

CCP202300002, So. Feeder Pattern Elementary School Compliance with Comprehensive Plan Review (CCP)

Proposal:

- New elementary school (grades K-5)
 - 72,500 sq. ft. bldg.; 500 student capacity; 85 staff/employees
 - Property owned by the County/School Board (15.8 acres)
 - Located at the end of Founders Place, off Mill Creek Drive
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- Proposed activity is considered a public use. Public uses permitted by-right in all zoning districts
 - New public uses not specifically identified in the Comp Plan/Land Use Plan require a review of the proposal for its consistency with the Comp Plan as per the Virginia Code (Section 15.2-2232)
 - A review determines if the location, character, and extent of the facility is in substantial accord with Comp Plan
 - A community meeting is held for projects requiring CCP reviews – tonight’s CAC meeting
 - The Planning Commission (PC) acts on CCP Reviews—makes of finding of substantial accord (or not in substantial accord) with the Plan
 - PC’s action only relates to the consistency of the location, character and extent and public use with the Comprehensive Plan. Not a recommendation of whether the facility should be constructed
 - No action is required of the Board of Supervisors. PC’s finding is provided to the Board for information

CCP202300002, So. Feeder Pattern Elementary School Location Maps

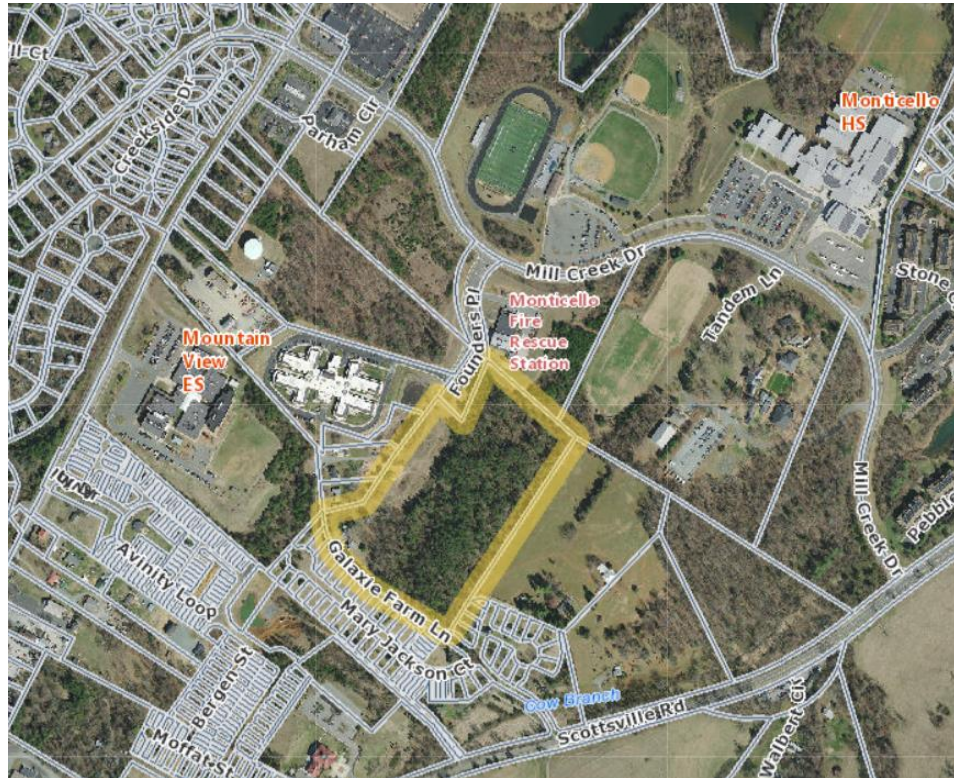


Figure 1: New ES Parcel and Surrounding Area



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Land Use and Related Recommendations of Master Plan/Comp Plan:

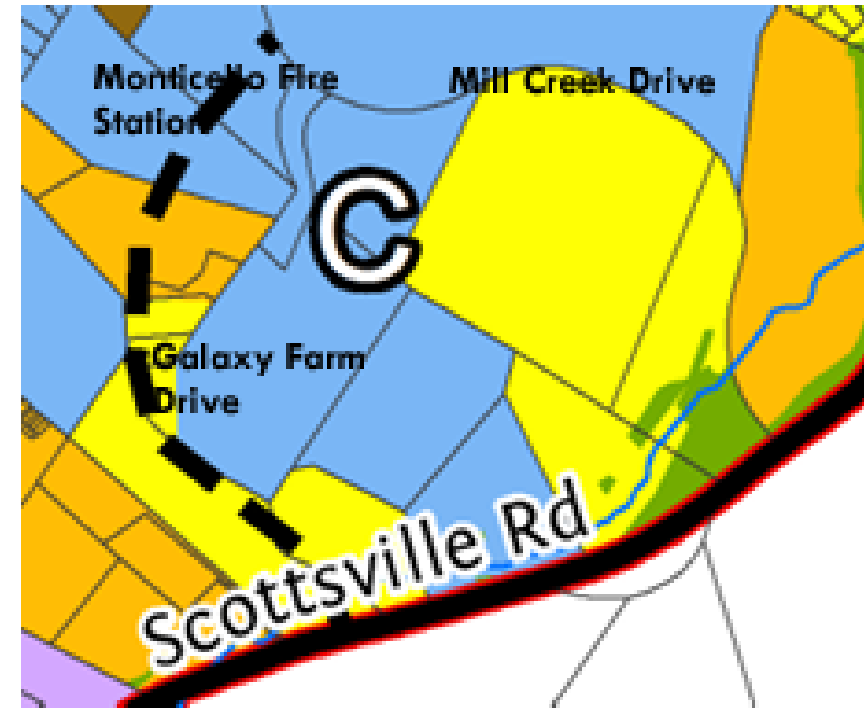
- Institutional Uses (primary uses: schools, libraries, parks, major utilities, hospitals, ...)
- Possible *Center* location
- Proposes a road (extension of Founders Place) from Mill Creek Dr. to Rt. 20/Scottsville Rd.
- Master Plan anticipates civic uses for site
- Recommends a collaborative Co./community process to determine uses for the area

Compliance Review History:

- High School Center II (HSII) proposal found in substantial accord with the Comp Plan/S+W Master Plan in June 2019 (CCP20190004, High School Center II)
- Prior PC action was specific to the HSC II proposal; proposed elementary sch. requires CCP review
- HSII: 60,000 sq. ft. bldg.; 400 student capacity; 10th -12th grades; 35 staff/employees; use of 10-12 ac. of 15.8 ac. Site















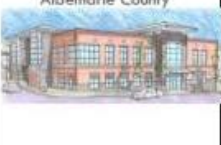

CCP202300002, So. Feeder Pattern Elementary School Land Use Map

13. The **Mill Creek Drive Center** (Figure 23) includes the Monticello Fire Rescue Station, Monticello High School, the fire rescue station, and several large undeveloped parcels owned by the County. Civic uses are expected on the County-owned properties in the future; however, a collaborative community process is needed before the County decides on the uses for the properties. The process should result in a small area plan for the Center. Pedestrian and bicycle access will be essential in any future development. Attention will be needed to size, scale, and massing of buildings to create a pedestrian-oriented place for civic activities. Preservation of important environmental features such as streams, stream buffers, and preserved slopes is expected.



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Land Use Categories and Guidelines - Southern and Western Neighborhoods and Village of Rivanna

Designation	Village Center (Village of Rivanna) 	Regional Mixed Use 	Office/ R&D/ Flex/ Light Industrial 	Industrial 	Institutional 	Parks and Green Systems 
Purpose/Intent	See Master Plan text.	This designation represents a mixture of residential and retail uses and services that serve the region. Residential density up to 34 units per acre. Mixture of uses within buildings is encouraged with retail/office on ground floor and residential or office on upper floors. Proportionately more non-residential uses than residential uses are expected in these areas.	This designation represents a category of employment-generating uses with the lightest impacts in the industrial use category, although uses in this designation may generate significant employee traffic, depending on the size and use of the facility. Included are offices, flexible spaces, research and development, and very light industrial uses. Any individual use or any combination of uses are possible in this category, except for light industrial which must be combined with Office/R&D, or Flex uses and have few impacts on surrounding uses.	This designation represents uses that involve manufacturing and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It allows for a range of employment uses that may have impacts that would not be suitable in or adjacent to residential uses.	This designation represents areas and uses which serve a public function. Parks that are parts of schools are considered part of parks and green systems	This designation represents areas for parks, recreation, environmental preservation, and areas otherwise not intended for development. Land with this designation cannot be used to calculate available density for a parcel of land.
Primary uses		Regional serving retail and service, and office uses. Residential uses as townhouses, apartments, and attached housing units. Non-industrial employment centers. Maximum office building footprint - 20,000 sq. ft. Maximum single-building footprint other than office, 80,000 sq. ft.	Office--which includes commercial office buildings that may house a variety of users and professional offices, such as medical or real estate offices. Research and development (R&D)--which includes design, experimentation, development of prototypes, engineering, scientific applications, and administration, especially in the fields of medical technology, communication systems, transportation, multi-media, and development of electronic technology, communication systems, or information systems. Development, construction, and testing of prototypes may be associated with this use. Flex businesses with several integrated uses, such as a very light manufacturing, warehousing, showrooms. Light industrial--light manufacturing, fabrication, and distribution.	Manufacturing, storage, and distribution; and commercial activities related to the industrial use; office activities related to the industrial use. Research and development activities.	Schools, libraries, parks, major utilities, hospitals, universities, colleges and ancillary facilities. It also covers publicly owned property which has not yet developed. It is not intended for private schools, civic organizations, and other private facilities.	Parks, playgrounds, play fields, greenways, equipment, trails, paths, recreational equipment and facilities, plazas, outdoor sitting areas, and natural areas. Also, preservation of stream buffers, floodplains, known wetlands, and slopes of greater than 25% adjacent to rivers and streams. Property may be owned publicly or privately.
Secondary uses, where they are deemed compatible with nearby and adjoining uses		Auto-commercial sales and services, office/R&D/Flex/light industrial uses.	Retail and commercial uses, which are supportive of primary uses, residential, and institutional uses.	Wholesale activities, larger auto commercial service uses, and institutional uses.	Varies	Public and private outdoor art, monuments, and non-advertising signage.
Acreage		30+	varies; 5-25 ideally	Varies; 5-25 ideally	Varies	Varies from small pocket parks to large regional and statewide parks and from unpaved to paved trails for pedestrians and bicyclists.
Height		1-5 stories; min. of 2 stories preferred	1-4 stories; more than 1 story preferred	1-3 stories; however, due to nature of use multiple stories may not be possible	Varies, depending on use	1-2 stories with most buildings at 1-story
Photo Example	Washingtonian Center Gaithersburg, MD Source:washingtoniancenter.com 	Crozet Commons Source: Albemarle County 	Chicago Industrial Buildings, Source: Elaine Echols 	Blue Bonnet School, Fort Worth, TX Source: Elaine Echols 	Crozet Park Source: Albemarle County 	
Photo Example	Washingtonian Center Gaithersburg, MD used with permission 	Virginia National Bank Source: Albemarle County 	Chicago Industrial Buildings, Source: Elaine Echols 	Crozet Library Source: Albemarle County 	Rivanna Trail Source: Albemarle County 	

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