ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP201900012 Field School of Charlottesville	**Staff:** Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: May 5, 2020	**Board of Supervisors Hearing:** To be determined
Owner(s): Field School of Charlottesville	**Applicant(s)**: Field School of Charlottesville, represented by Shimp Engineering
Acreage: 24.57 acres	**Special Use Permit for:** Request to amend existing special use permit SP201500024 for a private school under Section 10.2.2.5 of the Zoning Ordinance
TMP: 06000000006800 **Location:** South side of Barracks Road, approximately 750 feet west of the intersection with Montvue Drive	**Zoning/by-right use**: RA, Rural Area – agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); private schools by special use permit. By special use permit, this facility may have up to 150 students.
Magisterial District: Jack Jouett	**Conditions**: Yes **EC:** Yes
Proposal: Request to amend existing special use permit SP201500024 to reduce the acreage that the special use permit applies to, from a 24.57-acre area to a 21-acre area of the parcel, and to change the location of a tree buffer. No increase in student enrollment proposed.	**Requested # of Dwelling Units/Lots:** No dwelling units proposed.
RA (Rural Areas): Yes	**Comp. Plan Designation:** Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential density 0.5 unit/acre in development lots.
Character of Property: Currently vacant and mostly wooded property with a small pond and some areas of clearing and fill.	**Use of Surrounding Properties:** Large- and small-lot residences, farms, other open land, and forests. Colthurst subdivision is to the south and west.
Factors Favorable: 1. As no enrollment increase is requested and no changes to entrances or traffic circulation is requested, the proposed changes are not expected to have an impact on the surrounding area.	**Factors Unfavorable:** 1. None identified.
Recommendation: Special Use Permit: Staff recommends approval of SP201900012, Field School of Charlottesville, with conditions.	

STAFF CONTACT: Andy Reitelbach, Senior Planner
PLANNING COMMISSION: May 5, 2020
BOARD OF SUPERVISORS: TBD

SP201900012 Field School of Charlottesville

PETITION

PROJECT: SP201900012 Field School of Charlottesville
MAGISTERIAL DISTRICT: Jack Jouett
TAX MAP/PARCEL: 06000000006800
LOCATION: South side of Barracks Road, approximately 750 feet west of the intersection with Montvue Drive
PROPOSAL: Request to amend existing special use permit SP201500024 to reduce the acreage that the special use permit applies to, from a 24.57-acre area to a 21-acre area of the parcel, and to change the location of a tree buffer.
PETITION: Special Use Permit request for private schools under section 10.2.2.5 of the Zoning Ordinance. No increase in student enrollment proposed. No dwelling units proposed.
ZONING: RA Rural Area – agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
ENTRANCE CORRIDOR: Yes
OVERLAY DISTRICT(S): Airport Impact Area
COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic, and scenic resources; residential (0.5 unit/acre in development lots)

CHARACTER OF SURROUNDING AREA

The property consists of one parcel totaling 24.57 acres. The site fronts on Barracks Road, west of the city of Charlottesville and just west of Neighborhood 7 of the Southern and Western Urban Neighborhoods Development Area. The property is mostly wooded, but some areas of the site have been cleared. There is a 3-acre manmade pond fed by a stream on the property and the Water Protection Ordinance (WPO) designates a 100-foot buffer around the pond and stream.

The cleared areas of the site were part of a previous fill/waste site on the property. In 2006 a previous property owner obtained a permit to use the site for fill. However, a zoning violation was issued for this site once it was discovered that there was an accumulation of construction debris on the property consisting of metal and wire trash and other debris. The violation was determined to be officially abated in 2009. Areas of the site that were previously used for the fill activity remain mostly cleared and contain areas of man-made critical slopes.

There are two existing entrances to the site from Barracks Road. One of the entrances was formerly used to provide access to the fill site. The other entrance is gated and adjacent to the pond. This entrance is still used for maintenance of the dam and pond.

Neighboring properties are mostly single family-detached residential lots. The Colthurst Farm subdivision (approximately 60 homes) is directly south and west of the property and consists of mostly 1-2 acre lots. Saint David's Anglican Church is adjacent to the property to the northwest. Parcels across Barracks Road are larger lot residential or open space/farm parcels. The Montvue subdivision is across Barracks Road to the northeast. (See Attachment 1 – Location Map.)

The property is zoned RA Rural Areas, and the majority of the adjacent parcels are also zoned RA. A few

parcels to the southeast are zoned PRD Planned Residential Development (which only contains one dwelling) and R1 Residential (see Attachment 2 – Zoning Map).

PLANNING AND ZONING HISTORY

The property is zoned RA, Rural Areas.

WPO2006-0072 – A previous property owner received a permit to conduct fill/waste activity on TMP 60-68.

Violation 2008-228 – The Zoning Administrator made an official determination of zoning violation that the accumulation of metal, wire trash, and debris on the site constituted a junkyard. The violation was abated in 2009.

SP201500024 – Request for a special use permit to allow the construction of a new private school for up to 150 students; approved March 8, 2017.

- Special Exception Request to Disturb Critical Slopes in conjunction with SP201500024; approved March 8, 2017.
- Central Sewerage System Request in conjunction with SP201500024; approved April 12, 2017.

There have also been a number of subdivision plats and boundary line adjustments associated with the property since 2000.

DETAILS OF THE PROPOSAL

The applicant has requested to amend an existing special use permit for a private school (SP201500024) to reduce the acreage of the property that the special use permit applies to in order to facilitate a boundary line adjustment with a neighboring parcel (see Attachment 3 – Project Narrative and Attachment 4 – Concept Plan). The existing special use permit for the Field School of Charlottesville applies to the entirety of Tax Map Parcel (TMP) 60-68, which is 24.57 acres. The property owner has proposed to submit a future boundary line adjustment (BLA) plat to transfer 3.57 acres to an adjacent parcel, TMP 60C—0E-10, if this special use permit amendment is approved. The concept plan (sheet C5) depicts the 3.57 acres that are proposed to be transferred to the neighboring property owner. Because special use permits run with the land, if the BLA were to occur now, the special use permit for the Field School property would continue to apply to the 3.57 acres transferred to TMP 60C—0E-10, encumbering that parcel with the conditions of the special use permit, including a tree buffer that would bisect the proposed new configuration of 60C—0E-10. By reducing the area of TMP 60-68 that the special use permit applies to, the 3.57 acres proposed to be transferred to TMP 60C--0E-10 would no longer be encumbered by the special use permit.

Because of the loss of the 3.57 acres of the Field School's property, there are a few other revisions that the applicant proposes to make to the concept plan for the school. The fifty-foot (50') preserved tree buffer that was proposed to run along the rear property line has been shifted to run along the intended new property line with TMP 60C—0E-10. A portion of this tree buffer, however, has been designated as a "50' minimally disturbed buffer" that would permit some disturbance for nature trails and temporary construction access during construction of the proposed pavilion. This minimally disturbed buffer would border only land that is part of the 3.57 acres intended to be transferred to the neighboring parcel. It does not border any existing parcel boundaries.

In addition, there are several other minor elements of the concept plan that the applicant proposes to

change. The locations of the septic drainfields are proposed to be shifted to be out of the 3.57 acres intended to be transferred to the neighbors. However, the exact locations of the drainfields will be determined in conjunction with the Health Department at the time of site planning. The applicant also proposes to rotate the orientation of one building, a dining hall, by 90 degrees, while still remaining in the same general location. Also, six parking spaces are proposed to be moved from near the dining hall to near the academic and athletic buildings, where there are already twelve faculty parking spaces depicted on the concept plan. The overall number of proposed parking spaces is not increasing, and the new location of those spaces is more interior to the site, farther away from both Barracks Road and adjacent properties.

There are no new buildings proposed, there are no changes to entrances or traffic circulation proposed, and there are no changes in enrollment numbers proposed. The maximum enrollment permitted at the school will remain at 150 students.

COMMUNITY MEETING

No community meeting was held for this application. Due to the nature of the proposal, including the reduction in area that the special use permit would apply to in order to facilitate a boundary line adjustment with a neighboring parcel, along with the associated shift in location of a tree buffer, with no proposed enrollment increase and no proposed change to entrances or traffic flow along nearby streets, it was determined that the requirement for a community meeting could be waived.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.39(B) of the Zoning Ordinance states that the Planning Commission, in making its recommendation, shall consider the same factors found in Section 33.40(B):

1. ***No substantial detriment.*** **Whether the proposed special use will be a substantial detriment to adjacent parcels.**

   The nearest dwellings are within the Colthurst Farm neighborhood and are approximately 350 feet away from the edge of the building and sports fields envelopes. The applicant is proposing to maintain landscaped buffers on all sides of the site and is proposing to preserve the existing treeline around the pond to help screen the site and limit noise impacts.

   The proposed amendment to the existing special use permit does not change the locations of the building and sports fields envelopes. The proposed improvements will remain within the previously-approved envelopes. The 50’ preserved tree buffer on the southern boundary of the site will be shifted to follow along the proposed new property line, but it should continue to provide the same benefits in limiting noise as the original location.

   The one exception to the tree buffer is the area in the southwestern portion of the property where it is intended to be a 50’ minimally-disturbed tree buffer (instead of preserved) to permit nature trails and temporary construction access to the proposed outdoor pavilion. The general location of the pavilion is not changing with this amendment request; however, the transfer of the 3.57 acres of land and resulting shift in the tree buffer cut off access to the pavilion, as the pavilion would be surrounded on all sides by either critical slopes, tree buffers, or the WPO 100’ stream buffer. The proposed minimally-disturbed tree buffer would only border the 3.57 acres of land intended to be transferred to the neighboring property and does not border any existing property lines, limiting its impact on adjacent parcels.

There does not appear to be any substantial detriment on adjacent parcels due to the proposed amendment to the previously approved special use permit. All conditions approved with SP201500024 are proposed to continue except for revising condition #1 to reference the new concept plan submitted with this amendment request. It is recommended, however, that a portion of the width of the proposed 50' minimally-disturbed tree buffer instead become a preserved tree buffer, like it was originally intended. This change would provide some additional buffering against the proposed new parcel lines, with the remainder of the 50' buffer width being the minimally-disturbed tree buffer that would allow space for nature trails and temporary construction access for the pavilion.

2. Character of the nearby area is unchanged. **Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.**

The Rural Areas zoning district in this area is characterized by mostly small and large lot residential uses and a few parcels that appear to be dedicated to agricultural and or open space uses. The proposed amendment to the previously approved special use permit is not expected to change the character of the nearby area. The proposed changes are largely internal to the site, and the shift in location of the 50' tree buffer at the rear of the property is not expected to change the character of the area. The property of the Field School will remain at 21 acres if the BLA is submitted and approved, and the adjacent residential parcel would increase in size to over six acres. No additional parcels are proposed to be created; only a boundary line adjustment between the Field School and a neighboring residential lot is proposed in the future.

Though the exact design and configuration of the school development is unknown at this time, staff believes that allowing flexibility by only showing the building envelopes and providing commitments to building sizes on the concept plan is the best approach. Since the site is along an Entrance Corridor, the final design of the site is expected to be in compliance with Entrance Corridor Design Guidelines and will require approval from the Architectural Review Board. The building envelopes and building sizes are not changing with this request; they remain the same as those originally approved with SP201500024.

3. Harmony. **Whether the proposed special use will be in harmony with the purpose and intent of this chapter,**

The proposed special use permit amendment will keep the same general development plan as previously approved with SP201500024. The reduction in acreage that the special use permit applies to and the shift in location of the tree buffer that are being requested with this application do not change the use and continue to be in harmony with the purpose and intent of the district. The proposal will not significantly change the impact of the use (with the recommended conditions) or its consistency with the purpose and intent of the ordinance.

a. with the uses permitted by right in the district,

The proposed amendment to the previously approved special use permit will not restrict the current uses or other by-right uses available at this property or adjacent properties.

b. with the regulations provided in Section 5 as applicable,

There are no supplementary regulations in Section 5 that are applicable to this use.

c. and with the public health, safety, and general welfare.

The character of the use and the scale of the use would not change with the proposed reduction in acreage of the special use permit or the shift in location of the tree buffer. The changes will not create off-site impacts to health or safety. The conditions approved with the original special use permit, SP201500024, are proposed to remain in effect with this SP amendment request.

4. *Consistency with the Comprehensive Plan.* Whether the proposed special use will be consistent with the Comprehensive Plan.

The Comprehensive Plan designates the property as Rural Areas, which calls for the preservation and protection of agricultural, forestal, open space and natural, historic and scenic resources and allows for a density of 0.5 units per acre on development lots. The site has previously been approved for use as a private school, and no change in the type of use on the site is proposed with the requested amendment to the special use permit. The defined extent of development on the site will limit the area of land disturbance to only a portion of the property and will help to protect natural resources in areas not designated for development such as existing woods, areas of critical slopes, and the pond, stream, and WPO buffer system on the western portion of the property, which is supportive of the Rural Areas goal of preserving and protecting forestal, open space, and natural resources.

RECOMMENDED REVISIONS

There are two revisions recommended by staff to the concept plan to clarify the plan and ensure there are minimal impacts, which should be completed prior to the public hearing with the Board of Supervisors:

1) There is a technical revision that needs to be made to sheet C7 of the concept plan. In the southeastern corner of the Field School's property as depicted on this sheet, the label "50' tree buffer "C"" needs to be revised to "25' tree buffer "C"", which is what was originally approved and is shown on the other sheets of the concept plan.

2) Staff recommends revising the width of the proposed "50' minimally-disturbed tree buffer D" in the southwestern portion of the property, adjacent to the 3.57 acres proposed to be removed from the special use permit and transferred to the adjacent property. The overall width of the proposed tree buffer should remain at 50 feet; however, it is recommended that a portion of that width be a preserved tree buffer (similar to the rest of the tree buffer along the southern property line) to protect the proposed new property boundary against any potential impacts in the future. The remainder of the 50-foot width of the buffer can be minimally disturbed to allow space for the proposed nature trails and temporary construction access for the pavilion.

SUMMARY

Staff finds the following factors favorable to this request:

1. As no enrollment increase is requested and no changes to entrances or traffic circulation is requested, the proposed changes are not expected to have an impact on the surrounding area.

Staff finds the following factor(s) unfavorable to this request:

1. None identified.

RECOMMENDED ACTION

Based on the findings described in this staff report and factors identified as favorable, **staff recommends approval of special use permit application SP201900012 Field School of Charlottesville, with the following conditions**, provided that the two above-mentioned "recommended revisions" are made to the concept plan prior to a public hearing with the Board of Supervisors:

1. Development of the use shall be in general accord with the concept plan entitled "Special Use Permit Concept Plan and Exhibits, Field School of Charlottesville, SP2019-00012 – Amendment to SP2015-24, Tax Map 60, Parcel 68, Albemarle County, Virginia," prepared by Shimp Engineering, P.C., dated 2019.11.18, revised 2020.02.18, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
    a. Locations of buildings and sports fields within the indicated envelopes
    b. Maximum total building footprint of thirty thousand (30,000) square feet
    c. Maximum footprint of twelve thousand (12,000) square feet for any single building
    d. Preservation and installation of tree buffers as indicated
    e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated

    Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.

2. The maximum enrollment shall be one hundred fifty (150) students.

3. Classroom instruction shall not begin before eight o'clock a.m. (8:00 a.m.) and shall not continue later than five o'clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.

4. Occasional non-sporting school-related events may occur on and after five o'clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o'clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.

5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health.

6. No outdoor lighting of sports fields shall be installed for this use.

7. There shall be no outdoor amplified sound associated with this use.

8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or his designee for approval.

9. If the construction of the private school for which this Special Use Permit is issued is not commenced by February 28, 2022, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

POSSIBLE PLANNING COMMISSION MOTIONS for SP201900012

A. Should the Planning Commission **choose to recommend approval** of this special use permit:

I move to recommend approval of SP201900012, Field School of Charlottesville, with the conditions as stated in the staff report and with the two revisions to the concept plan as recommended by staff.

B. Should the Planning Commission **choose to recommend denial** of this special use permit:

I move to recommend denial of SP201900012, Field School of Charlottesville. (State reasons for denial.)

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Zoning Map
Attachment 3 – Project Narrative, dated November 18, 2019, last revised February 18, 2020
Attachment 4 – Concept Plan and Exhibits, dated 2019.11.18, last revised 2020.02.18

Attachment 1 - SP2019-00012 Field School of Charlottesville Location Map

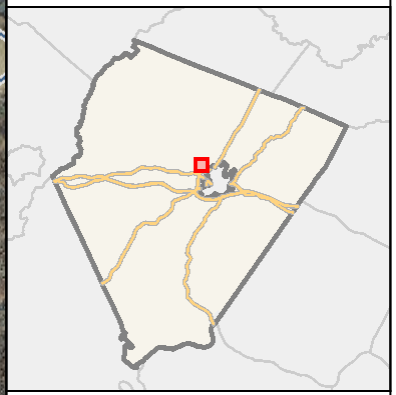


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels



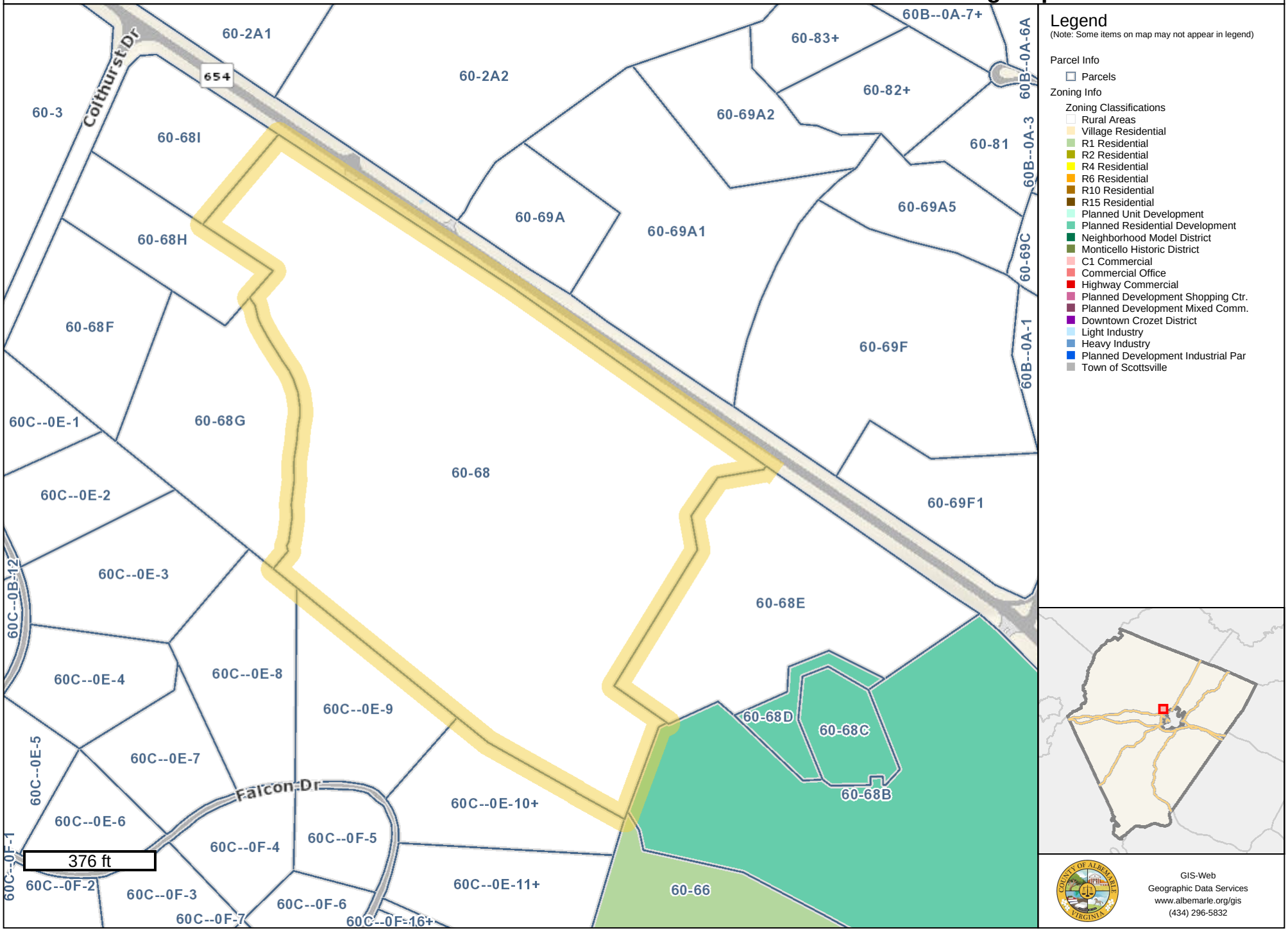
GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

April 22, 2020

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

Attachment 2 - SP2019-00012 Field School of Charlottesville Zoning Map



Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels

Zoning Info

Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville

GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

April 22, 2020

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: **Field School of Charlottesville**

Parcel Description: **Tax Map 60, Parcel 68**

Pre-App Meeting Date: **July 15, 2019**

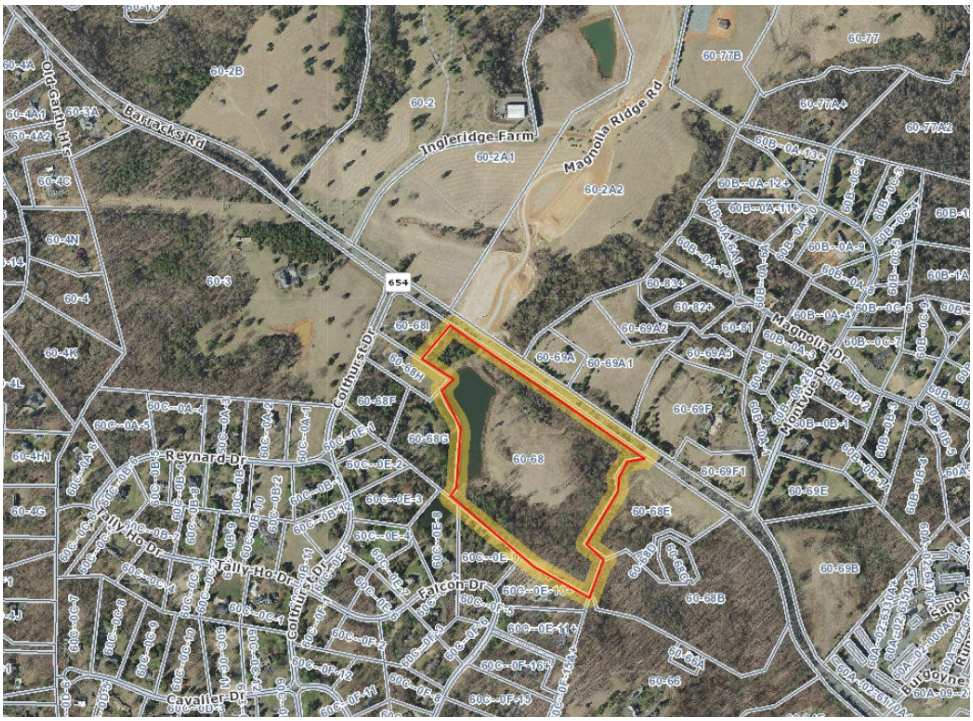
Initial Submittal Date: **November 18, 2019**

Revised: **February 18, 2020**

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 60-68	24.57	Rural Area SP approved for private school use	Special Use – Private Middle School	Rural Area

Additional Zoning Considerations:
Airport Impact Area (AIA), Entrance Corridor (EC), Critical Slopes

Location:
This property is located on Barracks Road, 500 feet east of Colthurst Drive and approximately 750 feet west of Montvue Drive; within the Ivy Creek water supply watershed.



Project Proposal:

Field School of Charlottesville is the Owner (the "owner") of tax map parcel 60-68 in Albemarle County, Virginia, a 24.57 acre parcel located off of Barracks Road approximately 500' east of Colturst Drive and approximately 750' west of Montvue Drive (the "property"). The owner requests a special use permit ("SP") to amend the previously approved SP on the property, SP201500024. This amendment, SP201900012, to the approved SP, proposes a revision to the limits of the SP allowing a private school use, from a 24.57 acre area to a 21.00 acre area. The proposed limits of SP201900012 are consistent with a proposed boundary line adjustment with adjacent parcel, TMP 060C0-00-0E-01000. There are no proposed operational or enrollment changes with this amendment request.

SP201500024 was approved with conditions by the Albemarle County Board of Supervisors on March 8, 2017, and permits a private school on TMP 60-68. The proposed boundary line adjustment, which will reallocate 3.57 acres from TMP 60-68 to TMP 60C-0E-10 requires revisions to the conditions of the approved SP2015-24 to ensure that TMP 60-C-0E-10 is not encumbered by the conditions of the special use permit applicable to the Field School property. For example, the general location of the 50' preserved tree buffer "D" needs to be revised from its original location, as shown on the concept plan approved in conjunction with SP2015-24, so that use of the entirety of the proposed TMP 60C-0E-10, which is approximately 6.257 acres, is not inhibited by conditions approved with SP2015-24.

The general site layout approved with SP2015-24 will remain largely unchanged however; there is some reorientation of site elements such as a building and reorganization of a few parking spaces to accommodate a revised reserve drainfield location. The concept approved in conjunction with SP2015-24 shows a primary drainfield and two reserve drainfield locations. With the proposed transfer of 3.57 acres from the Field School property to TMP 60C-0E-10, these necessary site elements needed to be accommodated elsewhere on the site since one of the reserve drainfields is shown within the limits of the area that is to be transferred to TMP 60C-0E-10. The primary drainfield is now shown northeast of the approximate location where it was shown on the SP2015-24 concept and the two smaller reserve drainfields shown on the SP2015-24 concept are now depicted as one larger reserve drainfield area. When looking at the site as a whole, the general location of the drainfields remains relatively consistent with the approved SP2015-24. There are several constraints on the site that limit any drastic relocation of the potential drainfield areas from the SP2015-24 concept, these constraints include areas that have been heavily worked in the past, stream buffer, and critical slopes.

As previously stated, slight modifications have been made to the site layout proposed with this SP request (SP2019-12) to accommodate the revised proposed drainfield locations. The dining hall shown as building "7" on the conceptual site layout has been rotated 90 degrees and moved closer to the proposed travelway and six of the guest parking spaces that were previously shown near the dining hall have been relocated adjacent to the 12 faculty spaces shown near the proposed 2-story athletic building. No additional parking spaces are proposed with this SP amendment, only a reorientation of proposed parking areas to accommodate proposed drainfield locations.

This SP amendment proposes no changes to the maximum building footprint and so consistent with SP2015-24, total building footprint will be limited to a maximum of 30,000 SF and no individual building footprint shall exceed 12,000 SF. Since there are no operational or enrollment changes proposed with this SP request, the parking demands evaluated in conjunction with SP2015-24 remain consistent with this proposal; approximately 15-20 after-school sporting events are expected to take place on the site. It is anticipated that ten paved parking spaces will be required to accommodate daily needs of the students and approximately 10 additional paved parking spaces are required to accommodate school faculty and staff.

20-30 “temporary” parking spaces will accommodate overflow parking, as needed for events. Since only six parking spaces are reoriented in conjunction with this SP request, and these reoriented spaces have been moved further from Barracks road, it is not anticipated that any onsite parking will be visible from Barracks Road. Just as with SP2015-24, it is anticipated that overflow parking will be on grass surfaces, approved with site plan review.

Consistent with SP2015-24, student capacity will remain unchanged, limited to 150 boys, grades 5-8. As previously stated, there are no operation changes proposed with this SP request and so school operations will remain consistent with those approved with SP2015-24; the regular hours of operation will be from 9 am to 4 pm for approximately 170 days of the year and some additional summer school options available. Summer school operations will have substantially the same limitations (time of day, number of students, etc.) as the limitations provided during the regular school year. Summer after school events typically occur immediately after school and are generally completed by 5:45 pm. An additional 10-12 evening school events occur throughout the school year.

In conjunction with SP2015-24, the Board of Supervisors approved a special exception for .85 acres of critical slopes disturbance and a central sewer request. There are no proposed changes to these approvals with this SP request.

Consistency with the Comprehensive Plan:

A private school use was approved on the property with SP2015-24 and therefore this use has previously been evaluated for consistency with the Comprehensive Plan. The proposed boundary line adjustment, which would remove 3.57 acres from the Field School property, does not alter the nature of the private school use and although the use has been previously evaluated for consistency with the Comprehensive Plan, it is prudent to note the following consistencies with the Comprehensive Plan that demonstrate the Field School embodies several community values as outlined in the Comprehensive Plan:

Vision + Values

- *Excellent educational opportunities as found in the County’s public and privates schools, college, and university*

  The Field School of Charlottesville offers an excellent educational opportunity in Albemarle County. The Field School is a small private school, dedicated specifically to middle school boys. The school is committed to a lean school model, with its small teacher-student ratio encouraging strong relationships and engagement with their students, and allowing for quick policy and institutional decisions that are made by those who work directly with their pupils. The private school is interdisciplinary, with an emphasis on a ‘collective experience’ of in-class exercises, special events, and field trips and teachers that educate the student body by subject, not by grade; the school firmly believes that this consistency creates a stable foundation of which their middle school education is able to grow from.

Economic Development

- *Promote economic development activities that help build on the County’s assets while recognizing distinctions between expectations for the Development Areas and the Rural Area.*

A private school offers a unique opportunity for partnership with Albemarle County, where 54% (or $202 million) of the budget is allocated toward capital and operational costs of schools. It is anticipated that over half of the students at The Field School will live in households in Albemarle County, paying property taxes

toward the Albemarle County school budget. The Field School offers an opportunity to increase the inventory of schools within the County and increase the capacity for students within the public school system, at no additional cost to the County taxpayer.

Impacts on Public Facilities & Public Infrastructure:

The property lies within the Albemarle County Jurisdictional Area for water and fire hydrants are located along the frontage of the proposed school site. The property does not lie within an ACSA sewer service area and therefore the site will utilize on-site drain field locations. The Field School will make any necessary improvements such as the installation of turn lanes to accommodate the private school use and existing road users as required by VDOT within the Barracks Road right-of-way.

The Field School is limited to a maximum enrollment of 150 students and will have an estimated 12 staff members on the property during the day. This property is serviced by the Berkmar Rescue squad and the Seminole fire station.

Lighting/Noise:

Lighting and noise impacts from the Field School have been previously evaluated with SP2015-24. There are no proposed changes to the lighting and noise impacts from SP2015-24. The following was stated in the application for the approved SP2015-24: outdoor lighting for the school use will be limited to parking and building entrances. No lighting or amplification of noise will be permitted on the athletic fields. Use of the school and school facilities will be limited outside of the hours of the regular school day. The school will enroll boys in grades 5-8 and will be limited to 150 students. The regular hours of operation for the school will be between 9 am and 4 pm for approximately 170 days of the year and some additional summer school options will be made available. Summer school operations will have substantially the same limitations (time of day, number of students, etc.) as the limitations provided during the regular school year.

Impacts to Traffic:

Since there are no proposed enrollment or operational changes, there are no anticipated additional traffic impacts beyond those anticipated with the approval of SP2015-24.

<u>Below is the narrative describing anticipated traffic impacts that was evaluated during the review of the approved SP2015-24.</u>

The Field School currently enrolls 75 students and is located on Crozet Avenue (S.R. 810) just north of Crozet, Virginia. Attachment A is a study prepared in 2013 evaluating traffic counts and parking needs for the Field School over a one week period during the regular school year. During that week-long study, please note the following: attendance ranged from 65-68 students, daily traffic ranged from 58-62 trips, AM Peak Hour trips ranged from 9-24, PM Peak Hour trips ranged from 4-13, and the maximum utilized parking spaces was 15 car spaces and 2 bus spaces.

Attachment B is a map of Albemarle County showing residential areas (trip originations/destinations) for the existing 2014-15 Field School population. It should be noted that the 18% of the current student population resides in the Crozet area (where the Field School is currently located) and 15% of the current enrollment resides in the Ivy area (where The Field Camp is located). In the new location, it is anticipated that the proportion of students enrolled from the Crozet Area will significantly drop and the proportion of students enrolled from the urban ring of Charlottesville will increase respectively

Traffic Impacts (continued):

Table 1 below provides an analysis based on traffic numbers generated from similar school projects (such as the Regents School in Albemarle County). The 2013 existing ADT on Barracks Road (S.R. 654) between Old Garth Road (S.R. 601) and Georgetown Road (S.R. 656) is 5,900 trips. This number increases to 21,000 between Georgetown Road and the Charlottesville City limits. Using the figures from Table 1, The Field School currently generates 209 trips per day and at full enrollment (150 students) will generate 419 trips per day.

Table 1: Field School Trip Generation with 150 Students

Assumed Values**:	Daily traffic multiplier =	2.79	per student	
	AM peak hour traffic =	0.9	per student	
	AM inbound =	55	%	
	AM outbound =	45	%	
	PM Peak Hour mulitplier =	0.61	per student	
	PM inbound =	47	%	
	PM outbound =	53	%	

Use Description	Size (number of students)	Population Basis	Daily Traffic	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Private School (Grade 5-8)	75	current enrollment	209	37	30	68	22	24	46
Private School (Grade 5-8)	150	maximum enrollment	419	74	61	135	43	48	92

** These values are estimates compiled from various online traffic reports including:

http://ww2.cityofpasadena.net/councilagendas/2009%20agendas/Mar_23_09/6A%20ATTACHMENT%202%20PART%204.pdf

http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2014Files/0813/09.0a_RegentsSchoolAttachA.pdf

The 2013 analysis of actual trips provided in Attachment 1 demonstrates that the actual ADT is significantly lower than the design ADT provided in Table 1 above. It is our opinion herein that the discrepancy in these figures is due to the Field School use of bus service and carpooling. Figures provided in Table 1 were originally derived from the ITE Code 534 (private school use (K-8)) which apparently does not consider bus services or carpooling.

Additionally, it should be noted that the proposed school location on Barracks Road is 1 ¼ miles west of the Barracks Road Shopping Center. This proximity to a major retail center will significantly reduce the number of trip originations when considering design ADT. Consider the parent of a student, traveling to a regional service at Barracks Road (Harris Teeter, Kroger, Wells Fargo, CVS, USPS, etc…) will be able to stop by and pick up their child from school on the way home.

As demonstrated in the 2013 study, the peak hours for the school use are between 8:30-9:30 AM and 3:45-4:45 PM. The AM Peak hours would coincide with peak hours of traffic along Barracks Road and a left turn lane may be required for the school use. The site has adequate frontage and sight distance to provide turn lanes as needed.

Barracks Road (S.R. 654) is a major collector road in Albemarle County with a posted speed limit of 50 MPH (45MPH for trucks). Georgetown Road (S.R. 656) is another major collector road in Albemarle County and is located ½ mile from the proposed site. The U.S. 29/250 Bypass is characterized as a "Freeway or Expressway" and is located 1 mile from the proposed site.

Impacts on Environmental Features:

Below is the narrative describing Impacts on Environmental Features evaluated with the review of SP2015-24. The impacts with SP2019-12 are consistent with those evaluated with SP2015-24 and only minor modifications to the narrative approved with SP2015-24 have been included to account for approved critical slopes disturbance:

During neighborhood meetings conducted with the review of SP2015-24, it was the consensus of neighbors and a science teacher from The Field School that the lake on the property should be preserved along with the existing stream buffer and adjoining wooded slopes along the southern border of the property (see attached application plan). In later meetings with neighbors during the review of SP2015-24, an additional buffer area was requested between the ball fields and the lake to supplement an area with few screening trees. This additional buffer was included in the application plan for SP2015-24 and is still proposed with the SP2019-12 application plan.

Additionally, a landscaped buffer is still proposed along the frontage of Barracks Road.

Some critical slopes will need to be disturbed in order to create the ball fields and school campus. A conceptual design of the school campus is provided, demonstrating how the critical slopes can be addressed with minimal disturbances and these disturbances can be mitigated. A special exception approving .85 acre of critical slopes disturbance was approved in conjunction with SP2015-24.

Grading is proposed for the multipurpose ball field, adjacent to the 100-ft stream buffer, which will not be impacted by the grading. The 3-acre pond will remain within the school property.

Attachment A:
The Field School of Charlottesville

Field Report: Traffic Counts and Parking Needs Study
Observation Dates: January 14 through January 18, 2013
Revision Date: July 29, 2013
Prepared By: The Field School of Charlottesville

Vehicle Trips:

Time of Day	Monday 1/14/2013		Tuesday 1/15/2013		Wednesday 1/16/2013		Thursday 1/17/2013		Friday 1/18/2013		Revision Comments
	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	
8:00-8:30	1	0	1	0	1	0	1	0	1	0	includes faculty member performing counts
8:30 - 8:45	9	4	9	4	10	5	9	4	10	5	includes estimated distribution of in/out
8:45 - 9:00	9	4	8	4	9	5	9	5	10	4	includes bus in and estimated distribution
9:00 - 9:15	1	1	1	1	1	1	2	1	3	1	includes estimated distribution of in/out
9:15 - 3:45	6	8	5	6	6	7	4	7	2	9	includes estimated distribution of in/out
3:45 - 4:00	4	2	4	2	4	2	3	2	3	2	includes estimated distribution of in/out
4:00 - 4:15	1	6	1	6	1	9	1	6	1	6	includes bus out and estimated distribution
4:15 - 4:30	0	5	0	5	0	2	0	3	0	2	includes estimated distribution of in/out
4:30 - 5:30	0	1	0	1	0	1	0	1	0	1	includes faculty member performing counts
Total Daily Trips In/Out	**31**	**31**	**29**	**29**	**32**	**32**	**29**	**29**	**30**	**30**	
Total Daily Traffic	**62**		**58**		**64**		**58**		**60**		

Peak Hour Distributions:

Estimated AM Peak Hour Trip Distributions (8:30-9:30)	20	9	19	9	21	11	21	12	24	11	
Estimated Mid-Day Trip Distributions (9:30 - 3:45)	5	8	4	6	5	7	3	5	2	9	
Estimated PM Peak Hour Trip Distributions (3:45 - 4:45)	5	13	5	13	5	13	4	11	4	10	

Additional Notes:

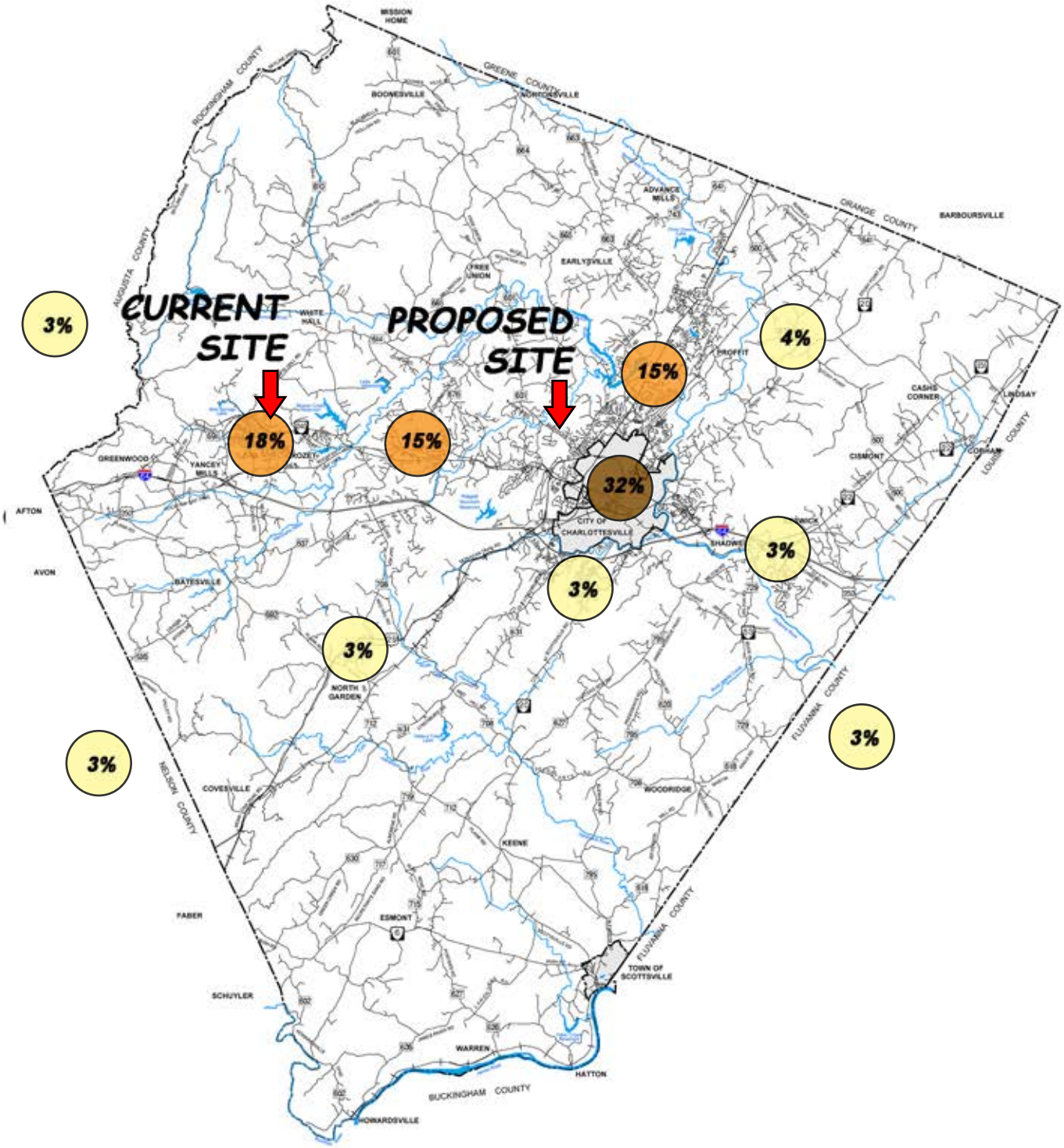
Daily Student Attendance	68	65	68	65	67	
Students riding bus	37	36	37	36	37	
Daily Faculty Attendance	10	10	10	10	10	Includes one teacher driving bus
Students walking/biking	1	0	0	0	1	
Students carpools	5	5	5	4	5	
Weather	clear	rain	rain	rain/snow	clear/cold	
Special Events	none	none	none	basketball cancelled	Open House (9:00 - 11:00)	

Parking Analysis:

Faculty in Attendance		10		10		10		10		10	Includes one teacher driving bus
Vehicles Parked at 9:30		11		10		10		9		15	
Buses Parked at 9:30		2		2		2		2		2	

Attachment B:
Field School of Charlottesville
Map of Trip Originations/Destinations
for Current School Enrollment (2014-15)

prepared June 10, 2015



SPECIAL USE PERMIT CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

SP2019-00012 - AMENDMENT TO SP2015-24
TAX MAP 60, PARCEL 68
ALBEMARLE COUNTY, VIRGINIA

.

OWNER/DEVELOPER

Field School of Charlottesville
1408 Crozet Avenue
Crozet, Virginia 22932

ZONING

EC - Entrance Corridor
RA - Rural Areas
AIA - Airport Impact Area
SP201500024, approved March 8, 2017
permits a private school use on the site

EXISTING USE

Vacant Land

PROPOSED USE

Private school use (approved with SP201500024)
SP2019-00012 is an amendment to SP2015-00024 and proposes a revision to the limits of SP, reducing school area from 24.57 acres to 21.00 acres.

DISTRICT

Jack Jouett

SOURCE OF TITLE

DB 5149 P 187

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary is based on field survey by:
Brian S. Ray, Roger W. Ray & Assoc., Inc.
663 Berkmar Court
Charlottesville, VA 22901
Provided on January 7, 2019
Topographic data of two foot (2') contours provided by Albemarle County GIS

BENCHMARK

Datum for topography is NAVD 1988

FLOODZONE

These parcels do not lie within FEMA flood zones as defined on FIRM map 51003C0267D, dated February 4, 2005.

RESERVOIR WATERSHED

This site is located within the Ivy Creek Water Supply Watershed.
This site is located within a water supply protection area.

WATER & SANITARY SERVICES

Potable water services are to be provided by the Albemarle County Service Authority.
At such time when a septic system is proposed for this site, Virginia Department of Health permitting and approvals shall be required. In conjunction with SP201500024, central sewerage system approved by the Board of Supervisors on April 12, 2017. The County Engineer and the Health Department shall approve the applicant's final plans before the central sewerage system is constructed. The number of connections shall be limited to three (3) connections.

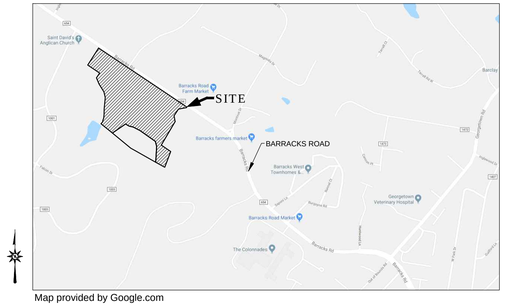
CRITICAL SLOPES

Critical slopes are present on this property. 0.85 AC of critical slopes disturbance approved by special exception in conjunction with SP201500024.

WATER PROTECTION ORDINANCE

A 100' stream buffer exists on the property.

VICINITY MAP SCALE : 1"=1000'



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET
C2 APPROVED SP2015-24 CONCEPT PLAN/EXHIBITS & CONDITIONS
C3 APPROVED SP2015-24 CONCEPT PLAN/EXHIBITS & CONDITIONS
C4 EXISTING CONDITIONS
C5 BOUNDARY LINE ADJUSTMENT
C6 GENERAL CONDITIONS OF DEVELOPMENT
C7 EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT

SHIMP ENGINEERING PLLC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18

FILE NO
15.032

COVER

SHEET C1 of C7

C1

RESOLUTION TO APPROVE
SP 2017-24 THE FIELD SCHOOL OF CHARLOTTESVILLE

WHEREAS, The Field School of Charlottesville submitted an application for a special use permit to construct a new private school on Tax Map Parcel Numbers 06000-00-00-06800 and 06000-00-00-068E0, and the application is identified as SP201500024 The Field School of Charlottesville ("SP 2015-24); and

WHEREAS, on December 13, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2015-24 with conditions; and

WHEREAS, on March 8, 2017, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2015-24.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2015-24 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2015-24, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Dill	____	____
Ms. Mallek	____	____
Ms. McKeel	____	____
Ms. Palmer	____	____
Mr. Randolph	____	____
Mr. Sheffield	____	____

SP-2015-24 The Field School of Charlottesville
Special Use Permit Conditions

1. Development of the use shall be in general accord with sheet four (4) of the concept plan entitled "Special Use Concept Plan and Exhibits for Field School of Charlottesville" prepared by Shimp Engineering, P.C., revision #5, dated October 27, 2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
   a. Locations of buildings and sports fields within the indicated envelopes
   b. Maximum total building footprint of thirty thousand (30,000) square feet
   c. Maximum footprint of twelve thousand (12,000) square feet for any single building
   d. Preservation and installation of tree buffers as indicated
   e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated
   Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.

2. The maximum enrollment shall be one hundred fifty (150) students.

3. Classroom instruction shall not begin before eight o'clock a.m. (8:00 a.m.) and shall not continue later than five o'clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.

4. Occasional non-sporting school-related events may occur on and after five o'clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o'clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.

5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health

6. No outdoor lighting of sports fields shall be installed for this use.

7. There shall be no outdoor amplified sound associated with this use.

8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or her designee for approval.

9. If the construction of the private school for which this Special Use Permit is issued is not commenced by February 28, 2022, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SP 2015-24 THE FIELD SCHOOL OF CHARLOTTESVILLE

WHEREAS, The Field School of Charlottesville submitted an application for a special use permit to construct a new private school on Tax Map Parcel Numbers 06000-00-00-06800 and 06000-00-00-068E0 (collectively, the "Property) ("SP 2015-24); and

WHEREAS, The Field School of Charlottesville filed a request for a special exception in conjunction with SP 2015-24 to allow the disturbance of .85 acres of existing critical slopes, as the Property is depicted on the pending plans under review by the County's Department of Community Development.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the executive summary prepared in conjunction with the application, and its supporting analysis, the plans entitled "Special Use Permit Concept Plan and Exhibits for the Field School of Charlottesville" prepared by Shimp Engineering, P.C., and last revised on October 27, 2016, and all of the factors relevant to the special exception in Albemarle County Code § 18-4.2.5, the Albemarle County Board of Supervisors hereby approves the special exception to authorize the disturbance of critical slopes for the Field School of Charlottesville's construction of a new private school on the Property, subject to the conditions attached hereto.

* * * * *

SP 2015-24, The Field School of Charlottesville Special Exception Conditions

1. The area of land disturbance on critical slopes shall not exceed .85 acres as shown on pages 3 and 4 of the plan entitled "Special Use Permit Concept Plan and Exhibits for the Field School of Charlottesville" prepared by Shimp Engineering, L.C. and last revised on October 27, 2016.

2. Any land disturbing activity located within the critical slopes shall comply with the design standards in County Code § 18-30.7.5.

ATTACHMENT 5

RESOLUTION TO APPROVE
A CENTRAL SEWERAGE SYSTEM
ON TAX MAP PARCELS 06000-00-00-06800
AND 06000-00-00-068E0

WHEREAS, on March 8, 2017, the Board of Supervisors approved the Field School of Charlottesville's request for a special use permit to construct a new private school on Tax Map Parcels 06000-00-00-06800 and 06000-00-00-068E0 (collectively, the "property"), and the application is identified as Special Use Permit SP201500024 The Field School of Charlottesville ("SP 2015-24); and

WHEREAS, in conjunction with SP 2015-24, the Field School of Charlottesville requested approval of a central sewerage system to serve its private school on the property; and

WHEREAS, on April 12, 2017, the Albemarle County Board of Supervisors considered the Field School of Charlottesville's request for approval of a central sewerage system on the property.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for this request and all of its attachments, the information presented to the Board of Supervisors, and the factors relevant to central sewerage systems in County Code Chapter 16 and the Albemarle County Comprehensive Plan, the Albemarle County Board of Supervisors hereby approves the Field School of Charlottesville's request for a central sewerage system on Tax Map Parcels 06000-00-00-06800 and 06000-00-00-068E0, subject to the conditions contained herein.

* * * * *

The Field School of Charlottesville Central Sewerage System Conditions

1. The County Engineer and the Health Department shall approve the applicant's final plans before the central sewerage system is constructed.

2. The number of connections shall be limited to three (3) connections.

SPECIAL USE PERMIT CONCEPT PLAN AND EXHIBITS FOR

THE FIELD SCHOOL OF CHARLOTTESVILLE

SP 2015-00024

Albemarle County, Virginia



RENDERED CONCEPT OF DEVELOPMENT (not to scale)

SPECIAL USE PERMIT APPLICATION FOR:
TAX MAP 60, PARCEL 68

JACK JOUETT MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
JUNE 15, 2015

Current Revision Date: October 27, 2016

SHIMP ENGINEERING P.C.
PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 277-5140

SHEET INDEX

C1 - COVER SHEET
C2 - EXHIBIT - BOUNDARY LINE ADJUSTMENT
C3 - EXHIBIT - EXISTING CONDITIONS
C4 - CONCEPT PLAN OF DEVELOPMENT-GUIDELINES
C5 - EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT

GENERAL NOTES:
Approvals and concept plan affiliated with SP201500024 included for reference purposes.

SHIMP ENGINEERING P.C.
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18

FILE NO
15.032

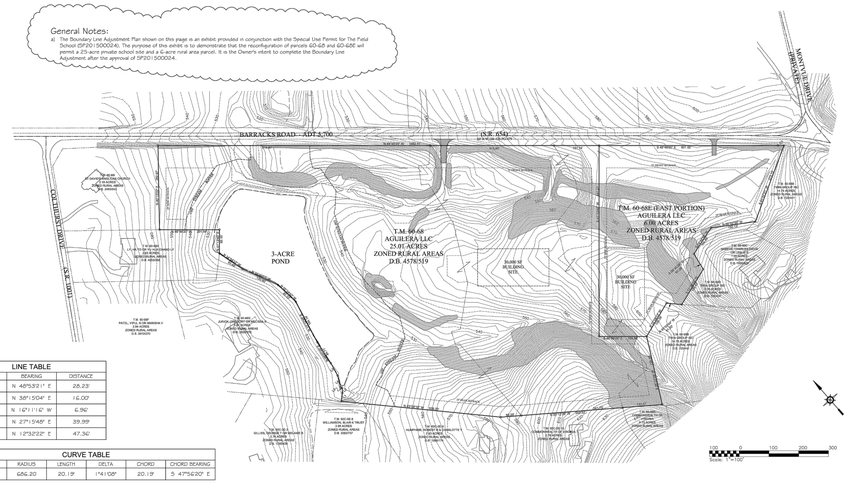
APPROVED SP2015-24 CONCEPT PLAN AND EXHIBITS, AND CONDITIONS

SHEET C2 C

C2

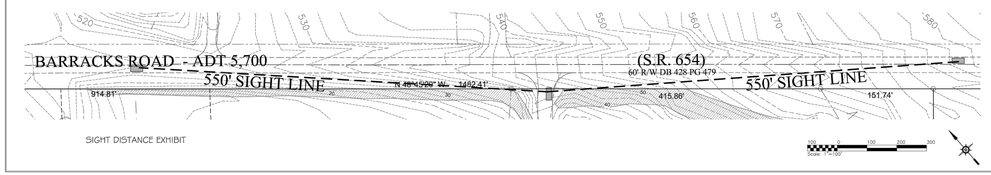
General Notes:

a) The Boundary Line Adjustment Plat shown on this page is an exhibit provided in conjunction with the Special Use Permit for The Field School (SP201500024). The purpose of this exhibit is to demonstrate that the reconfiguration of parcels 60-6B and 60-6BC will permit a 23-acre private school lot and a 6-acre rural area parcel. It is the Owner's intent to complete the Boundary Line Adjustment after the approval of SP201500024.



LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 48°53'31" E	26.23'
L2	N 38°15'04" E	16.00'
L3	N 16°11'16" W	6.96'
L4	N 27°13'45" E	39.99'
L5	N 12°32'22" E	47.36'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	656.20'	20.19'	1°45'08"	20.19'	S 47°56'20" E



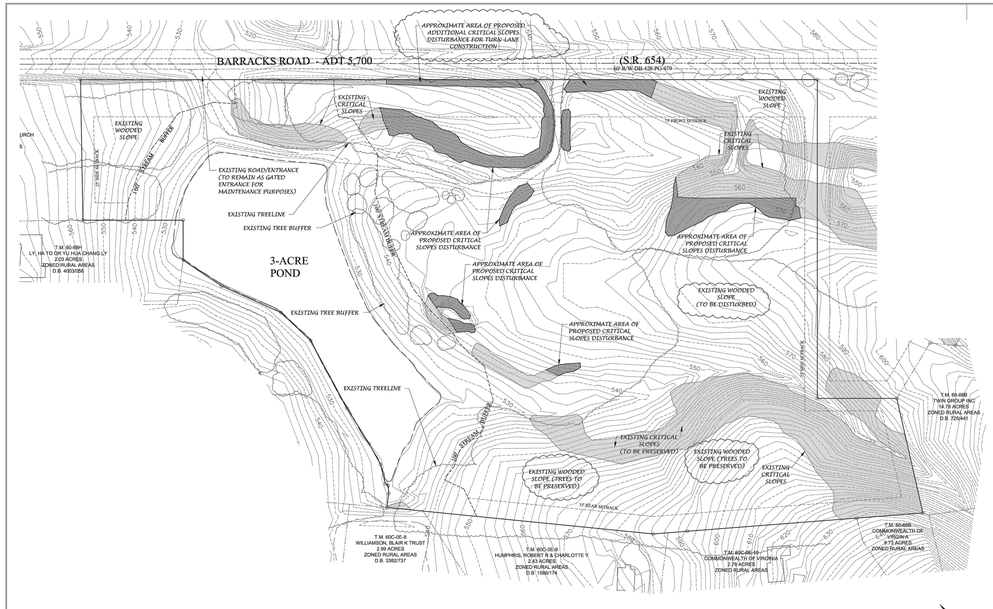
SIGHT DISTANCE EXHIBIT

SHIMP ENGINEERING, P.C.
ENGINEERING · LAND PLANNING · PROJECT MANAGEMENT
201 E. HIGH ST., SUITE 101, CHARLOTTESVILLE, VA 22902 PHONE: (434) 227-5140 JUSTIN@SHIMP-ENGINEERING.COM

EXHIBIT - BOUNDARY LINE ADJUSTMENT

SPECIAL USE CONCEPT PLAN FOR:
Field School of Charlottesville
ALBEMARLE COUNTY, VIRGINIA

Date 06/15/2015
Scale AS SHOWN
Sheet No. 2 OF 5
File No. 15.032

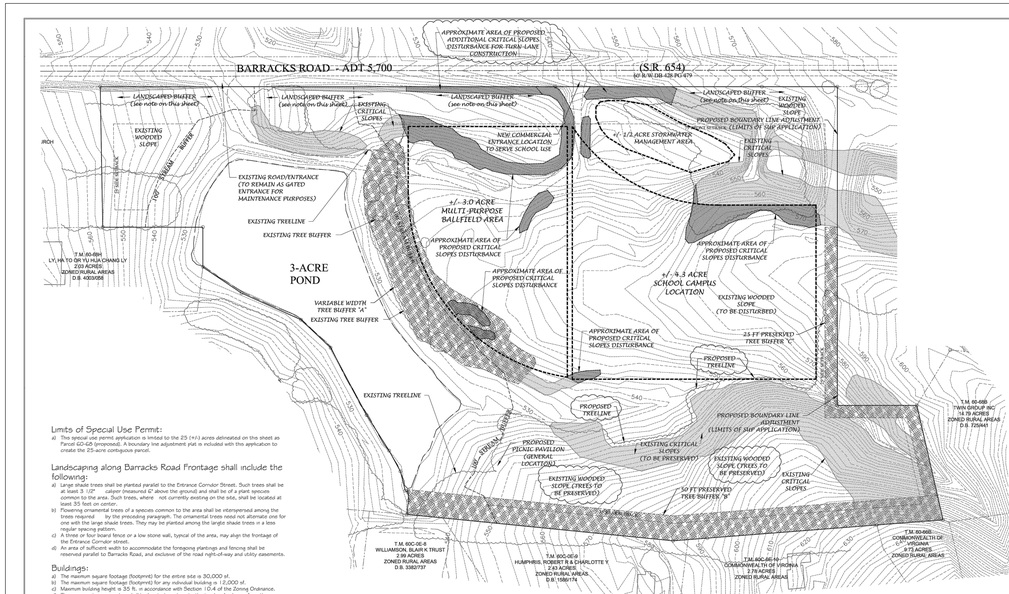


SHIMP ENGINEERING, P.C.
ENGINEERING · LAND PLANNING · PROJECT MANAGEMENT
201 E. HIGH ST., SUITE 101, CHARLOTTESVILLE, VA 22902 PHONE: (434) 227-5140 JUSTIN@SHIMP-ENGINEERING.COM

EXHIBIT - EXISTING SITE CONDITIONS

SPECIAL USE CONCEPT PLAN FOR:
Field School of Charlottesville
ALBEMARLE COUNTY, VIRGINIA

Date 06/15/2015
Scale AS SHOWN
Sheet No. 3 OF 5
File No. 15.032



Limits of Special Use Permit:

a) The special use permit application is limited to the 23 (+/-) acres delineated on the sheet as Parcel 60-6B (proposed). A boundary line adjustment plat is included with this application to create the 23-acre contiguous parcel.

Landscaping along Barracks Road Frontage shall include the followng:

a) Large shade trees shall be planted parallel to the Entrance Corridor Street. Such trees shall be at least 3 1/2" caliper (measured 6" above the ground) and shall be of a plant species common to the area. Such trees, where not currently existing on the site, shall be located at least 35 feet on center.
b) Flowering ornamental trees of a species common to the area shall be interspersed among the large shade trees. Such trees shall be planted at least 15 feet on center and may be planted in line with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.
c) A three or four board fence or a low stone wall, typical of the area, may align the frontage of the Entrance Corridor street.
d) An area of sufficient width to accommodate the foregoing plantings and fencing shall be reserved parallel to Barracks Road, and exclusive of the road right-of-way and utility easements.

Buildings:

a) The maximum square footage (footprint) for the entire site is 30,000 sf.
b) The maximum square footage (footprint) for any individual building is 12,000 sf.
c) Maximum building height is 35 ft. in accordance with Section 10.4 of the Zoning Ordinance.
d) The proposed picnic pavilion shall be located as close to the treeline (and away from the existing pond) as possible. No fill shall be placed within the 100' stream buffer.

Tree Buffer / Preservation Areas:

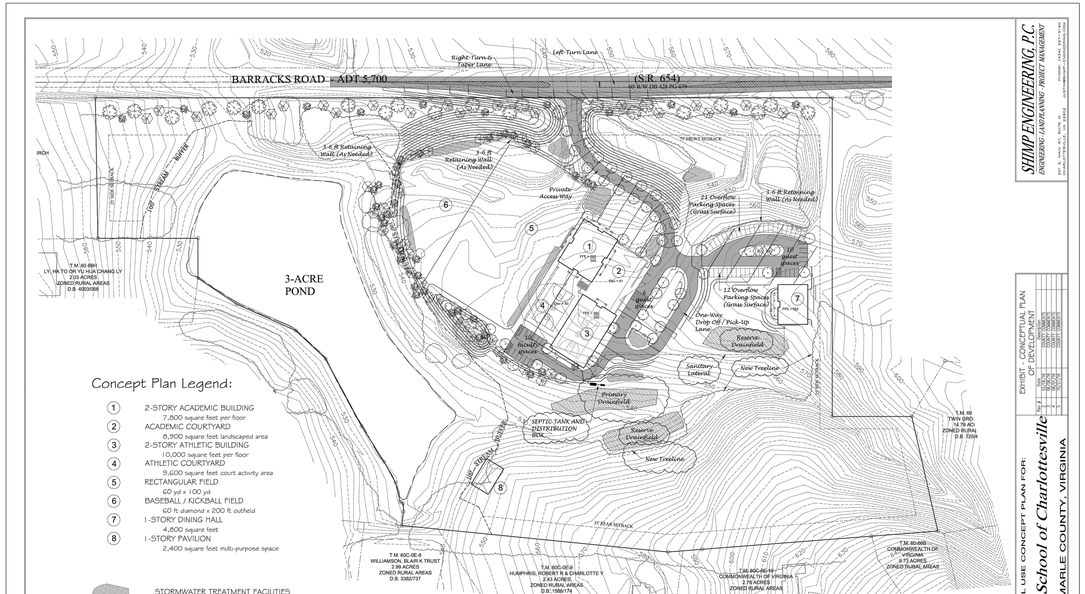
a) The area labeled tree buffer area 'A' shall include supplemental plantings to provide the equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs.
b) Trees within the tree buffer areas may be removed in the area labeled tree buffer area 'B'. Any trees over 6" in diameter that must require removal for the installation of a streefield shall replanted, in the ratio of two new trees per one tree removed, in the same location to provide a buffer for adjoining land owners.
c) The equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs shall be planted in the area labeled as tree buffer area 'C'.

SHIMP ENGINEERING, P.C.
ENGINEERING · LAND PLANNING · PROJECT MANAGEMENT
201 E. HIGH ST., SUITE 101, CHARLOTTESVILLE, VA 22902 PHONE: (434) 227-5140 JUSTIN@SHIMP-ENGINEERING.COM

GENERAL CONDITIONS OF DEVELOPMENT

SPECIAL USE CONCEPT PLAN FOR:
Field School of Charlottesville
ALBEMARLE COUNTY, VIRGINIA

Date 06/15/2015
Scale AS SHOWN
Sheet No. 4 OF 5
File No. 15.032



Concept Plan Legend:

1. 2-STORY ACADEMIC BUILDING
   7,600 square feet per floor
2. ACADEMIC COURTYARD
   8,500 square feet landscaped area
3. 2-STORY ATHLETIC BUILDING
   10,000 square feet per floor
4. ATHLETIC COURTYARD
   9,600 square feet court activity area
5. RECTANGULAR FIELD
   60 yd x 100 yd
6. BASEBALL / KICKBALL FIELD
   60 ft diamond + 200 ft outfield
7. 1-STORY DINING HALL
   4,800 square feet
8. 1-STORY PAVILION
   2,400 square feet multi-purpose space

STORMWATER TREATMENT FACILITIES
biofilters, rain gardens, etc...

STORMWATER MANAGEMENT FACILITY
8,500 square feet landscaped detention area

SHIMP ENGINEERING, P.C.
ENGINEERING · LAND PLANNING · PROJECT MANAGEMENT
201 E. HIGH ST., SUITE 101, CHARLOTTESVILLE, VA 22902 PHONE: (434) 227-5140 JUSTIN@SHIMP-ENGINEERING.COM

EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT

SPECIAL USE CONCEPT PLAN FOR:
Field School of Charlottesville
ALBEMARLE COUNTY, VIRGINIA

Date 06/15/2015
Scale AS SHOWN
Sheet No. 5 OF 5
File No. 15.032

GENERAL NOTES:
Approvals and concept plan affiliated with SP201500024 included for reference purposes.

SHIMP ENGINEERING P.C.
LAND PLANNING · PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2019.11.18

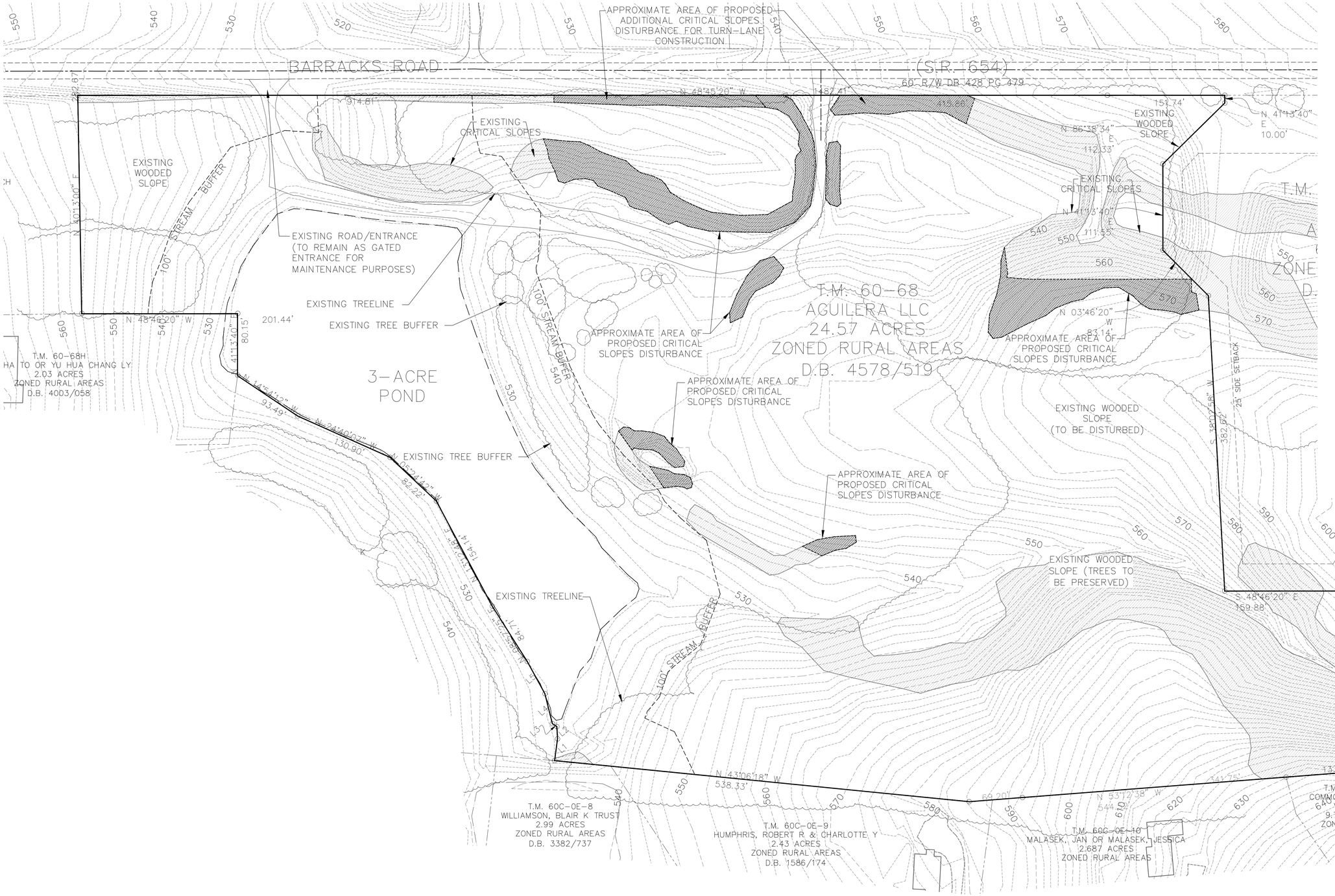
REVISION:
2020.02.18

FILE NO
15.032

APPROVED SP2015-24 CONCEPT PLAN AND EXHIBITS, AND CONDITIONS

SHEET C3 of C7

C3



SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA. 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2019.11.18

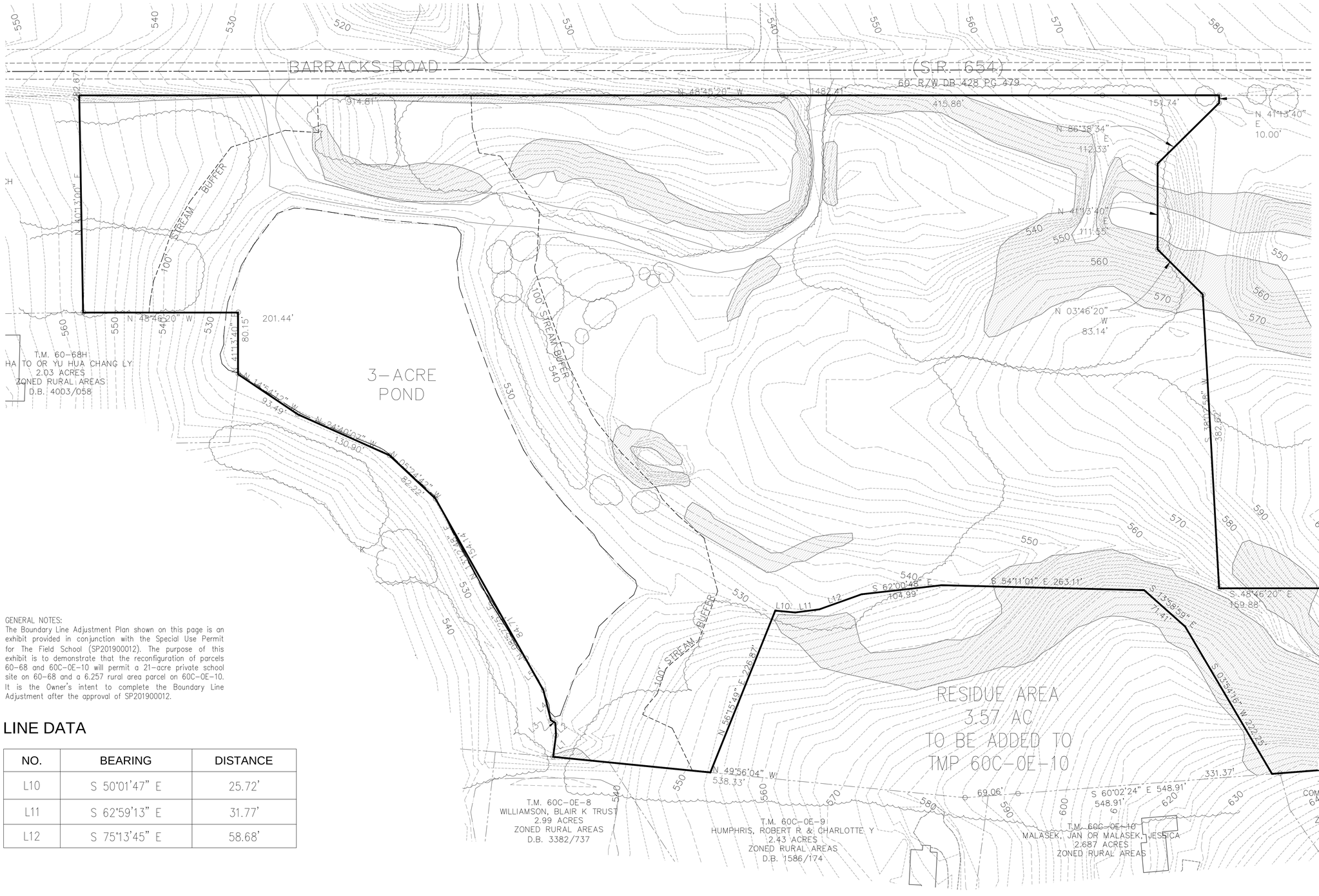
REVISION:
2020.02.18

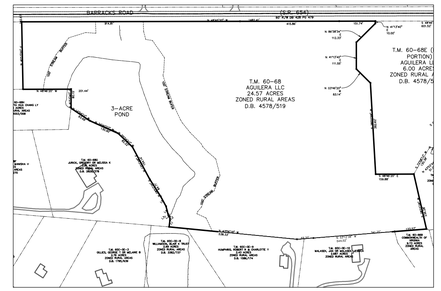
FILE NO
15.032

EXISTING CONDITIONS

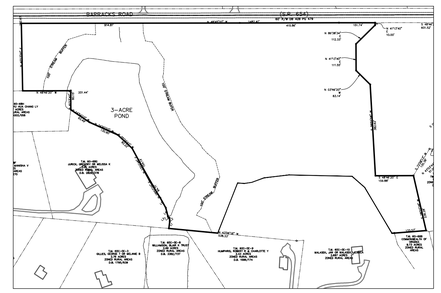
SHEET C4 of C7

C4





EXISTING PARCEL BOUNDARIES Graphic Scale: 1"=300'



PROPOSED PARCEL BOUNDARIES Graphic Scale: 1"=300'

GENERAL NOTES:
The Boundary Line Adjustment Plan shown on this page is an exhibit provided in conjunction with the Special Use Permit for The Field School (SP201900012). The purpose of this exhibit is to demonstrate that the reconfiguration of parcels 60-68 and 60C-0E-10 will permit a 21-acre private school site on 60-68 and a 6.257 rural area parcel on 60C-0E-10. It is the Owner's intent to complete the Boundary Line Adjustment after the approval of SP201900012.

LINE DATA

NO.	BEARING	DISTANCE
L10	S 50°01'47" E	25.72'
L11	S 62°59'13" E	31.77'
L12	S 75°13'45" E	58.68'

AREA SUMMARY

TMP 06000-00-00-06800	ACRES
TMP 06000-00-00-06800	24.57
RESIDUE AREA	-3.57
TMP 06000-00-00-06800 (REVISED)	21.00

TMP 060C0-00-0E-01000	ACRES
TMP 060C0-00-0E-01000	2.687
RESIDUE AREA	3.57
TMP 06000-00-00-06800 (REVISED)	6.257

SHIMP ENGINEERING PC
LAND PLANNING · PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2019.11.18

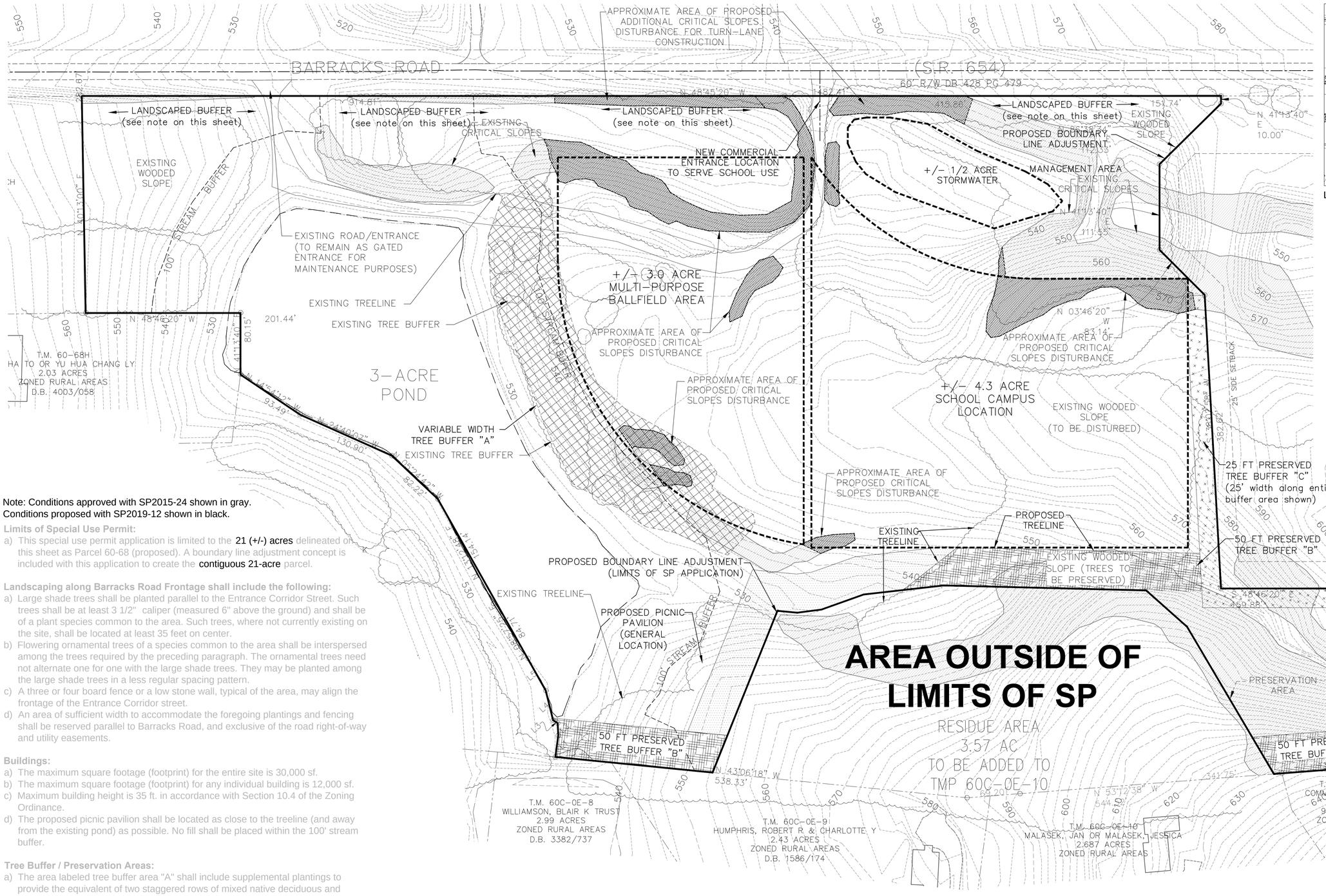
REVISION:
2020.02.18

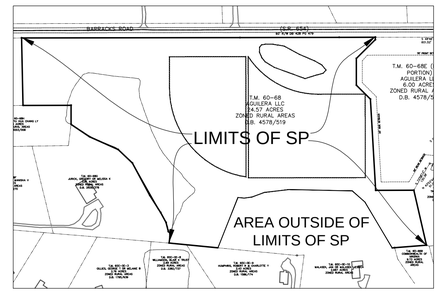
FILE NO:
15.032

BOUNDARY LINE ADJUSTMENT EXHIBIT

SHEET C5 of C7

C5





LIMITS OF SP EXHIBIT

Graphic Scale: 1"=300'

LEGEND

- Critical Slopes
- Approved Critical Slopes Disturbance per special exception approved with SP2015-24
- Tree Buffer "A"*
- Tree Buffer "B"*
- Tree Buffer "C"*
- Minimally Disturbed Buffer "D"*

*Refer to notes on left

Note: Conditions approved with SP2015-24 shown in gray.
Conditions proposed with SP2019-12 shown in black.

Limits of Special Use Permit:

a) This special use permit application is limited to the 21 (+/-) acres delineated on this sheet as Parcel 60-68 (proposed). A boundary line adjustment concept is included with this application to create the contiguous 21-acre parcel.

Landscaping along Barracks Road Frontage shall include the following:

a) Large shade trees shall be planted parallel to the Entrance Corridor Street. Such trees shall be at least 3 1/2" caliper (measured 6" above the ground) and shall be of a plant species common to the area. Such trees, where not currently existing on the site, shall be located at least 35 feet on center.
b) Flowering ornamental trees of a species common to the area shall be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.
c) A three or four board fence or a low stone wall, typical of the area, may align the frontage of the Entrance Corridor street.
d) An area of sufficient width to accommodate the foregoing plantings and fencing shall be reserved parallel to Barracks Road, and exclusive of the road right-of-way and utility easements.

Buildings:

a) The maximum square footage (footprint) for the entire site is 30,000 sf.
b) The maximum square footage (footprint) for any individual building is 12,000 sf.
c) Maximum building height is 35 ft. in accordance with Section 10.4 of the Zoning Ordinance.
d) The proposed picnic pavilion shall be located as close to the treeline (and away from the existing pond) as possible. No fill shall be placed within the 100' stream buffer.

Tree Buffer / Preservation Areas:

a) The area labeled tree buffer area "A" shall include supplemental plantings to provide the equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs.
b) Existing trees over 4" in diameter shall not be removed in the area labeled tree buffer area "B". Any trees over 6" in diameter that might require removal for the installation of a drainfield shall replanted, in the ratio of two new trees per one tree removed, in the same location to provide a buffer for adjoining land owners.
c) The equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs shall be planted in the area labeled as tree buffer area "C".
d) Minimally disturbed area "D" shall be maintained in as natural condition as possible however, disturbance for nature trails to the pavilion and disturbance for temporary construction access during pavilion construction shall be allowed in minimally disturbed buffer "D".

SHIMP ENGINEERING PC
LAND PLANNING · PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS

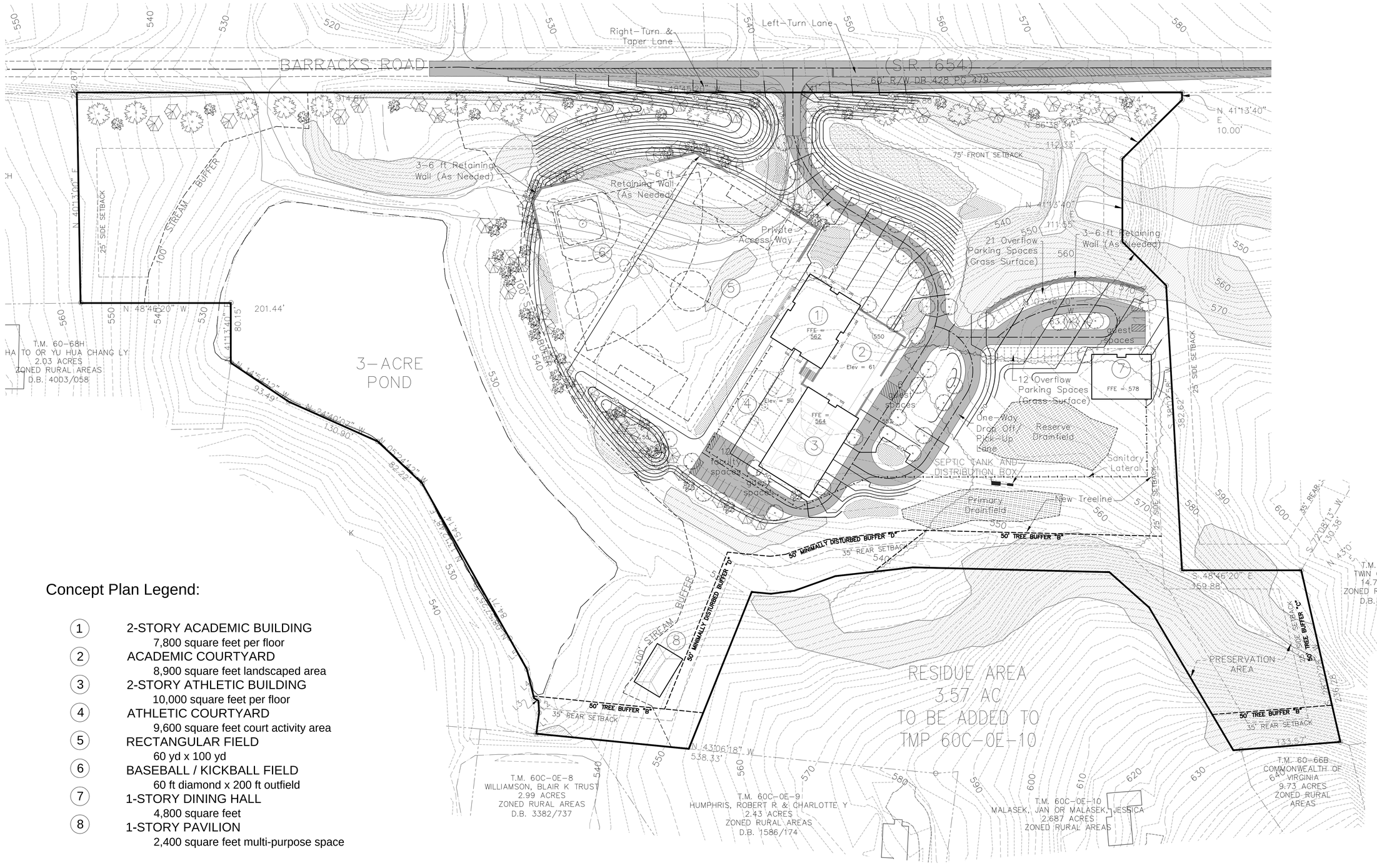
FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2019.11.18
REVISION:
2020.02.18

FILE NO:
15.032

GENERAL CONDITIONS OF DEVELOPMENT



Concept Plan Legend:

1. 2-STORY ACADEMIC BUILDING
   7,800 square feet per floor
2. ACADEMIC COURTYARD
   8,900 square feet landscaped area
3. 2-STORY ATHLETIC BUILDING
   10,000 square feet per floor
4. ATHLETIC COURTYARD
   9,600 square feet court activity area
5. RECTANGULAR FIELD
   60 yd x 100 yd
6. BASEBALL / KICKBALL FIELD
   60 ft diamond x 200 ft outfield
7. 1-STORY DINING HALL
   4,800 square feet
8. 1-STORY PAVILION
   2,400 square feet multi-purpose space

STORMWATER TREATMENT FACILITIES
biofilters, rain gardens, etc...

STORMWATER MANAGEMENT FACILITY
8,500 square feet landscaped detention area

60 0 60 120 180
Graphic Scale: 1"=60'

SHIMP ENGINEERING PC
LAND PLANNING · PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA. 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18

FILE NO
15.032

EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT

SHEET C7 of C7

C7