questions. She did not have a presentation since she thinks it is fairly straight forward.

There being no questions, Mr. Morris pointed out the applicant has made herself available for the last two months for the Pantops Advisory Council and simply because of Memorial Day and so forth they have had to postpone the meeting. However, next Monday night Ms. Fisher will answer all the questions as far as the Pantops community. However, it is not because she has not been available and desirous of doing it.

There being no public comment, Mr. Morris closed the public hearing to bring the matter back to the Commission for discussion and action. In that there is no discussion and this is in my district he would like to make a motion.

Motion: Mr. Morris moved and Mr. Loach seconded to recommend approval of SP-2014-00002 Montessori School of Charlottesville with the conditions outlined in the staff report.

The motion passed by a vote of 6:0. (Lafferty absent)

Mr. Morris noted that SP-2014-00002 Montessori School of Charlottesville would be forwarded to the Board of Supervisors with a recommendation for approval on a date to be determined.

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning)