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ARB APPLICATION: ARB 2024-00059

SP 2024-00016

COMMUNITY CHRISTIAN ACADEMY

TMP 61-127
project ID: 23.024

SUBMITTED 16 SEPTEMBER 2024
REVISED 16 DECEMBER 2024

Context Map
Sheet 1 of 14

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COMMUNITY
CHRISTIAN
ACADEMY
PROJECT DESCRIPTION

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A. Project Introduction

Community Christian Academy operates a private school with a maximum enrollment of 150 students on tax parcel 61-127 in Albemarle County. The school currently operates out of the existing church building on the property but is facing space constraints as they approach their maximum enrollment. To resolve their space constraints, Community Christian Academy proposes to construct a modular building with eight classrooms. The modular structure will be very similar in appearance to modular structures that are often implemented on public school sites when capacity conflicts arise.

B. Compatibility with Surrounding Area and Entrance Corrdior

Community Christian Academy is adjacent to the Rio Road Entrance Corridor. Nearby sites include a mixture of new and historic development. There are a range of medium to large sized commercial and residential structures. Buildings are single and multistory, many with warm neutral colors. Existing landscaping in the entrance corridor highlights lawns and shade trees, which are historically significant to the area. The proposed new building for the school will use modular units in order to promote flexibility of classroom spaces. These units will be only one story tall, with warm neutral colors. Additional landscaping will include a mix of shade trees, evergreens, and flowering shrubs. The structure and the site will blend in well to the balanced character of the surrounding residential and commercial sites.

C. Human Scale

At only one story tall, the building is easily accessible and understandable to the human scale.

D. Cohesive Whole

A neutral color palette combining white and beige will create a cohesive whole.

E. Limiting Blankness

The building will have ample windows and doors, that create visual interest with material and textural changes.

F. Accessory Structures and Equipment

HVACC units will be located on the East side of the building only. The landscaping along the West side of the building will provide sufficient screening to limit views of these structures from the Rio Road entrance corridor.

G. Lighting

Exterior lighting will consist of one wall mounted light on the north end of the building and one wall mounted light on the south end of the building. See attached lighting plan for additional information.

H. Landscaping

The majority of existing landscaping will remain. Proposed new landscaping will consist of a mix of deciduous and evergreen vegetation which will mesh with existing planting and grading of the site. Trees in between the new building and the entrance corridor will help blend the building into the site and create pleasant views from Rio Road.

COMMUNITY CHRISTIAN ACADEMY

EXISTING CONDITIONS
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ACADEMY**
EXISTING CONDITIONS

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Looking North along Rio Rd

NEW BUILDING
LOCATION

**COMMUNITY
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EXISTING CONDITIONS

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Looking South along Rio Rd

NEW BUILDING
LOCATION
(BEHIND EXISTING TREES)

COMMUNITY CHRISTIAN ACADEMY

SURROUNDING SITES

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1. Charlottesville Aldersgate United Methodist Church



2. Latitude Massage



3. Northside Baptist Church



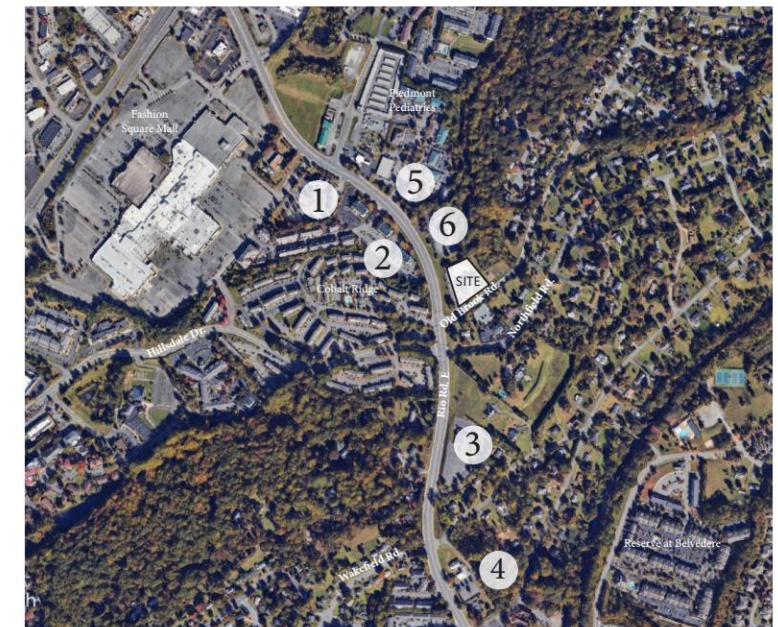
4. Charlottesville Church of the Brethren



5. Charlottesville Veterinary Hospital



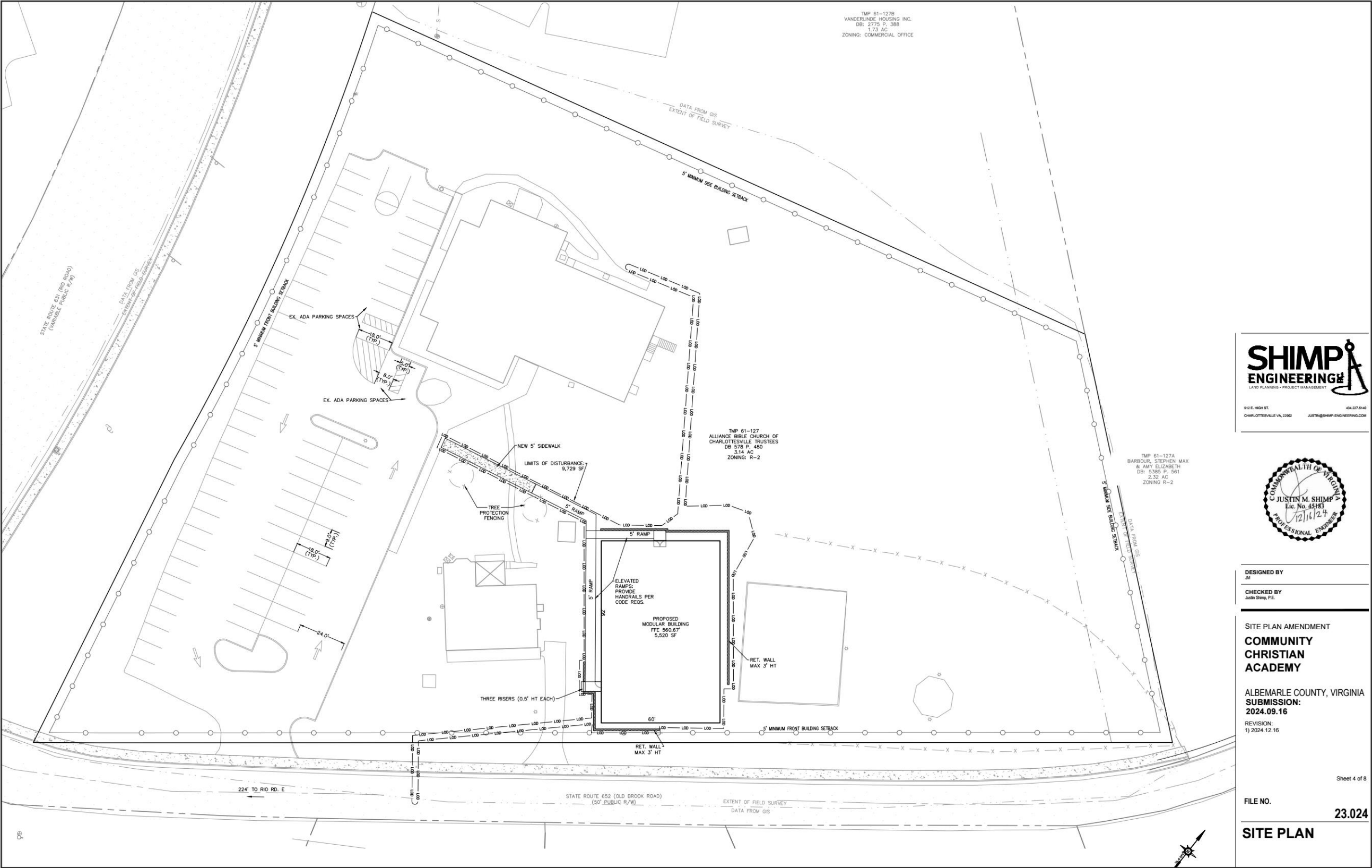
6. Rio Center



COMMUNITY CHRISTIAN ACADEMY

SITE PLAN

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SITE PLAN AMENDMENT
**COMMUNITY
CHRISTIAN
ACADEMY**

ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:
2024.09.16**
REVISION:
1) 2024.12.16

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SITE PLAN

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COMMUNITY CHRISTIAN ACADEMY

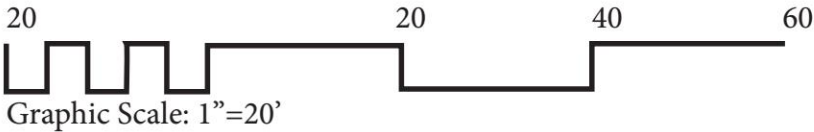
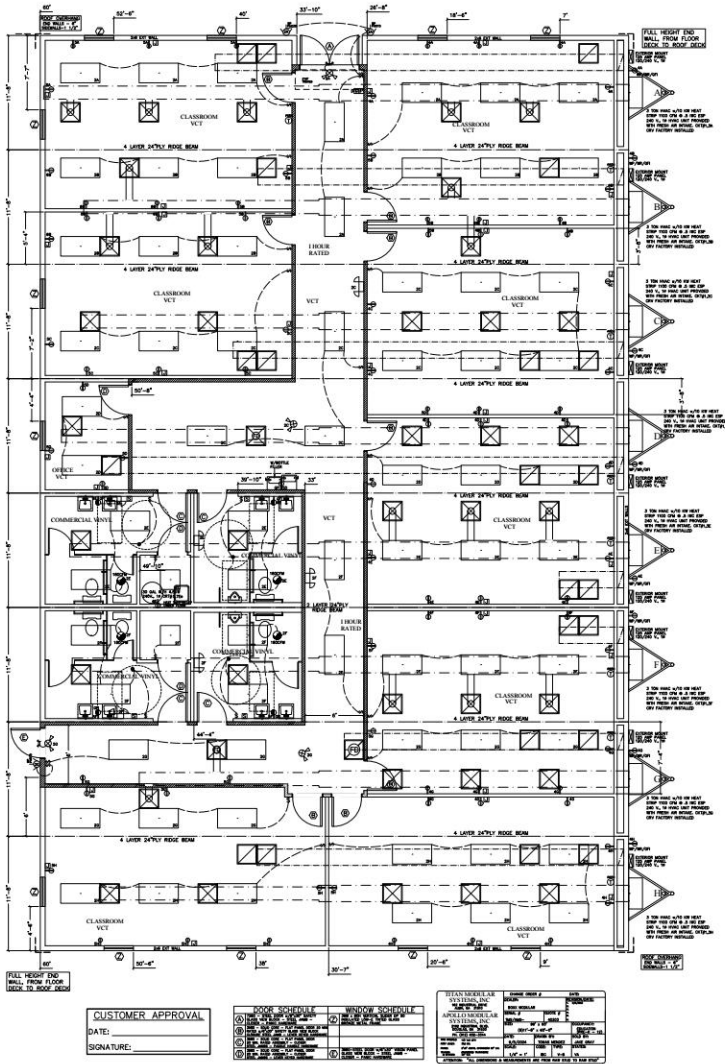
REFERENCE PHOTO
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The proposed building will be similar in appearance to the one shown above.

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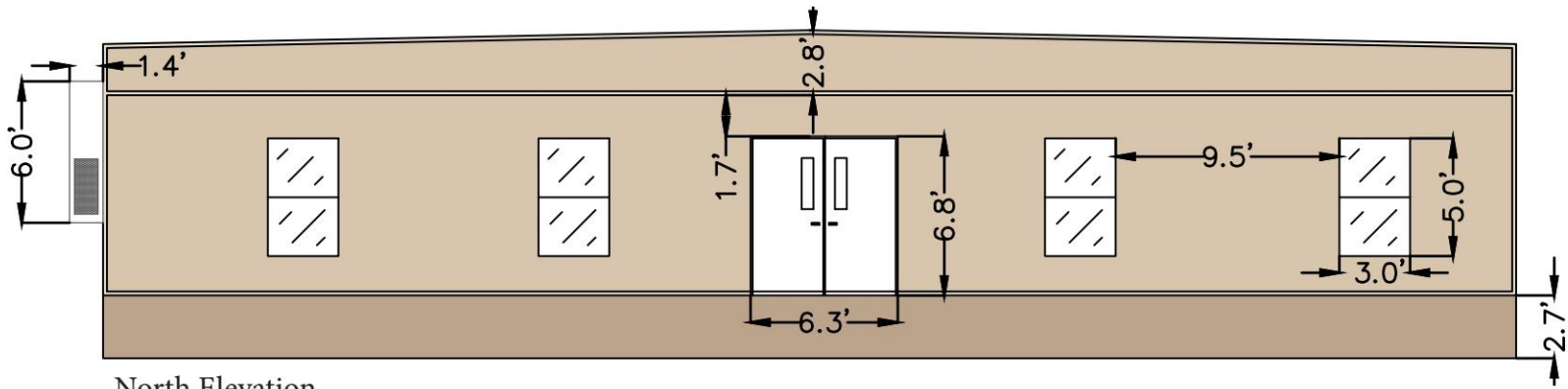
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FLOOR PLAN
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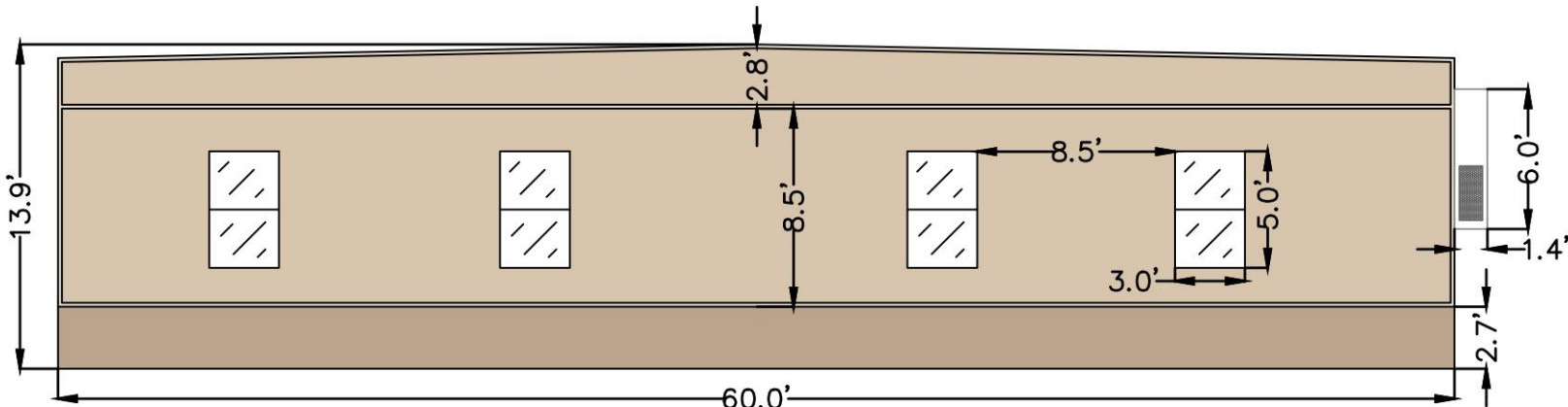
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COMMUNITY
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ELEVATIONS

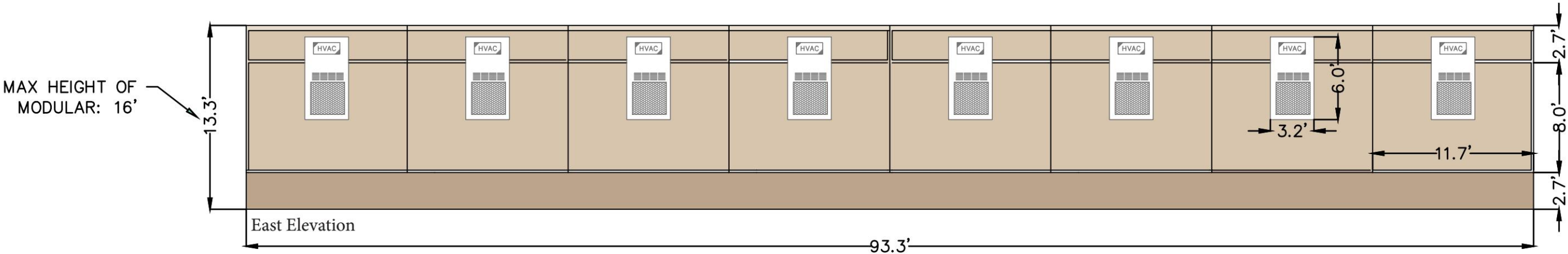
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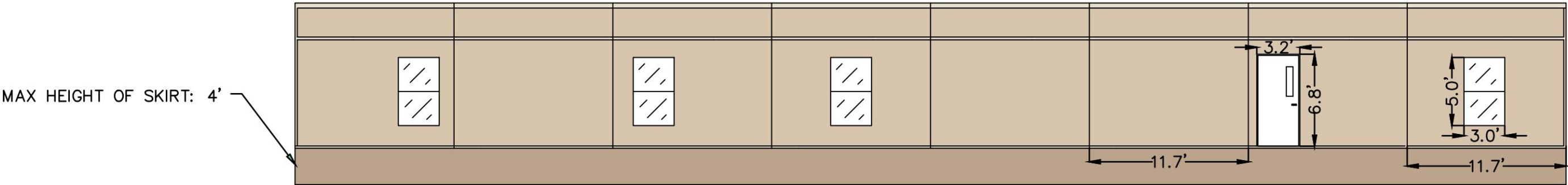
North Elevation



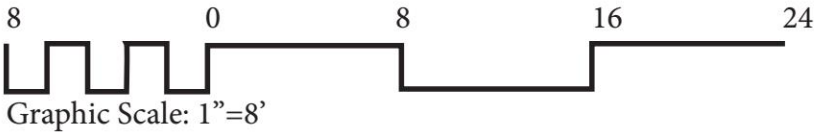
South Elevation



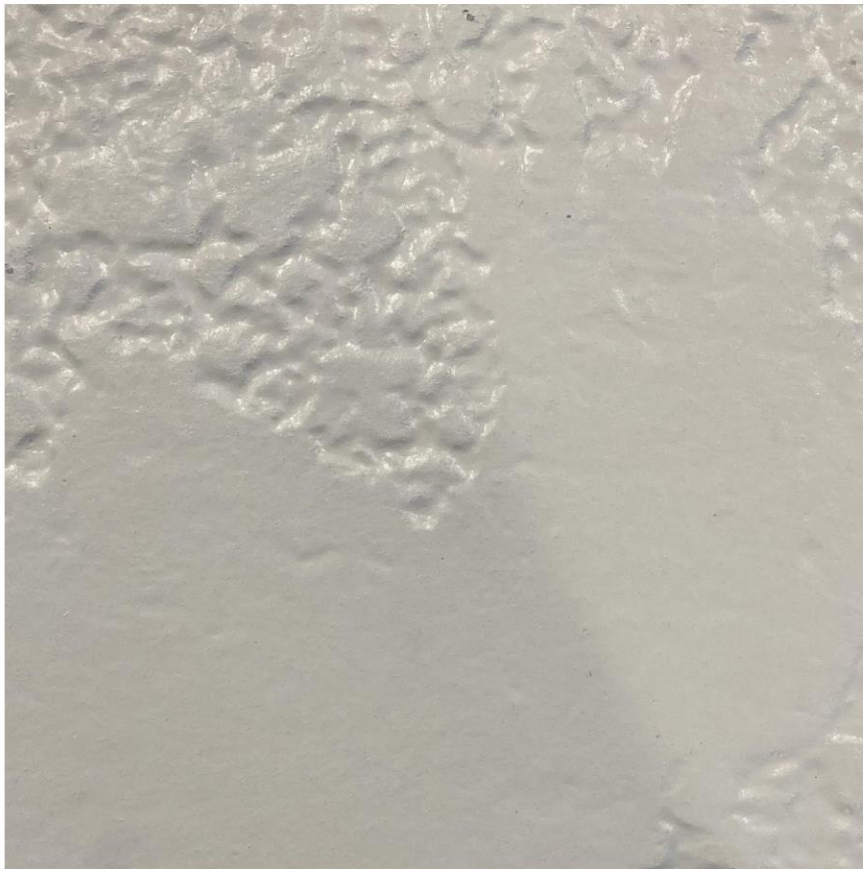
East Elevation



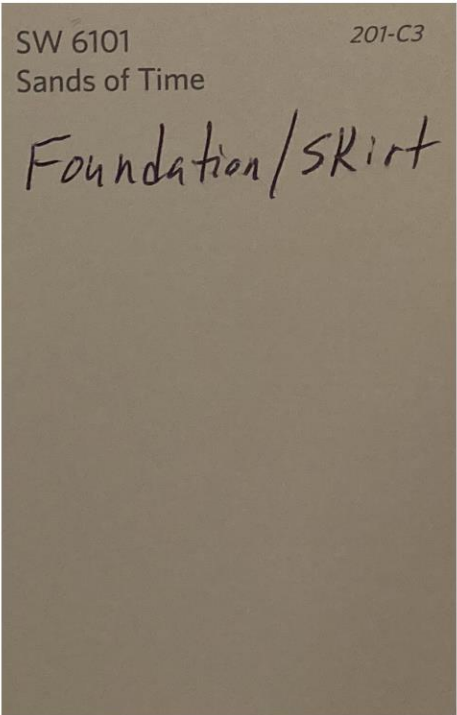
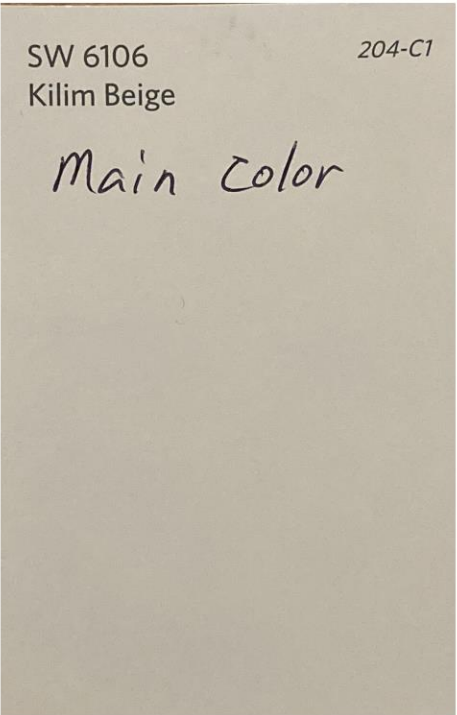
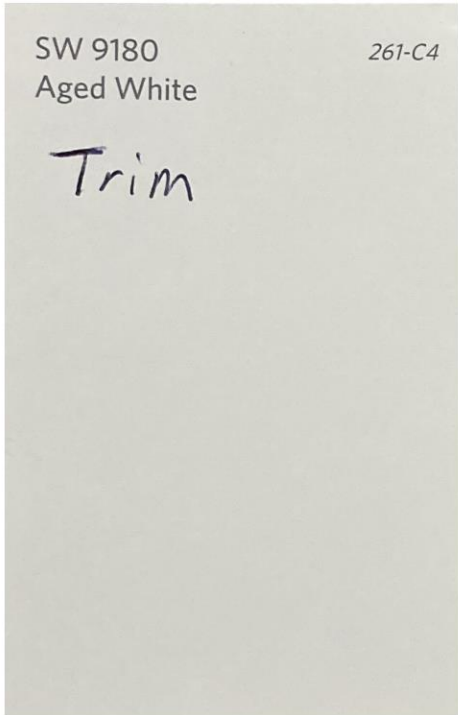
West Elevation



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MATERIALS PALETTE
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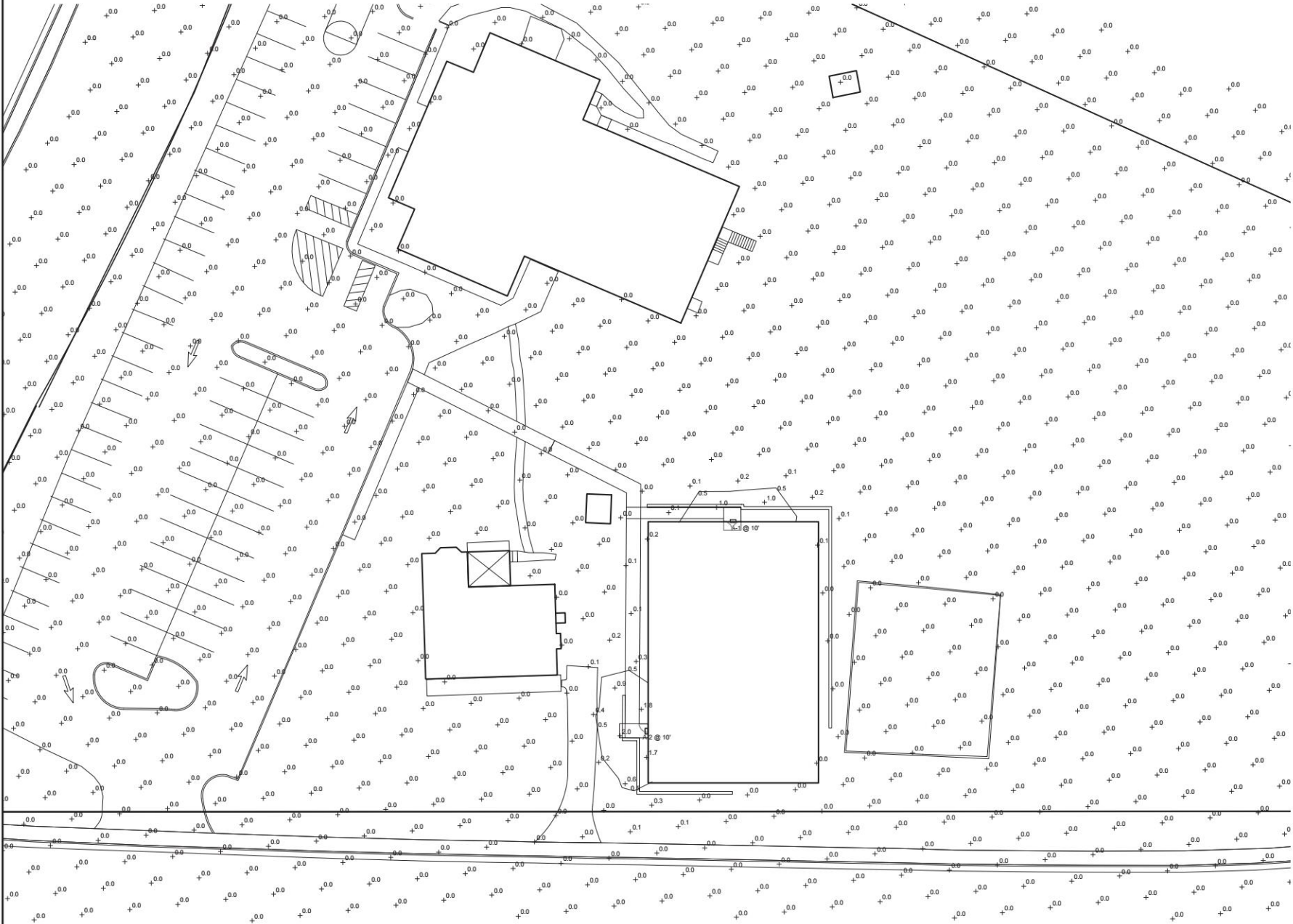


Material for Modular Unit Siding: Hardie Panel (Stucco)



Sherwin Williams Paint Swatches

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ACADEMY
LIGHTING PLAN
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Lighting Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor
	C	2	GARDCO	GBS-A01-830-T2M	Geoform Wall Sconce - black, 20 LED's, 3000K CCT, TYPE T2M OPTIC, 80CRI	GBS-A01-830-T2M.ies	1	Absolute	1.00

CALCULATIONS
AVERAGE: 0.0 fc
MAXIMUM: 2.1 fc
MINIMUM: 0.0 fc

- LIGHTING NOTES:
- Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.
 - "C" fixtures shall be mounted at a height of 7'.
 - "C" fixtures shall have a CCT of 3000K.

Wall Mount
GeoForm
GBS LED wall sconce

Gardco GeoForm black small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wet location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide
Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide	Ordering guide
GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M	GBS-A01-830-T2M

Luminaire Accessories (order separately):
GP-400-001: Wall Mounting Bracket for surface mount, painted black
GP-400-002: Wall Mounting Bracket for surface mount, painted black

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SITE PLAN AMENDMENT
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ALBEMARLE COUNTY, VIRGINIA
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LIGHTING PLAN

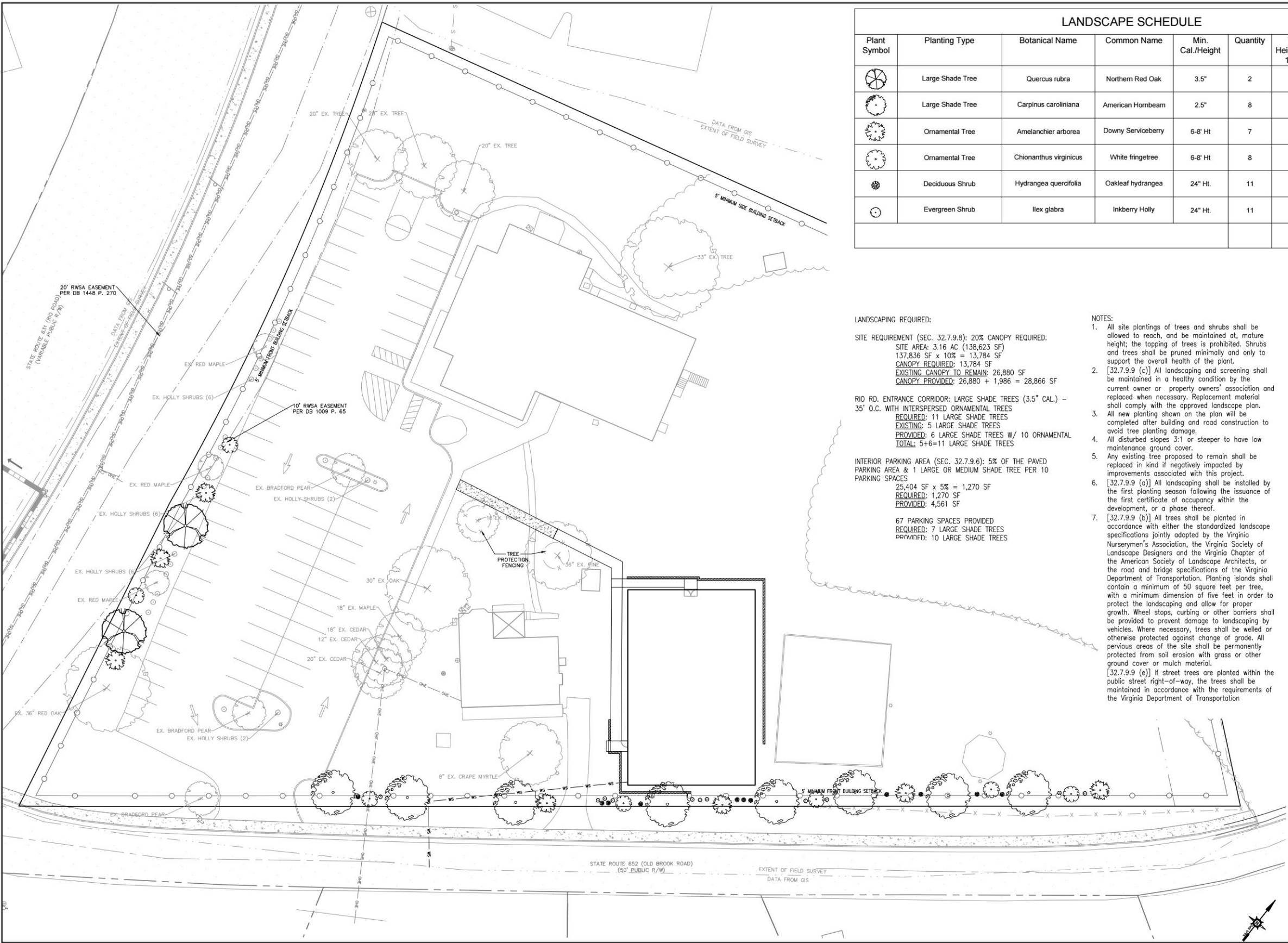
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LANDSCAPE PLAN

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LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Shade Tree	Quercus rubra	Northern Red Oak	3.5"	2	25	541	1082
	Large Shade Tree	Carpinus caroliniana	American Hornbeam	2.5"	8	25	113	904
	Ornamental Tree	Amelanchier arborea	Downy Serviceberry	6-8' Ht	7	10	23	161
	Ornamental Tree	Chionanthus virginicus	White fringetree	6-8' Ht	8	10	23	184
	Deciduous Shrub	Hydrangea quercifolia	Oakleaf hydrangea	24" Ht.	11	10	10	110
	Evergreen Shrub	Ilex glabra	Inkberry Holly	24" Ht.	11	10	10	110
							TOTAL SF:	1986

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 20% CANOPY REQUIRED.
SITE AREA: 3.16 AC (138,623 SF)
137,836 SF x 10% = 13,784 SF
CANOPY REQUIRED: 13,784 SF
EXISTING CANOPY TO REMAIN: 26,880 SF
CANOPY PROVIDED: 26,880 + 1,986 = 28,866 SF

RIO RD. ENTRANCE CORRIDOR: LARGE SHADE TREES (3.5" CAL.) - 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES
REQUIRED: 11 LARGE SHADE TREES
EXISTING: 5 LARGE SHADE TREES
PROVIDED: 6 LARGE SHADE TREES W/ 10 ORNAMENTAL
TOTAL: 5+6=11 LARGE SHADE TREES

INTERIOR PARKING AREA (SEC. 32.7.9.6): 5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
25,404 SF x 5% = 1,270 SF
REQUIRED: 1,270 SF
PROVIDED: 4,561 SF

67 PARKING SPACES PROVIDED
REQUIRED: 7 LARGE SHADE TREES
PROVIDED: 10 LARGE SHADE TREES

- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - [32.7.9.9 (c)] All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.
 - [32.7.9.9 (a)] All landscaping shall be installed by the first planting season following the issuance of the first certificate of occupancy within the development, or a phase thereof.
 - [32.7.9.9 (b)] All trees shall be planted in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia Society of Landscape Designers and the Virginia Chapter of the American Society of Landscape Architects, or the road and bridge specifications of the Virginia Department of Transportation. Planting islands shall contain a minimum of 50 square feet per tree, with a minimum dimension of five feet in order to protect the landscaping and allow for proper growth. Wheel stops, curbing or other barriers shall be provided to prevent damage to landscaping by vehicles. Where necessary, trees shall be welled or otherwise protected against change of grade. All pervious areas of the site shall be permanently protected from soil erosion with grass or other ground cover or mulch material.
- [32.7.9.9 (e)] If street trees are planted within the public street right-of-way, the trees shall be maintained in accordance with the requirements of the Virginia Department of Transportation

LAND PLANNING • PROJECT MANAGEMENT

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**LANDSCAPE
PLAN**

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PLANT PALETTE

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American Hornbeam



Northern Red Oak



Oakleaf Hydrangea



Downy Serviceberry



Inkberry Holly



White Fringetree