

March 1, 2023

County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

**RE: Regents School of Charlottesville – Major Site Plan Amendment – Architectural Review
Board Minor Amendment Narrative**

Regents School of Charlottesville Inc. is the owner (the “owner”) of tax map parcels 07600-00-00-01700 & 07500-00-00-06600 (the “property”) in the County of Albemarle. The approved final site plan for the property, SDP2020-00052, proposed the construction of 12 buildings for administrative, athletic, and classroom uses, an athletic field, and associated parking area to serve the school use. SDP2020-52 is the initial phase of school development, as the proposed classrooms were to be utilized by the Lower School of the student body. As shown with the central sewerage system plan of SDP2020-52, the owner intended on expanding the school site to accommodate the Upper School in the near future. The site plan amendment for Regents School, SDP2022-00048, seeks to establish the construction of the 12 original site plan buildings and six Upper School buildings, for a total of 18 buildings, as well as a larger athletic field with an accompanying warm-up field. The scope of this ARB minor amendment review is for the color and materials of the 18 buildings and the impact of the proposed six Upper School buildings, noted as Building D4, D5, D6, G, I3, and J on the major site plan amendment. The proposed structures are located immediately east of the athletic field area. The building footprints range from approximately 1,000 SF to 1,500 SF and are positioned around an elevated deck area for pedestrian circulation, at an elevation of 506-508’. The limits of disturbance for the Upper School are located over 400’ from the Interstate 64 interchange edge-of-pavement. Per the approved special use permit SP2018-00011 that permits the private school use, the Academic Woods area encompasses the school use from the I-64 and Route 29 entrance corridors, as well as the adjacent Trinity Presbyterian Church. The Academic Woods area is approximately 6-acres and acts as a preservation buffer, that may only permit stream restoration, primitive trails and buildings, landscaping, gardens, and utilities that cannot be reasonably placed elsewhere (see SP2018-00011). Beyond the limits of disturbance of the Upper School, nearly 120’ of Academic Woods area is present between the School and the I-64 interchange. In addition to the conditions of SP2018-00011, 5.48-acres of the 5.99-acre Academic Woods area is preserved within a perpetual stormwater forest and open space easement that is immediately adjacent to the Entrance Corridor. With the designated Academic Woods area, the perpetual stormwater forest and open space easement, and the distance from the Entrance Corridor, the Upper School would not negatively impact the adjacent Entrance Corridor and upon completion, would provide a unique schooling experience within a wooded setting.