

PLANNED DEVELOPMENT DISTRICT ZONING MAP AMENDMENT CHECKLIST for PREAPP202300057 High School Center II at AHS



R. Ragsdale
7/31/23

Request to rezone from RA to [R10](#) to allow an increase in building height greater than 35' and to allow reduced setbacks

Link to [Zoning Map Amendment](#) Application, refer to application for additional items.

After the mandatory pre-application meeting, county staff will mark this checklist appropriately so that it is clear to the applicant the information from Section 33.4 (c) that must be submitted with the official application.

SECTION 33.4(c)

Required for application? (County Staff)		Provided with application (Applicant)	
X		X	
YES	NO		
X		X	A narrative of the project proposal, including its public need or benefit; including relevant info on Schools planning for HS Center II and Lambs Lane campus
X		X	A narrative of the proposed project's consistency with the comprehensive plan , including the land use plan and the master plan for the applicable development area: -The property is located in the Rural Area, on the edge of the Places 29 area of the Development Area -Community Facilities Chapter
X		X	A narrative of the proposed project's impacts on public facilities and public infrastructure.
X		X	A narrative of the proposed project's impacts on environmental features.
X		X	A narrative that addresses the impacts of the proposed development on public transportation facilities, public safety facilities, public school facilities, and public parks.
X		X	One or more maps showing the proposed project's regional context and existing natural and manmade physical conditions.
	X		If the project is to amend an existing planned development <u>district</u> and the proposed amendment would affect less area than the entire district, the applicant shall submit a map showing the entire existing planned development district and identifying any area to be added to or deleted from the district, or identifying the area to which the amended application plan, code of development, proffers or any special use permit or special exception would apply.

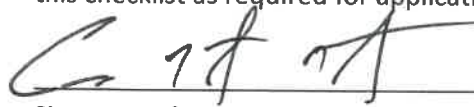
X		X	An application plan showing, as applicable:
X		X	1) the street network, including <ul style="list-style-type: none"> <input type="checkbox"/> circulation within the project and <input type="checkbox"/> connections to existing and proposed or planned streets within and outside of the project; <input type="checkbox"/> Include future Lambs Lane loop road
X		X	2) typical cross-sections to show <ul style="list-style-type: none"> <input type="checkbox"/> proportions, <input type="checkbox"/> scale and <input type="checkbox"/> streetscape/cross-sections/circulation;
X		X	3) the general location of pedestrian and bicycle facilities;
X		X	4) building envelopes;
X		X	5) parking envelopes;
X		X	6) public spaces and amenities;
	X		7) areas to be designated as conservation and/or preservation areas;
X		X	8) conceptual stormwater detention facility locations;
X		X	9) conceptual grading;
X			10) a use table delineating – <ul style="list-style-type: none"> <input type="checkbox"/> use types, <input type="checkbox"/> the number of dwelling units, <input type="checkbox"/> non-residential square footage, <input type="checkbox"/> building stories and/or heights, <input type="checkbox"/> build-to lines, <input type="checkbox"/> setbacks and yards, and <input type="checkbox"/> other features;
X		X	11) topography, using the county’s geographic information system or better topographical information, and the source of the topographical information, supplemented where necessary by spot elevations and areas of the site where there are existing critical slopes;
X		X	12) the general layout for water and sewer systems;

X		X	<p>13) the location of central features or <u>major elements</u> within the project essential to the design of the project as applicable, such as</p> <ul style="list-style-type: none"> <input type="checkbox"/> major commercial and residential areas, <input type="checkbox"/> parking areas and structures, <input type="checkbox"/> civic areas, <input type="checkbox"/> parks, <input type="checkbox"/> open space, <input type="checkbox"/> amenities and recreation areas;
X		X	<p>14) standards of development including <i>as noted above these can reference ordinance provisions, however relegated parking standards should be maintained along the Entrance Corridor</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> proposed yards, <input type="checkbox"/> open space characteristics, and any landscape or architectural characteristics related to scale, <input type="checkbox"/> proportions, and <input checked="" type="checkbox"/> massing at the edge of the district; <input type="checkbox"/> site sections, architectural elevations
	X		15) a conceptual lot layout; and
X		X	Other special studies or documentation, if applicable, and any other information identified as necessary by the county on the pre-application comment form
X		X	A local traffic impact statement as required by Virginia Code § 15.2-2222.1 and 24 VAC 30-155-40.

Please note: There are additional submittal requirements outlined on the official application for a Zoning Map Amendment.

Read and Sign

I hereby state that, to the best of my knowledge, the official application submitted contains all information marked on this checklist as required for application.



Signature of person completing this checklist

C. Matthew Wertman

Print Name

8/7/23

Date

434-975-9340

Daytime phone number of Signatory

Here is a link to the applicable setbacks in Section 4.19 for the R15 district:

https://library.municode.com/va/albemarle_county/codes/code_of_ordinances?nodeId=CH18ZO_ARTIIBARE_S4GERE_S4.19SESTREDI

A few reminders, setbacks may be required (below). However, the BOS may waiver or modify this requirement during the special exception process. Once we see a building concept, we can advise further.

For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum setback shall be a minimum of 15 feet.

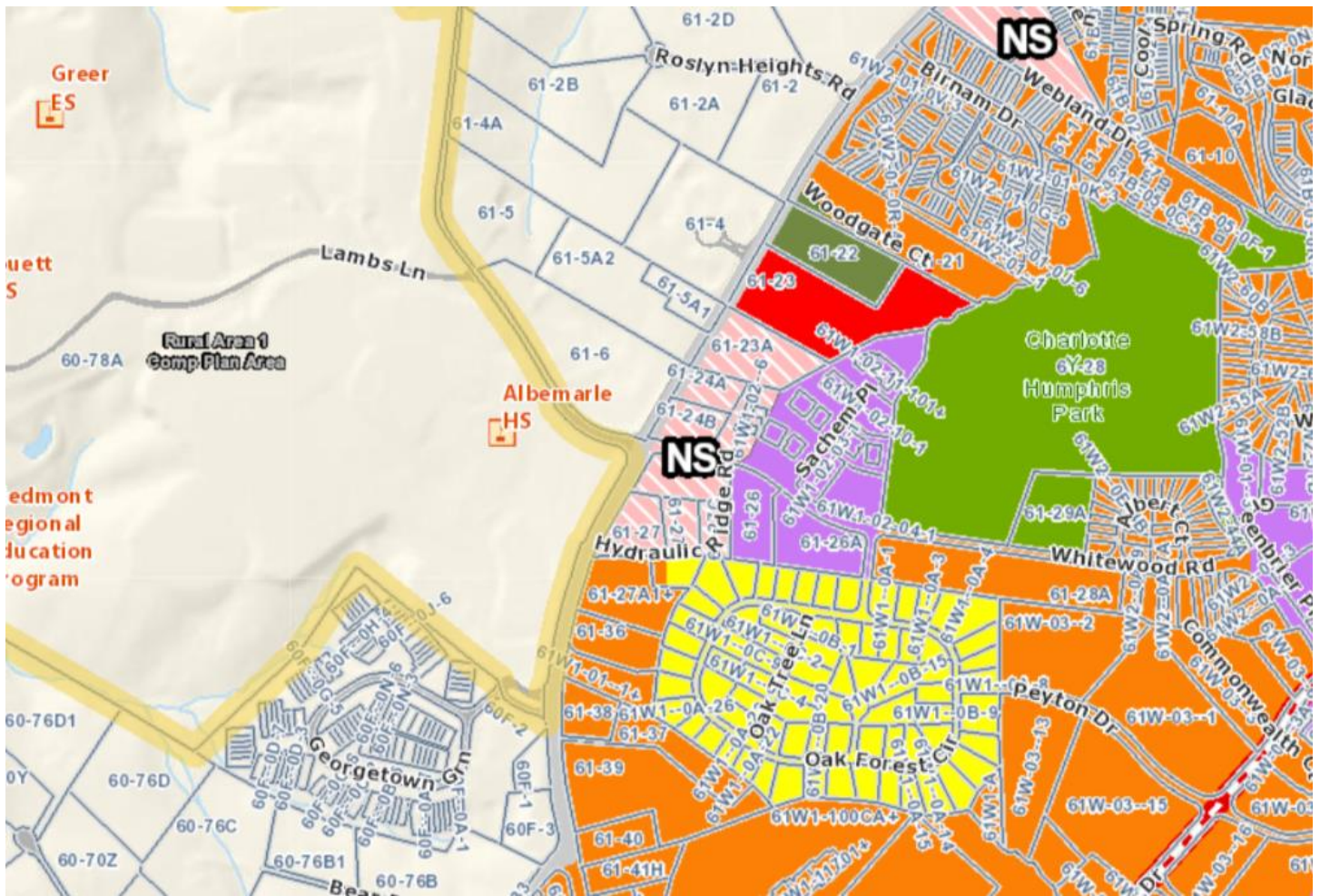
Additional building height regulations and exemptions are found in Section 4.10:

https://library.municode.com/va/albemarle_county/codes/code_of_ordinances?nodeId=CH18ZO_ARTIIBARE_S4GERE_S4.10HEBUOTST

Definitions:

Building height. "Building height" means the vertical distance measured from the level of the finished grade or the established curb grade opposite the middle of the front of the structure to the highest point of the roof if a flat roof; to the deck line of a mansard roof; or the mean height level between the eaves and ridge of a gable, hip or gambrel roof. For buildings set back from the street line, the height shall be measured from the average elevation of the ground surface along the front of the building.

Stepback. "Stepback" means a building setback of a specified distance that occurs at a prescribed number of stories or feet above the ground.



Comprehensive Plan



Zoning Map and Critical Slopes

Application for Zoning Map Amendment



PROJECT NAME: (How should we refer to this application?) _____

TAX MAP PARCEL(s): _____

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, list those tax map and parcel numbers

<p>PROPOSAL: REZONE _____ ACRES</p> <p>FROM _____ ZONING DISTRICT</p> <p>TO _____ ZONING DISTRICT</p> <p>EXISTING COMP PLAN LAND USE/DENSITY: _____</p> <p>LOCATION/ADDRESS OF PARCEL(S) TO BE REZONED: _____</p> <p>CONVENTIONAL DISTRICTS – RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, C-1, CO, HC, LI, HI, and DCD zoning districts</p> <p>PLANNED DEVELOPMENT DISTRICTS - MHD, PRD, PUD, NMD, PDMC, PDSC, and PD-IP zoning districts.</p>	<p>PROPOSAL: AMEND ZMA - _____ - _____</p> <p>by doing the following:</p> <p><input type="checkbox"/> By adding _____ Acres from _____ Zoning District to _____ Zoning District</p> <p><input type="checkbox"/> Amend an existing Planned District</p> <p><input type="checkbox"/> Amend existing proffers</p> <p><input type="checkbox"/> Amend a Code of Development</p> <p>EXISTING COMP PLAN LAND USE/DENSITY: _____</p> <p>LOCATION/ADDRESS OF PARCEL(S) TO BE REZONED: _____</p>
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<p>Are you submitting a preliminary site plan with this application?</p> <p>Are you submitting a preliminary subdivision plat with this application?</p> <p>Are you proffering a plan with this application?</p>	<p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>
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Contact Person (Who should we call/write concerning this project?): _____

Address _____ City _____ State _____ Zip _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

Owner of Record _____

Address _____ City _____ State _____ Zip _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

Applicant (Who is the Contact person representing?): _____

Address _____ City _____ State _____ Zip _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

FOR OFFICE USE ONLY ZMA # _____	SIGN # _____
Fee Amount \$ _____ Date Paid _____ By who? _____	Receipt # _____ Ck# _____ By: _____

**County of Albemarle
Community Development Department
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126**

Section 15.2-2284 of the Code of Virginia states that, “Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the locality.”

REQUIRED ATTACHMENTS & OTHER INFORMATION TO BE PROVIDED for THE APPLICATION TO BE OFFICIALLY SUBMITTED

A completed application and all supplemental documents should be submitted via the [Community Development Apply for page](#). If paper is the only option, then one copy of a completed application and all supplemental documents may be provided.

- Application Signature Page**
- One (1) completed & signed copy of the [Checklist for a Special Use Permit](#).**
- One (1) copy of the Pre-application Comment Form received from county staff**
- One (1) copy of any special studies or documentation as specified in the Pre-application Comment Form,**
- One (1) copy of a Conceptual Plan** for conventional zoning districts_(see districts on page 1)

OR

- One (1) copy of an Application Plan** for planned development districts (see districts on page 1)
- One (1) copy of a written narrative**

The narrative must be laid out to identify each of the bulleted **TITLES** as follows:

- **PROJECT PROPOSAL**
The project proposal, including its public need or benefit; (be as descriptive as possible)
 - **For proposed Neighborhood Model District (NMD)** - Provide a statement describing how the proposed district satisfies the intent of Chapter 18 and if one or more characteristics of the neighborhood model delineated in section 20A.1 of Chapter 18 are missing from the application, then provide a justification as to why any characteristics cannot or should not be provided with the proposal
- **CONSISTENCY WITH COMPREHENSIVE PLAN**
The proposed project’s consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;
 - **For proposed Neighborhood Model District (NMD)** - Provide a narrative as to the project’s consistency with the neighborhood model.
- **IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE**
The proposed project’s impacts on public facilities and public infrastructure.
- **IMPACTS ON ENVIRONMENTAL FEATURE**
The proposed project’s impacts on environmental features.
- **PROPOSED PROFFERS TO ADDRESS IMPACTS**
The proposed proffers to address impacts from the proposed project.

Proffers are voluntary offers to use property in a more restrictive way than the overall zoning district classification would allow. By State Code, proffers must have a reasonable relationship to the rezoning and are not mandatory. The rezoning must give rise to the need for the proffers; the proffers must be related to the physical development or physical operation of the property; and the proffers must be in conformity with the Comprehensive Plan.

REQUIRED ATTACHMENTS CONTINUED

- One (1) copy of a local traffic impact statement** as required by Virginia Code § 15.2-2222.1 and 24 VAC 30-155-40.
- One (1) copy of the most recent recorded plat**, that shows the Deed Book/Page Number, of the parcel(s) composing the proposed project, or a boundary survey if a portion of one or more parcels compose the proposed project, both of which shall include a metes and bounds description of the boundaries.
- Taxes, charges, fees, liens owed to the County of Albemarle**
As the owner/agent I certify that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, which are owed to the County of Albemarle and have been properly assessed against the subject property, **have been paid**.

For a Neighborhood Model District (NMD) - new or amendment of an existing NMD

- One (1) copy of the Code of Development** satisfying the requirements of section 20A.5.
- One (1) copy of a parking and loading needs study** that demonstrates parking needs and requirements and includes strategies for dealing with these needs and requirements, including phasing plans, parking alternatives as provided in section 4.12.8, and transportation demand management strategies as provided in section 4.12.12; provided that the applicant may elect to submit the parking and loading needs study in conjunction with the preliminary site plan for the development if it determines that the uses that may occupy the buildings are not sufficiently known at the time of the zoning map amendment.
- One (1) copy of strategies for** establishing shared stormwater management facilities, off-site stormwater management facilities, and the proposed phasing of the establishment of stormwater management facilities.

OPTIONAL ATTACHMENTS:

- Proffer Form signed by owner(s). (1 copy)
- Additional Information, if any. (1 copy) _____

THE FOLLOWING ZONING DISTRICT CHECKLISTS WILL BE USED BY BOTH THE APPLICANT AND STAFF DURING THE MANDATORY PRE-APPLICATION MEETING.

ALSO CONSULT THE OTHER DOCUMENTS BELOW BEFORE SUBMITTING AN APPLICATION:

[CONVENTIONAL ZONING DISTRICT CHECKLIST](#)

[PROFFER FORM \(MS Word doc\)](#)

[PLANNED DEVELOPMENT ZONING DISTRICT CHECKLIST](#)

[WATER AND SEWER EVALUATION CHECKLIST](#)

[NEIGHBORHOOD MODEL DISTRICT CHECKLIST](#)

[PLANNING COMMISSION REQUEST FOR INFO](#)

APPLICATION SIGNATURE PAGE

If the person signing the application is someone other than the owner of record, then a signed copy of the **“CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER”** form must be provided in addition to the signing the application below. (page 6)

Owner/Applicant Must Read and Sign

By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Signature of Owner / Agent / Contract Purchaser

Date

Print Name

Daytime phone number of Signatory

Required FEES to be paid once the application is deemed complete:

**What type of Zoning Map Amendment are you applying for?
Staff will contact you regarding the fee once the application is deemed complete**

	FEE	Technology Surcharge	TOTAL
<input type="checkbox"/> Zoning Map Amendment of less than 50 acres	\$2,958	\$118.32	\$3,076.32
<input type="checkbox"/> Zoning Map Amendment of greater than 50 acres	\$4,141	\$165.64	\$4,306.64
<input type="checkbox"/> Application submitted under section 30.7.6 (Steep Slopes)		\$	
<input type="radio"/> Because the slopes are not steep slopes	NO FEE		NO FEE
<input type="radio"/> To change any slope's designation from preserved to managed or to remove steep slopes from the steep slopes overlay district on parcel of less than 50 acres	\$2,958	\$118.32	\$3,076.32
<input type="radio"/> To change any slope's designation from preserved to managed or to remove steep slopes from the steep slopes overlay district on parcel of greater than 50 acres	\$4,141	\$165.64	\$4,306.64
<input type="checkbox"/> Amendment solely pertaining to proffers that do not affect use or density, when the board of supervisors authorizes alternative application and procedural requirements under section 33.7(f)	\$503	\$20.12	\$523.12
<input type="checkbox"/> Reapplication that is substantially the same as the withdrawn application, when authorized by the Board of Supervisors	\$1,823	\$72.92	\$1,895.92
<input type="checkbox"/> ALL ZONING MAP AMENDMENTS - FIRE RESCUE REVIEW FEE	\$75	NA	\$75
<input type="checkbox"/> Initial notice fee provided in conjunction with an application, for preparing and mailing notices and published notice	\$448	NA	\$448

Other FEES that may apply:

Fees for re-advertisement and notification of public hearing after advertisement of a public hearing and a deferral is made at the applicant's request

➤ Preparing and mailing or delivering up to fifty (50) notices	\$237 + actual cost of first-class postage
➤ Preparing and mailing or delivering each notice after fifty (50)	\$1.19 for each additional notice + actual cost of first-class postage
➤ Published notice (published twice in the newspaper for each public hearing)	Actual cost based on a cost quote from the publisher (averages between \$150 and \$250)
➤ Application submitted under section 30.7.6.	NO FEE

➤ Special Exception – provide written justification with application	\$523.12 \$503 + \$20.12 Technology surcharge
Resubmittal fees for original Zoning Map Amendment fee of \$2,958	
➤ First resubmission	FREE
➤ Each additional resubmission (TO BE PAID WHEN THE RESUBMISSION IS MADE TO INTAKE STAFF)	\$1538.16 \$1,479 + \$59.16 Technology surcharge
Resubmittal fees for original Zoning Map Amendment fee of \$4,141	
➤ First resubmission	FREE
➤ Each additional resubmission (TO BE PAID WHEN THE RESUBMISSION IS MADE TO INTAKE STAFF)	\$2152.80 \$2,070 + \$82.80 Technology surcharge

The full list of fees can be found in [Section 35 of the Albemarle County Zoning Ordinance](#).

**CERTIFICATION THAT NOTICE OF THE
APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER**

This form must accompany this zoning application if the application is not signed by the owner of the property.

I certify that notice of the application for, _____
[Name of the application type & if known the assigned application #]

was provided to _____
[Name(s) of the record owners of the parcel]

the owner of record of Tax Map and Parcel Number _____

by delivering a copy of the application in the manner identified below:

_____ Hand delivery of a copy of the application to _____
[Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity]

on _____
Date

_____ Mailing a copy of the application to _____
[Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity]

on _____ to the following address _____
Date

[Address; written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records satisfies this requirement].

Signature of Applicant

Print Applicant Name

Date



August 7, 2023

PLANNED DEVELOPMENT DISTRICT ZONING MAP AMENDMENT

PROJECT NAME: High School Center II at Albemarle High School

TAX MAP PARCEL: #06000-00-00-078A0

The following narratives and document summary are provided to support the Zoning Amendment for the referenced parcel in accordance with Section 33.4(c).

A narrative of the project proposal, including its public need or benefit; including relevant info on Schools planning for HS Center II and Lambs Lane campus

High School Center II, hereafter called “High School Center II (Center II)”, will be a new node in Albemarle County Public Schools’ developing network of High School Centers. Each Center is a resource available to all high school students in the Division and range in capacity from 150 to 400 students. They facilitate Career Learning Communities in a specialized, interdisciplinary, project-based, and innovative educational environment. The Center model emerged from a study undertaken in 2017 by Fielding International with HBA Architecture to explore the modernization of the high school experience while managing increasing student populations and capacity issues at Division High Schools.

Center II will host up to 400 students with a focus on Science, Technology, Engineering and Math specialties in a range of flexible lab and studio spaces. Project Studios form the core learning spaces and are equipped with flexible worktables and seating, access to power throughout for equipment and tools, writeable surfaces on all walls for presentations and group-work, and project storage that doubles as display to make the work of learning visible. Specialty Studios provide space for students to pursue larger hands-on projects using tools and technology ranging from wood and metalworking shops to 3d printing and laser scanning. Seminar rooms will host professional mentors and critics from the business community to engage students on their projects and with potential internships, building an authentic and engaging learning experience. All spaces are flexible, reconfigurable and feature operable partitions in strategic locations to allow for a continuous evolution of learning, instruction and curriculum.

The Lambs Lane Campus (Site of ACPS Building and Transportation Services, Albemarle HS, Journey MS, Greer ES, Boys and Girls Club and Ivy Creek School) has been identified as the ideal site for Center II through the Lambs Lane Campus Master Plan Study. The Study was undertaken in 2022 in collaboration with DLR Group and focuses on the potential for the property to serve as a central campus that serves Albemarle County students and the community in the most efficient way possible. Locating Center II on the campus addresses issues of logistics and student equity because of the property’s central location, adjacent to the County’s most densely populated neighborhoods, as well as the greatest numbers of low-income residents. Other elements of the Master Plan include: vehicle circulation improvements such as a loop road through the campus, improvements to the campus entrances, moving Building and Transportation services off-campus, and improvements to the pedestrian and bicycle infrastructure on campus. A key piece of the planning for Center II is the need for replacing the parking spaces that will be displaced by the new building. The first phase of the project will include construction of new parking on the north-west side of Albemarle High School, adjacent to the Transportation Services facility and the AHS sports fields. This location will

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allow the parking to serve other areas of the campus and include improved pedestrian infrastructure. The additional parking will be completed prior to the start of the Center II construction, so that there is no net parking loss during the course of the project.

A narrative of the proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area:

- *The property is located in the Rural Area, on the edge of the Places 29 area of the Development Area*
- *Community Facilities Chapter*

The proposed site for Center II is the same site that houses Albemarle High School, Journey Middle School, and Greer Elementary School and sits along Hydraulic Road. At the time of Albemarle High School's initial construction in 1955, the surrounding area was very rural in character. However, with the continued growth of Albemarle County over the last several decades, the surrounding areas have become denser and have adopted more of a suburban character, as they reside within the urban ring around the City of Charlottesville. The parcels directly across the street from Albemarle High School are designated as either "Urban Mixed Use" or "Urban Density" on the Future Land Use maps contained within the Places29 Master Plan. Many of these parcels are zoned either Commercial, C-1 Commercial, R-4, R-6, R-10, or R-15.

Further, a recent facility constructed at 2701 Hydraulic Road (Parcel ID #060F0-00-00-00300) is zoned within a Neighborhood Model District. These facilities have resulted in a more sub-urban character on the Hydraulic Road corridor with both medium and high-density residential units and commercial facilities. By isolating a portion of the parcel under a secondary zoning district, the Comprehensive Plan's intent of creating a buffer between Rural Areas and development areas would be maintained, as the new proposed development would be directly along the Hydraulic Road corridor and the remaining wooded character of the existing parcel would be preserved.

The proposed new facility is consistent with the existing land use designation and will serve 400 high school students per day on an alternating calendar (i.e. to serve up to a total of 800 students). Students will attend their "base high school" on days that they are not attending Center II. The proposed facility will provide equal access to high school students across the entire County and students will not be limited based on geographic constraints.

In addition to maintaining all by right uses, the proposed application would isolate a portion of the parcel in front of Albemarle High School and re-zone from RA to R-10, for the purposes of reducing the front setback and increasing the height restrictions for the new school facility. The applicant proposes to "proffer-out" all other differences between RA and R-10 zones.

The proposed facility is consistent with the County's Comprehensive Plan. Objective 3 of the Comprehensive Plan's section on "Community Facilities" outlines several strategies to ensure compliance between the Comprehensive Plan and anticipated school growth. This proposal seeks to bridge the gap between Strategies 3a and 3b by further establishing a more delineated buffer between the County's Rural Area and the growth area that is directly adjacent to the proposed Center II site, while maintaining the overall character of the surrounding properties. By creating this buffer and locating the new Center II facility beside an existing high school, the proposed facility is also consistent with Strategy 1d of Objective 1, which seeks to co-locate

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related and complementary services together whenever possible.

The Board of Supervisors has already appropriated capital funding for the Center II project, which addresses Strategy 3d.

The proposed location also promotes walking and bicycling as outlined in Strategies 3i and 3j, as there are several medium and high-density residential communities nearby. This further helps to alleviate traffic concerns.

Additionally, the programmatic features of Center II are such that they also seek to advance Objective 1 of the “Community Facilities” section of the Comprehensive Plan. Specifically, ACPS is seeking to develop partnerships with local businesses and other organizations to develop curriculums and programs at the Center II facility so that the facility can function as a workforce and community-based center for students and potentially the general community.

In locating the facility on the street of Hydraulic Road, the facility will be meeting the Neighborhood Model Principles that are applicable to public facilities as outlined in Strategy 1k. Bike and pedestrian facilities will be easily accessible to the new facility, the building’s front entrance will be oriented towards the street, parking will be behind or adjacent to the building, and the facility will work *with* the existing natural grade to the extent possible. Additionally, by re-zoning only a portion of the existing parcel, a clear boundary between the Development Areas and the Rural Area will be preserved.

Lastly, the facility will comply with Strategy 1i of Objective 1, which seeks to reduce energy consumption and employing sustainable design and construction practices. If funding allows, the project will potentially utilize a geothermal HVAC system and other key sustainable features, such as a solar-ready roof, an enhanced building envelope, LED fixtures, and other high-performing building features.

A narrative of the proposed project’s impacts on public facilities and public infrastructure.

The hours of operation for Center II will be consistent with other public schools in the County. Generally speaking, the school’s primary operational hours will be between 7:30 AM and 4:00 PM. Occasional after school activities in the evenings and on weekends may occur. The facility will also be available for use by organizations and the public in accordance with the [ACPS School Board Policy on “Community Use of School Facilities”](#).

It is anticipated that traffic patterns along Hydraulic Road and on the Lambs Lane Campus will moderately increase over current traffic counts. However, it should also be noted that potentially up to 50% of the students that will attend Center II are students that would otherwise attend Albemarle High School, and would therefore not reflect an “increase” in daily traffic counts. Additionally, by locating the new Center II directly adjacent to Albemarle High School (AHS), students who attend AHS can easily walk between the two facilities, which will reduce the amount of car traffic for students who participate in after-school extracurricular activities at their base high school. ACPS is also working closely with its local government partners on the study and development of the Lambs Lane Loop Road, which will further increase traffic capacity and alleviate traffic congestion. The Loop Road is a separate project from the High School Center 2 project and

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the two potential routing options are shown on the Site Plan Illustrations for reference only.

Lastly, the site has access to public water and sewer, as it resides with the Albemarle County Service Authority's district. No water/sewer demand above normal limits for a public school are anticipated.

A narrative of the proposed project's impacts on environmental features.

The proposed project site is currently a parking lot for Albemarle High School, and includes a small area of trees at the far southern corner of the property. Natural environmental and ecosystem features on the site are minimal. Stormwater currently flows off the parking lot into an underground sewer system and ultimately to open stormwater management basins on other parts of the site. Post-development, the impervious area of the site (new building footprint and parking area) is anticipated to be very similar to the current impervious area. Stormwater will be managed via underground detention systems as needed, as well as connecting to the existing facilities on site.

The design of the new Center building will prioritize minimizing water and energy use; durable, resource-effective and low-carbon materials; and restore natural habitat through site landscaping strategies. Spaces around the building will be designed to provide environmental services such as native habitat, water management, and light and shade for pedestrians.

A narrative that addresses the impacts of the proposed development on public transportation facilities, public safety facilities, public school facilities, and public parks.

See previous narratives.

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One or more maps showing the proposed project's regional context and existing natural and manmade physical conditions.

Location map – Vicinity Map indicated on illustration 1.

An application plan showing, as applicable:

1) Street Network, including:

- Circulation within the project and
- Connections to the existing and proposed or planned streets with and outside of the project;
- Include future Lambs Lane loop road

Refer to Illustrations 2 and 3.

2) Typical Cross Sections to show

- proportions
- scale and
- streetscape/cross-sections/circulation

Refer to illustration 4.

3) General location of pedestrian and bicycle facilities

Refer to Illustrations 2 and 3.

4) Building envelopes

Refer to Illustrations 6 and 7.

Two conceptual renderings are provided that are subject to change. These renderings show the content and character of the potential design of the building. The exterior materials are envisioned to be a combination of brick masonry, aluminum storefront and curtainwalls, aluminum composite metal panels, and aluminum canopies.

In addition to providing a progressive and adaptable educational environment, the design of the building addresses sustainability directly. The building will be designed to the site to take advantage passive solar heating and cooling with optimized window and clerestory openings. Finish materials are minimal to reduce the total carbon footprint of the building. Materials proposed are selected for their carbon sequestration-potential, recycled content, or recyclability at the end of their service life. Signs and graphics incorporated into the interiors act as a story-teller, educating occupants about the materials, energy-use, and other sustainable features of the building.

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5) Parking envelopes

Parking locations are indicated on illustrations 2 and 3.

As the new building is proposed on an existing parking lot, the following summary outlines the parking required for High School Center II and Albemarle High School.

The existing parking lot along Hydraulic Road where the new building is proposed includes 227 regular car spaces. When the new building is constructed, there will be approximately 50 spaces remaining in this parking area. The new High School Center II will require 127 parking spaces:

- 35 staff
- 15 visitor
- 91 students will drive from other home high schools (assuming 49 will attend from AHS)
- 200 students will arriving by bus
- 20 walking/bicycling
- 40 parent drop off by car

6) Public spaces and amenities

Site is public school campus for all grades. See the above narratives for further details.

7) areas to be designated as conservation and/or preservation areas

NOT REQUIRED

8) conceptual stormwater detention facility locations;

High School Center II will be mostly located on impervious paved areas and minimal additional stormwater management is anticipated.

Stormwater will be addressed with underground retention piping as part of connections to the existing on-site BMP system.

9) conceptual grading

The main finished floor of HSCII is proposed to be approximately 596'-0" and minimal grading of the areas are anticipated.

10) a use table delineating

- | | |
|--|---|
| <ul style="list-style-type: none"> • use types, • the number of dwelling units, • non-residential square footage, • building stories and/or heights, | <p>Public K-12 School, related facilities
 None
 All
 2-stories,
 proposed building height < 40'-0" (max)
 [R10 allows 65'-0"]</p> |
| <ul style="list-style-type: none"> • build-to lines, • setbacks and yards, and | <p>None
 proposed 35'-0" min. [R10 allows 5'-0"]</p> |
| <ul style="list-style-type: none"> • other features; | <p>Indicated on illustration 1.</p> |

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- 11) topography, using the county's geographic information system or better topographical information, and the source of the topographical information, supplemented where necessary by spot elevations and areas of the site where there are existing critical slopes;

Indicated on illustrations 1, 2, and 3.

- 12) the general layout for water and sewer systems;

Indicated on illustrations 2 and 3.

- 13) the location of central features or major elements within the project essential to the design of the project as applicable, such as

- major commercial and residential areas,
- parking areas and structures,
- civic areas,
- parks,
- open space,
- amenities and recreation areas;

Indicated on illustration 1.

- 14) standards of development including-*as noted above these can reference ordinance provisions, however relegated parking standards should be maintained along the Entrance Corridor*

- proposed yards,
- open space characteristics, and any landscape or architectural characteristics related to scale,
- proportions, and
- massing at the edge of the district;
- site sections, architectural elevations

Indicated on illustrations 1 – 7.

- 15) a conceptual lot layout; and

Not Required

- 16) Other special studies or documentation, if applicable, and any other information identified as necessary by the county on the pre-application comment form.

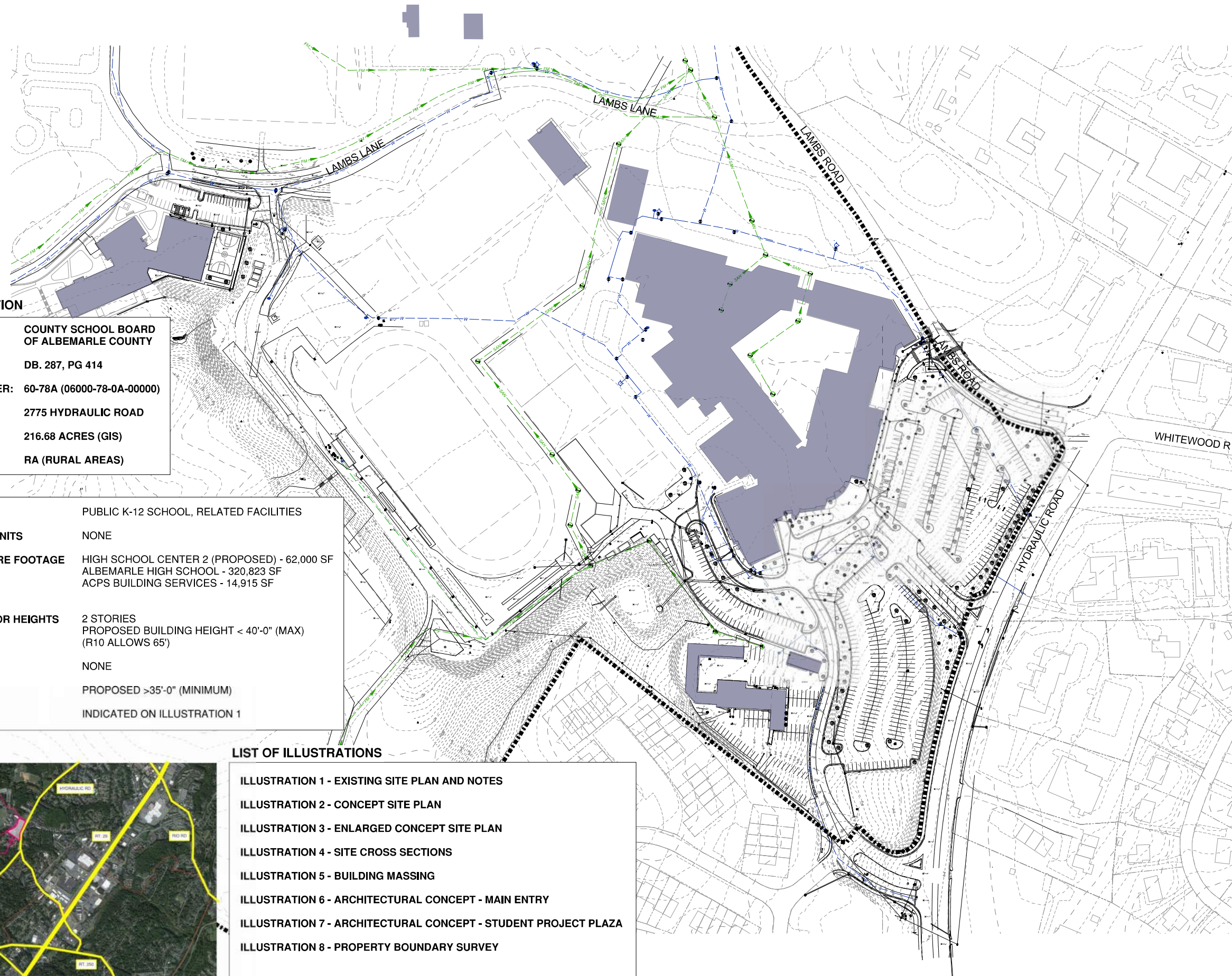
Not applicable



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17) **A local traffic impact statement as required by Virginia Code § 15.2-2222.1 and 24 VAC 30-155-40.**

See the attached Lambs Lane Loop Road Alternatives Analysis – Traffic Impact Analysis, dated July 2023, by Timmons Group. This document is a DRAFT of the ongoing work associated with the Lambs Lane Campus Masterplan, being carried out separately from the High School Center 2 project. A final draft will be provided when it is available.



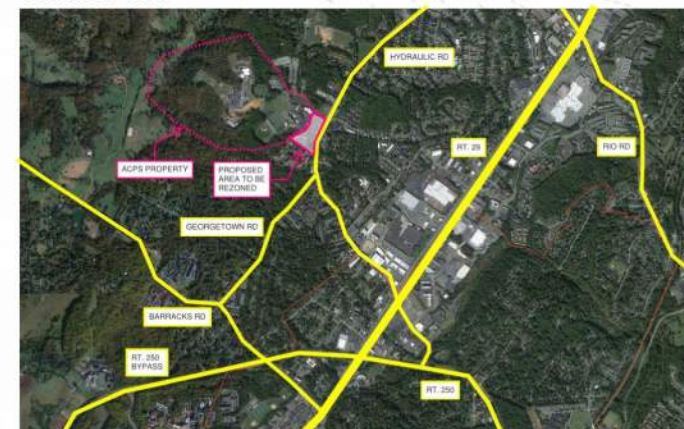
PROPERTY INFORMATION

OWNER:	COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY
VIRGINIA REFERENCE:	DB. 287, PG 414
COUNTY TAX MAP NUMBER:	60-78A (06000-78-0A-00000)
PROPERTY ADDRESS:	2775 HYDRAULIC ROAD
AREA:	216.68 ACRES (GIS)
ZONED:	RA (RURAL AREAS)

USE TABLE

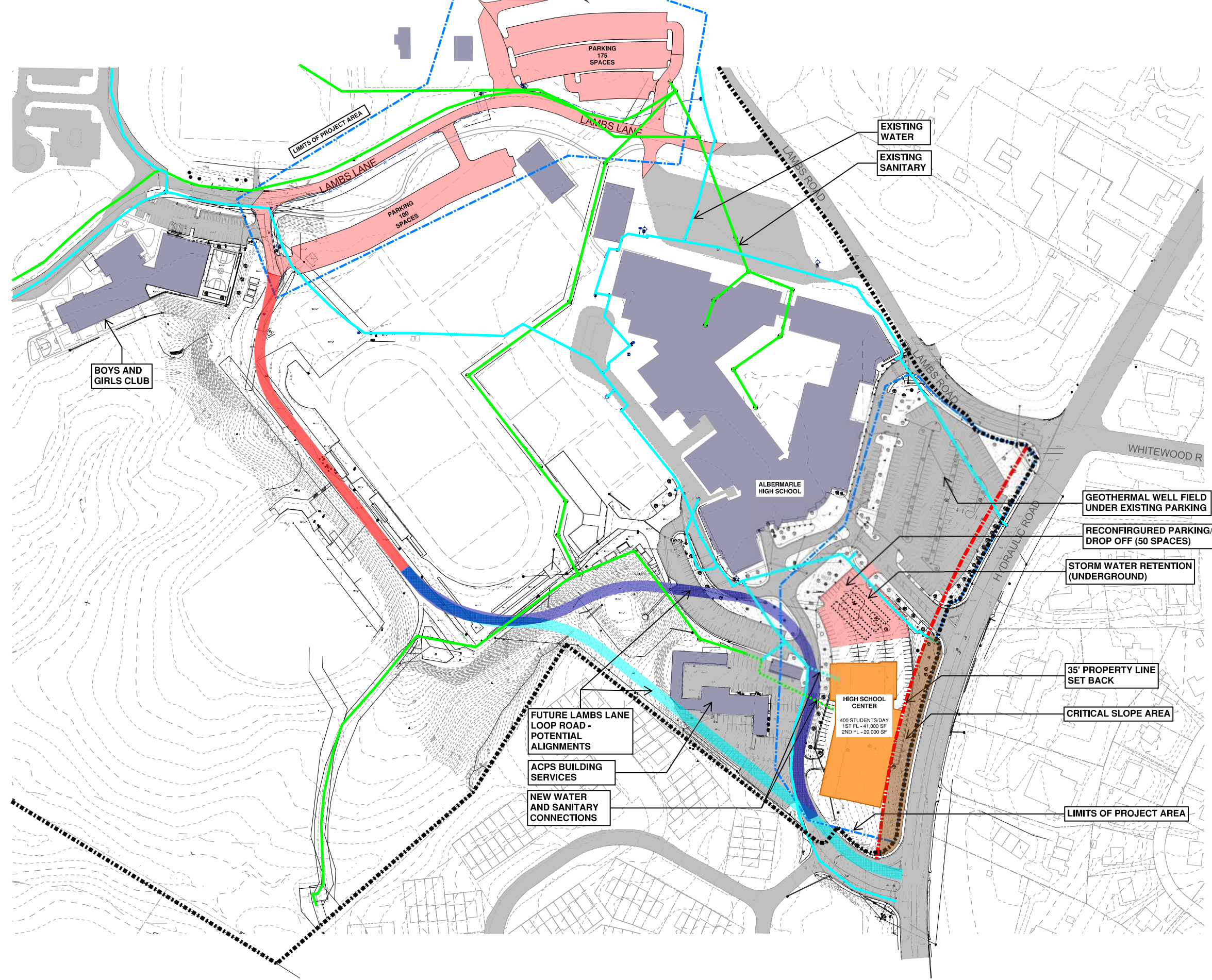
USE TYPES	PUBLIC K-12 SCHOOL, RELATED FACILITIES
NUMBER OF DWELLING UNITS	NONE
NON-RESIDENTIAL SQUARE FOOTAGE	HIGH SCHOOL CENTER 2 (PROPOSED) - 62,000 SF ALBEMARLE HIGH SCHOOL - 320,823 SF ACPS BUILDING SERVICES - 14,915 SF
BUILDING STORIES AND/OR HEIGHTS	2 STORIES PROPOSED BUILDING HEIGHT < 40'-0" (MAX) (R10 ALLOWS 65')
BUILD-TO LINES	NONE
SETBACKS AND YARDS	PROPOSED >35'-0" (MINIMUM)
OTHER FEATURES	INDICATED ON ILLUSTRATION 1

VICINITY MAP



LIST OF ILLUSTRATIONS

- ILLUSTRATION 1 - EXISTING SITE PLAN AND NOTES
- ILLUSTRATION 2 - CONCEPT SITE PLAN
- ILLUSTRATION 3 - ENLARGED CONCEPT SITE PLAN
- ILLUSTRATION 4 - SITE CROSS SECTIONS
- ILLUSTRATION 5 - BUILDING MASSING
- ILLUSTRATION 6 - ARCHITECTURAL CONCEPT - MAIN ENTRY
- ILLUSTRATION 7 - ARCHITECTURAL CONCEPT - STUDENT PROJECT PLAZA
- ILLUSTRATION 8 - PROPERTY BOUNDARY SURVEY



BOYS AND GIRLS CLUB

LIMITS OF PROJECT AREA

LAMBS LANE

PARKING 100 SPACES

PARKING 175 SPACES

LAMBS LANE

EXISTING WATER

EXISTING SANITARY

LAMBS ROAD

LAMBS ROAD

WHITEWOOD R.

ALBERMARLE HIGH SCHOOL

GEO THERMAL WELL FIELD UNDER EXISTING PARKING

RECONFIGURED PARKING/DROP OFF (50 SPACES)

STORM WATER RETENTION (UNDERGROUND)

HYDRAULIC ROAD

35' PROPERTY LINE SET BACK

CRITICAL SLOPE AREA

HIGH SCHOOL CENTER

400 STUDENTS/DAY

1ST FL - 41,000 SF

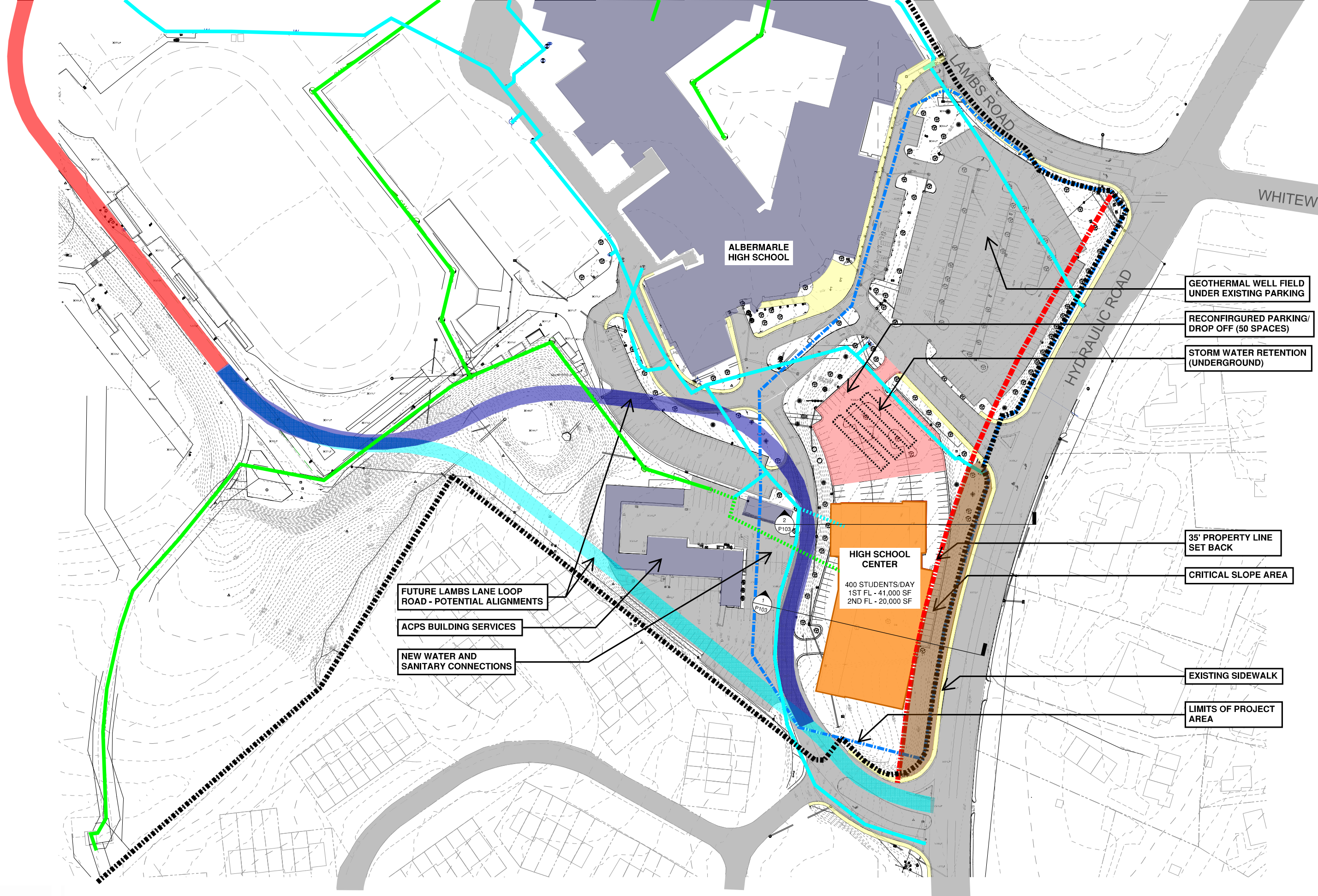
2ND FL - 20,000 SF

FUTURE LAMBS LANE LOOP ROAD - POTENTIAL ALIGNMENTS

ACPS BUILDING SERVICES

NEW WATER AND SANITARY CONNECTIONS

LIMITS OF PROJECT AREA



ALBERMARLE
HIGH SCHOOL

HIGH SCHOOL CENTER
400 STUDENTS/DAY
1ST FL - 41,000 SF
2ND FL - 20,000 SF

GEOTHERMAL WELL FIELD
UNDER EXISTING PARKING

RECONFIGURED PARKING/
DROP OFF (50 SPACES)

STORM WATER RETENTION
(UNDERGROUND)

35' PROPERTY LINE
SET BACK

CRITICAL SLOPE AREA

EXISTING SIDEWALK

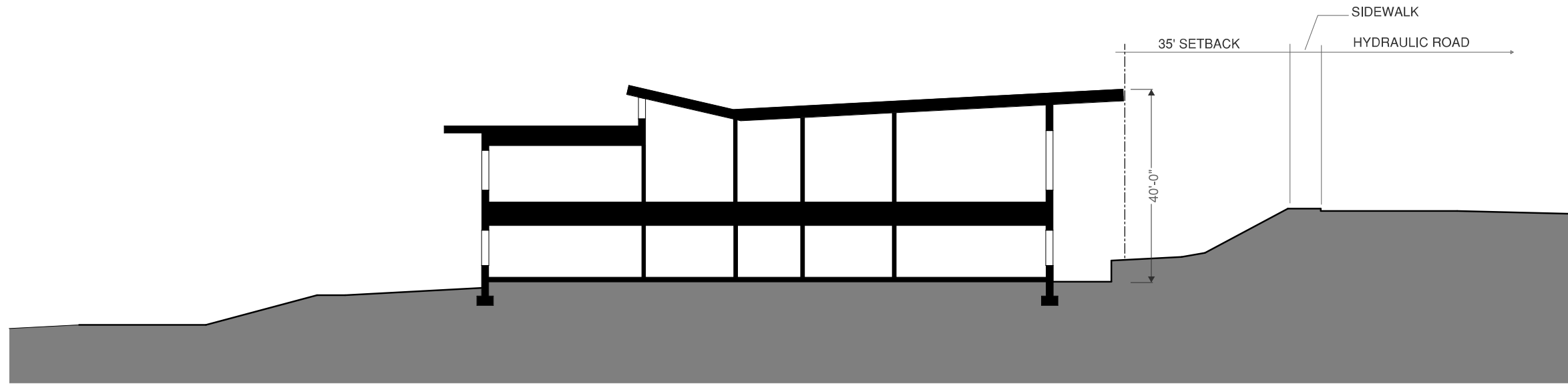
LIMITS OF PROJECT
AREA

FUTURE LAMBS LANE LOOP
ROAD - POTENTIAL ALIGNMENTS

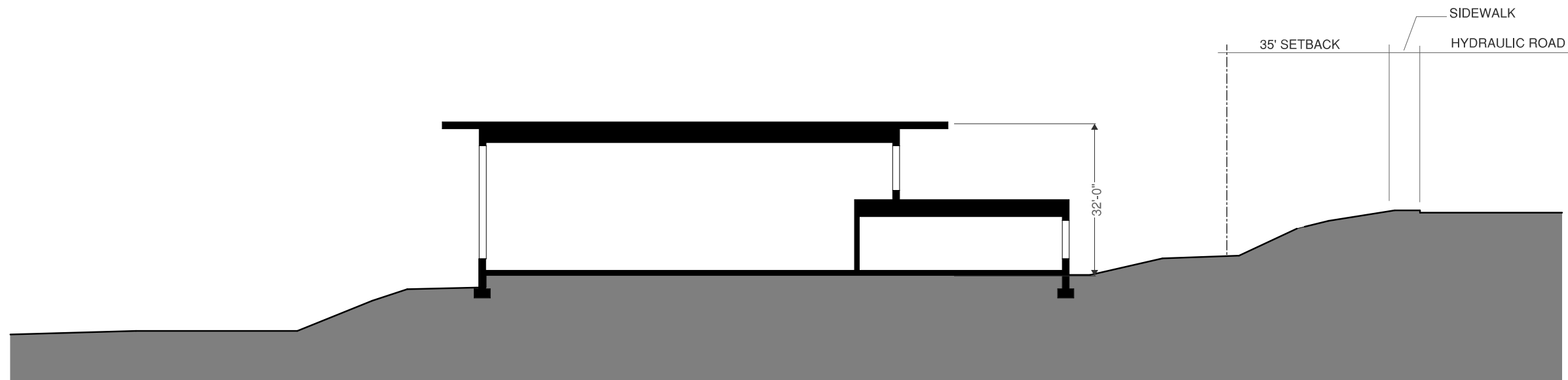
ACPS BUILDING SERVICES

NEW WATER AND
SANITARY CONNECTIONS





① BUILDING SECTION 1
1" = 10'-0"

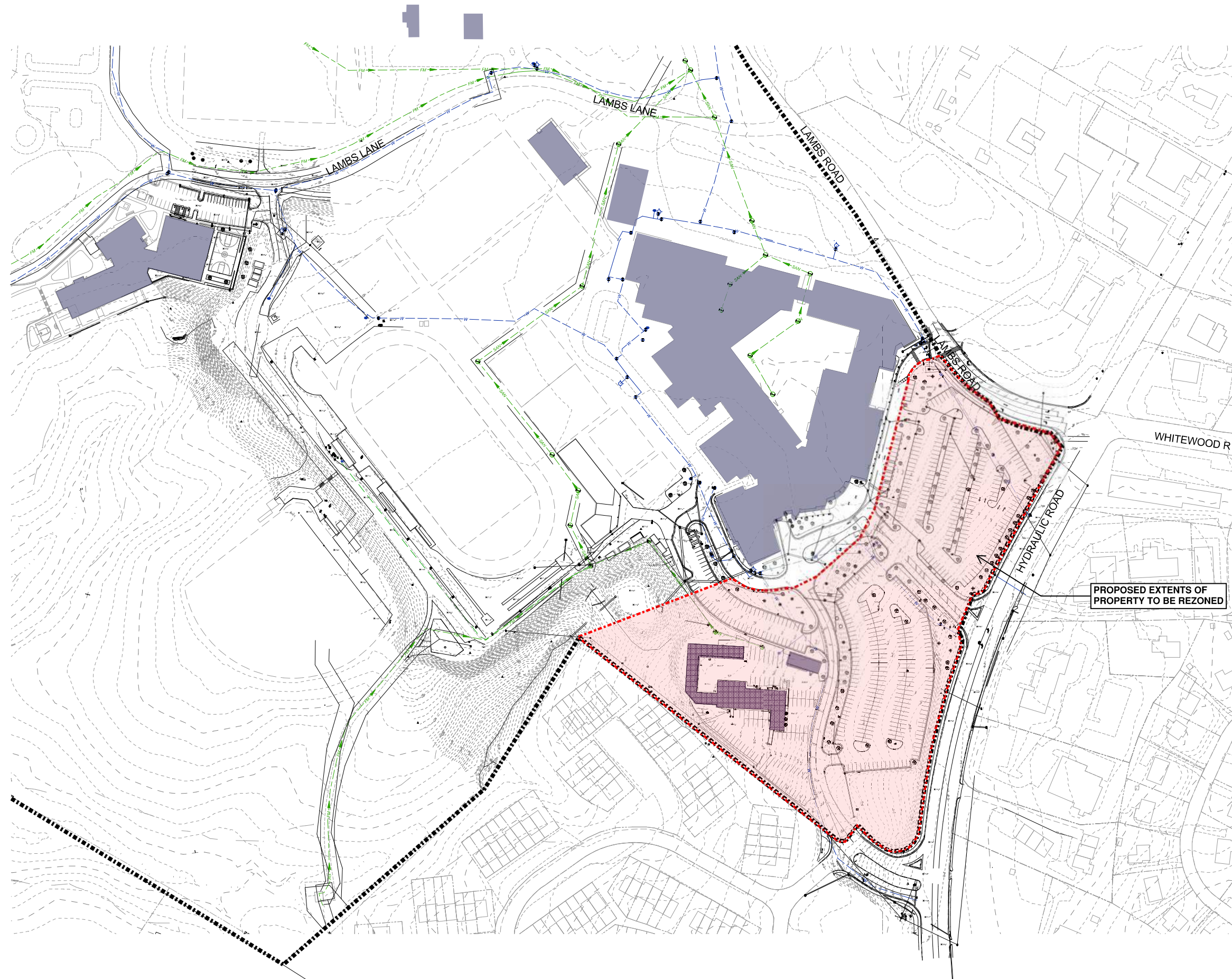


② BUILDING SECTION 2
1" = 10'-0"



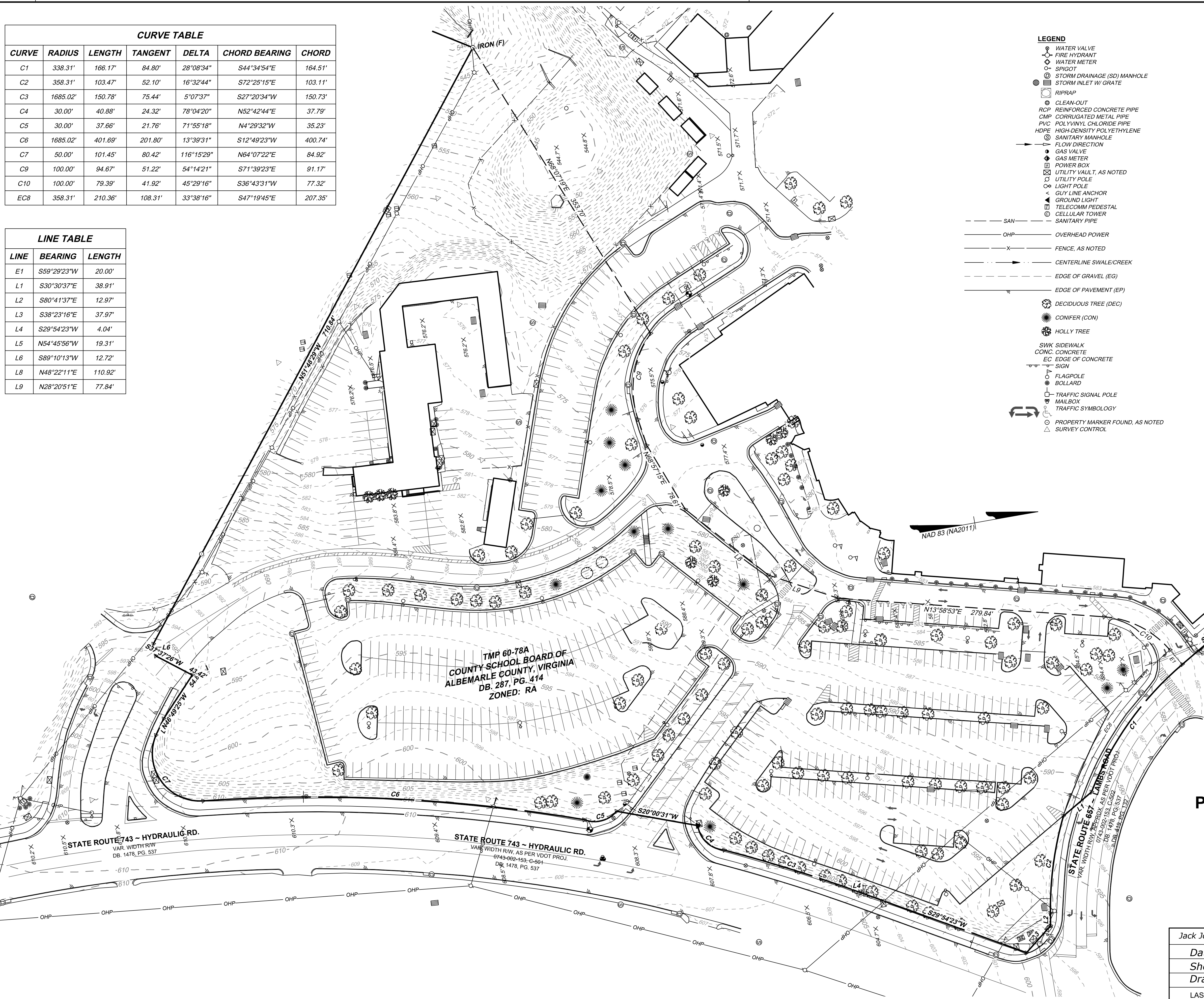






CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	338.31'	166.17'	84.80'	28°08'34"	S44°34'54"E	164.51'
C2	358.31'	103.47'	52.10'	16°32'44"	S72°25'15"E	103.11'
C3	1685.02'	150.78'	75.44'	5°07'37"	S27°20'34"W	150.73'
C4	30.00'	40.88'	24.32'	78°04'20"	N52°42'44"E	37.79'
C5	30.00'	37.66'	21.76'	71°55'18"	N4°29'32"W	35.23'
C6	1685.02'	401.69'	201.80'	13°39'31"	S12°49'23"W	400.74'
C7	50.00'	101.45'	80.42'	116°15'29"	N64°07'22"E	84.92'
C9	100.00'	94.67'	51.22'	54°14'21"	S71°39'23"E	91.17'
C10	100.00'	79.39'	41.92'	45°29'16"	S36°43'31"W	77.32'
EC8	358.31'	210.36'	108.31'	33°38'16"	S47°19'45"E	207.35'

LINE TABLE		
LINE	BEARING	LENGTH
E1	S59°29'23"W	20.00'
L1	S30°30'37"E	38.91'
L2	S80°41'37"E	12.97'
L3	S38°23'16"E	37.97'
L4	S29°54'23"W	4.04'
L5	N54°45'56"W	19.31'
L6	S89°10'13"W	12.72'
L8	N48°22'11"E	110.92'
L9	N28°20'51"E	77.84'



- LEGEND**
- WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SPRIGOT
 - STORM DRAINAGE (SD) MANHOLE
 - STORM INLET W/ GRATE
 - RIPRAP
 - CLEAN-OUT
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - HDPE HIGH-DENSITY POLYETHYLENE
 - SANITARY MANHOLE
 - FLOW DIRECTION
 - GAS VALVE
 - GAS METER
 - POWER BOX
 - UTILITY VAULT, AS NOTED
 - UTILITY POLE
 - LIGHT POLE
 - GUY LINE ANCHOR
 - GROUND LIGHT
 - TELECOMM PEDESTAL
 - CELLULAR TOWER
 - SANITARY PIPE
 - SAN
 - OHP OVERHEAD POWER
 - FENCE, AS NOTED
 - CENTERLINE SWALE/CREEK
 - EDGE OF GRAVEL (EG)
 - EDGE OF PAVEMENT (EP)
 - DECIDUOUS TREE (DEC)
 - CONIFER (CON)
 - HOLLY TREE
 - SWK SIDEWALK
 - CONC. CONCRETE
 - EC EDGE OF CONCRETE
 - SIGN
 - FLAGPOLE
 - BOLLARD
 - TRAFFIC SIGNAL POLE
 - MAIL BOX
 - TRAFFIC SYMBOL
 - PROPERTY MARKER FOUND, AS NOTED
 - SURVEY CONTROL

- SURVEY NOTES:**
- PROPERTY & ZONING INFORMATION:
 OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
 REFERENCE: DB. 287, PG. 414
 COUNTY TAX MAP NUMBER: 60-78A (06000-78-04-00000)
 PROPERTY ADDRESS: 2775 HYDRAULIC ROAD
 AREA: 216.69 ACRES (GIS)
 ZONED: RA (RURAL AREAS)
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:
 a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA & VDOT PLANS OF RECORD AS REFERENCED HEREON;
 b) FIELD SURVEY BY THIS FIRM FOR RECOVERY AND VERIFICATION OF EXISTING PROPERTY CORNERS AS SHOWN HEREON.
 - RIGHT OF WAY CORRIDOR OF STATE ROUTE 743, HYDRAULIC ROAD, IS NOT MONUMENTED ALONG ITS MARGIN WITH THE SUBJECT PROPERTY DEPICTED HEREON. DELINEATION OF RIGHT OF WAY RELIES ON RECOVERY OF FOUND BOUNDARY EVIDENCE NORTH OF THE INTERSECTION OF SAID HYDRAULIC ROAD AND LAMBS LANE.
 - NOT TITLE REPORT PROVIDED; EASEMENTS MAY EXIST WHICH ARE NOT DEPICTED HEREON.
 - THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.
 - BASIS OF MERIDIAN NAD83 (NA 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.
 - BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 5100300280D, (PANEL 280 OF 575) EFFECTIVE FEBRUARY 4, 2005, PORTIONS OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE IVY CREEK WATERSHED PER COUNTY GIS; PROPERTY IS ALSO WITHIN A WATER SUPPLY PROTECTION AREA.
 - THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.
 - NO MANAGED OR PRESERVED STEEP SLOPES PRESENT ON / WITHIN PROPERTY. CRITICAL SLOPES EXIST ON PROPERTY, REGULATED BY ORDINANCE.
 - CONTOUR INTERVAL = 1'

EXHIBIT SHOWING
**PROPOSED EXTENTS OF
 PROPERTY TO BE REZONED**
 IN THE NAME OF
**COUNTY SCHOOL BOARD OF
 ALBEMARLE COUNTY, VIRGINIA**
 BEING A PORTION OF
TMP 60-78A
 IN THE
 COUNTY OF ALBEMARLE, VIRGINIA

Jack Jouett Magisterial District	ALBEMARLE COUNTY, VA
Date: August 07, 2023	Scale: 1" = 30'
Sheet 1 of 1	J.N.: 53987.003
Drawn by: MKT	Checked by: JCM
LAST REVISED: _	

THIS DRAWING PREPARED AT THE
STATION OFFICE
 2811 Lakeside Dr., Suite 200
 Charlottesville, VA 22903
 TEL: 540.885.0820 FAX: 540.885.0785 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

Y:\90453987.003-Lambs_Lane_Leop_Ret\DWG\53987.003-V\XPS\URV_exhibit-0807.dwg | Plotted on 8/7/2023 11:54 AM | by Marion Tutor