

A map of the Rio Hill area in Denver, Colorado, overlaid with various colored zones and labels. The map shows a grid of streets and several large, irregularly shaped zones in shades of blue, green, red, and yellow. Labels include 'Fashion Square Mall', 'Albany Square Shopping Center', 'Rio Hill Shopping Center', and 'Northside Library'. The zones are labeled with letters and numbers: F2, L, M, G, D2, N, O, P, J, E, B2, B, and E3. A green dashed line runs through the center of the map, and a blue line runs along the right side. The text is overlaid in white on a semi-transparent dark blue background.

**ZMA202200013**

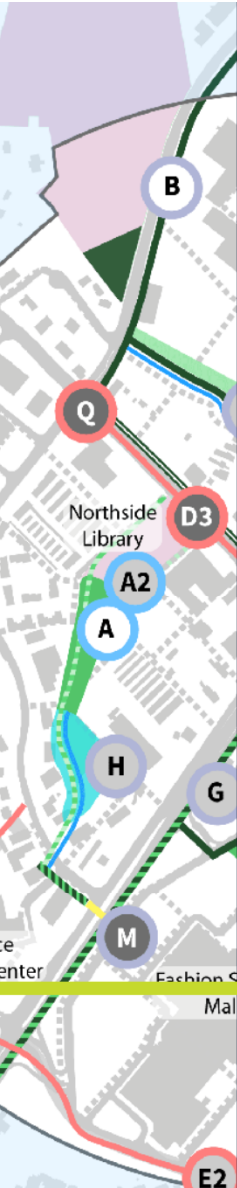
**Power Plant Residences –  
Preserved to Managed Slopes**

**Community Meeting  
Thursday, May 18, 2023**

# agenda

1. Introduction (County staff-Cameron Langille, Principal Planner)
2. County review process (County staff)
3. Project details (Applicant-Shimp Engineering)
4. Questions and answers (Public, applicant and County staff)

**Cameron Langille | [blangille@albemarle.org](mailto:blangille@albemarle.org)**



An application to change a property's zoning (known as a **rezoning**).

The application is reviewed for consistency with:

- The area's future land use designation (in the Comprehensive Plan)
- State & local authority standards and regulations
- Architectural Review Board (ARB) guidelines (if it is located in an "Entrance Corridor")

Final decision (approve or deny) made by Board of Supervisors

---

# zoning map amendment (ZMA)

## ZMA202200013 Location/Existing Conditions

TMP 78-21B1

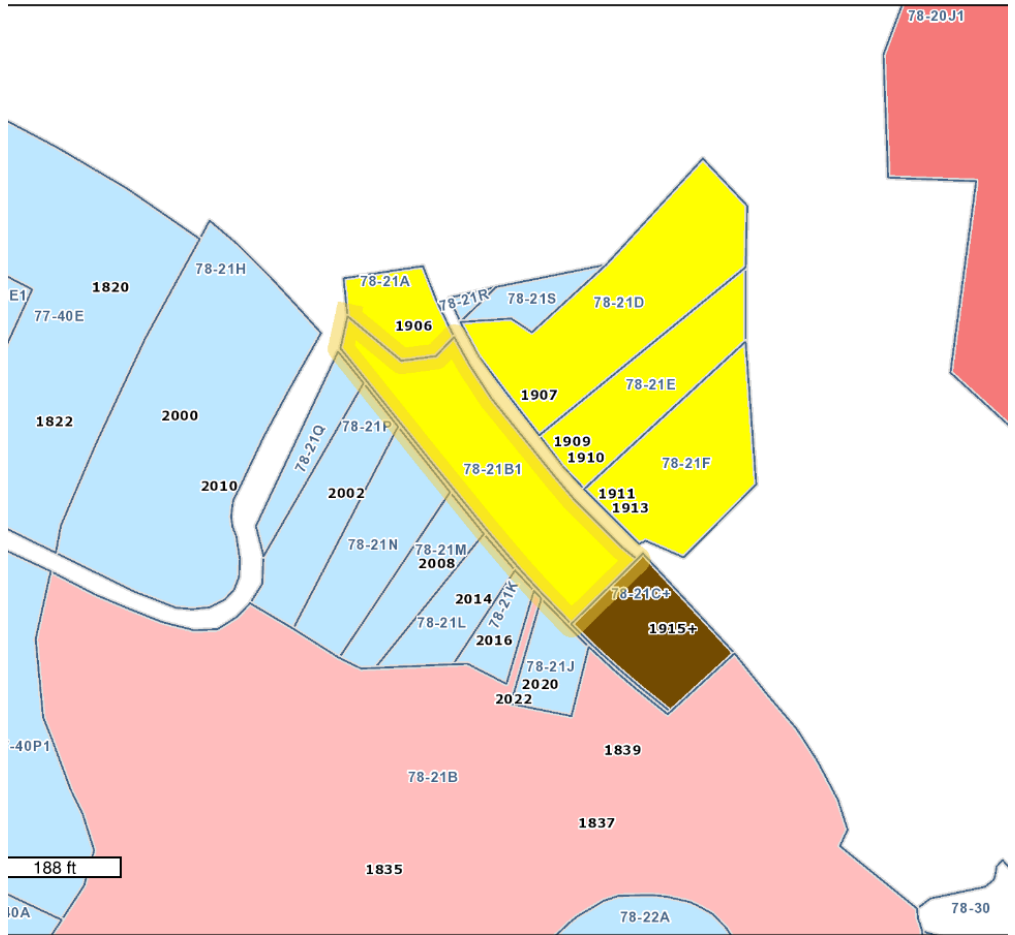
Former Woolen Mills  
power plant site

0.691 total acres

Frontage on E. Market  
Street



## ZMA202200013 Existing Zoning



### 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

# ZMA202200013 Steep Slopes Overlay Zoning



## Legend

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

### Parcel Info

□ Parcels

### Zoning Info

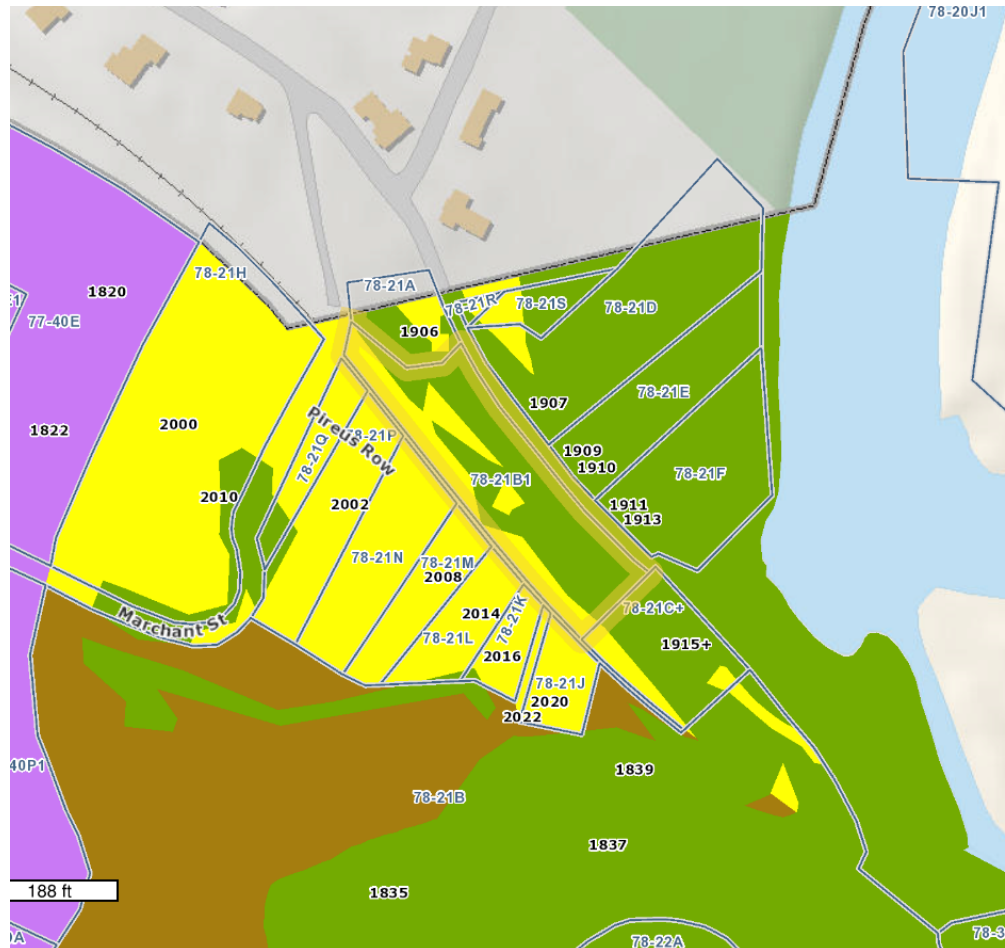
#### Steep Slopes Overlay

■ Critical Slopes

■ Steep Slopes - Managed

■ Steep Slopes - Preserved

# ZMA202200013 Land Use Recommendations



## Legend

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

### Parcel Info

- Parcels

### Comp Plan Land Use Info

#### Southern and Western Urban Neighb

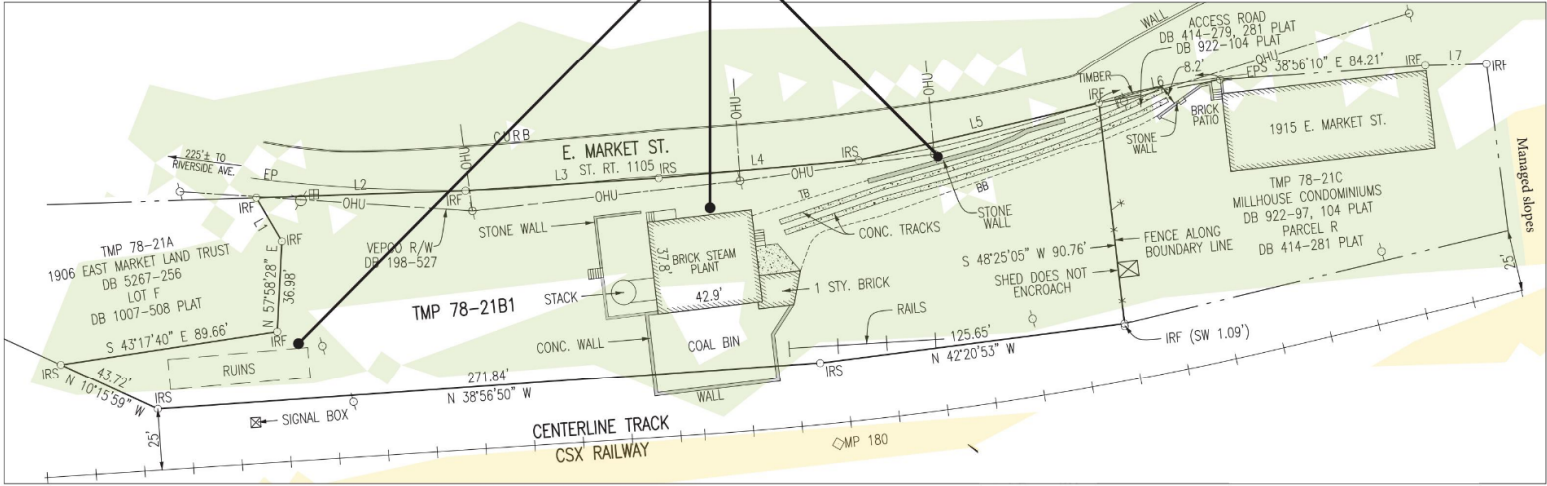
- Neighborhood Density Residential
- Neighborhood Mixed Use
- Urban Density Residential
- Community Mixed Use
- Regional Mixed Use
- Office / R & D / Flex / Light Industrial
- Industrial
- Institutional
- Parks and Green Systems

# ZMA202200013 Preserved Slopes

ZMA2022-000XX

**POWER PLANT RESIDENCES**  
 STEEP SLOPES REDESIGNATION REQUEST  
**SITE SURVEY - SLOPES OVERLAY**  
 Sheet 6 of 13

Improvements shown in areas designated as preserved slopes,  
 evidence of prior land disturbing activity



Preserved Slopes  
 Managed Slopes  
 Boundary and physical information provided by Kirk Hughes & Associates, July 15, 2022, revised August 23, 2022  
 Steep slopes overlay shown per Albemarle GIS

TMP 78-21B1  
 Submitted 09 November 2022  
 project: 22.048



# timeline

Staff Review of Proposal

Community Meeting

May 18, 2023

Staff Comments to Applicant

First letter sent March 14, 2023

Planning Commission Public Hearing

Not Scheduled

Board of Supervisors Public Hearing

Not Scheduled

**Cameron Langille | [blangille@albemarle.org](mailto:blangille@albemarle.org)**

## Managed Slopes Characteristics

---

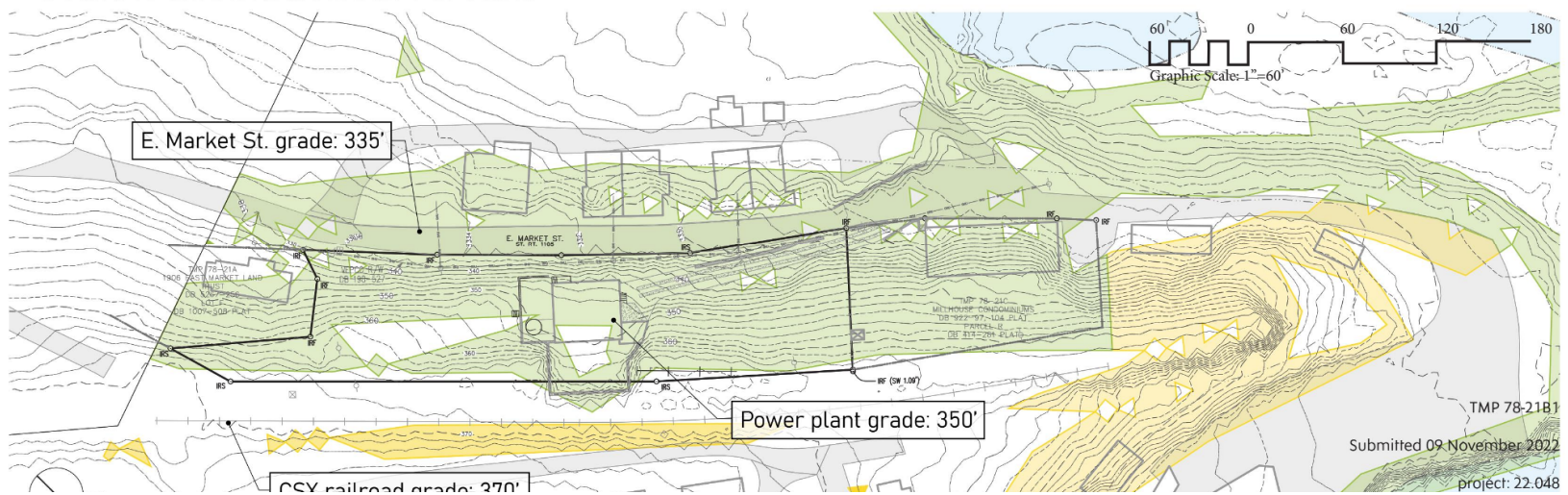
- (i) the contiguous area of steep slopes is limited or fragmented;
- (ii) the slopes are not associated with or abutting a water feature, including, but not limited to, a river, stream, reservoir or pond;
- (iii) the slopes are not natural but, instead, are manufactured;
- (iv) the slopes were significantly disturbed prior to June 1, 2012;
- (v) the slopes are located within previously approved single-family residential lots;  
or
- (vi) the slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action.

## Preserved Slopes Characteristics

---

- (i) the slopes are a contiguous area of 10,000 square feet or more or a close grouping of slopes, any or all of which may be less than 10,000 square feet but whose aggregate area is 10,000 square feet or more;
- (ii) the slopes are part of a system of slopes associated with or abutting a water feature including, but not limited to, a river, stream, reservoir or pond;
- (iii) the slopes are part of a hillside system;
- (iv) the slopes are identified as a resource designated for preservation in the comprehensive plan;
- (v) the slopes are identified as a resource in the comprehensive plan;
- (vi) the slopes are of significant value to the entrance corridor overlay district; or
- (vii) the slopes have been preserved by a prior county action, including, but not limited to, the placement of an easement on the slopes or the acceptance of a proffer or the imposition of a condition, restricting land disturbing activity on the slopes.

# ZMA202200013 Preserved Slopes



# How does development happen in Albemarle County?

