

A map of the Rio Hill area in Denver, Colorado, overlaid with a semi-transparent blue filter. The map shows various streets and landmarks. Several locations are marked with letters inside colored circles: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. The text is centered over the map.

SP202400012 City Church Multi-Use Space Addition

Places 29-Rio Community
Advisory Committee Meeting
Thursday, April 25, 2024

Agenda

1. Introduction (County staff)
2. County review process (County staff)
3. Project details (Applicant – Craig Kotarski, Timmons)
4. Questions and answers (Public, applicant and County)

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Community Meeting

To **share information** about the proposed project, the legislative review process, relevant policies / regulations, including Zoning and the Comprehensive Plan.

To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.

Two additional meetings – one each with the Planning Commission and the Board of Supervisors will be held at later (not yet scheduled) dates. These meetings have designated times for public comment.

The community meeting is for informational purposes only.

No decisions are made this evening, and no actions will be taken.



A Special Use Permit is an application to develop one of the uses listed in the Albemarle County Zoning Ordinance as a “**special use**”. The Board of Supervisors can impose certain conditions to mitigate the impacts of the proposed use. This process is also known as Legislative Review.

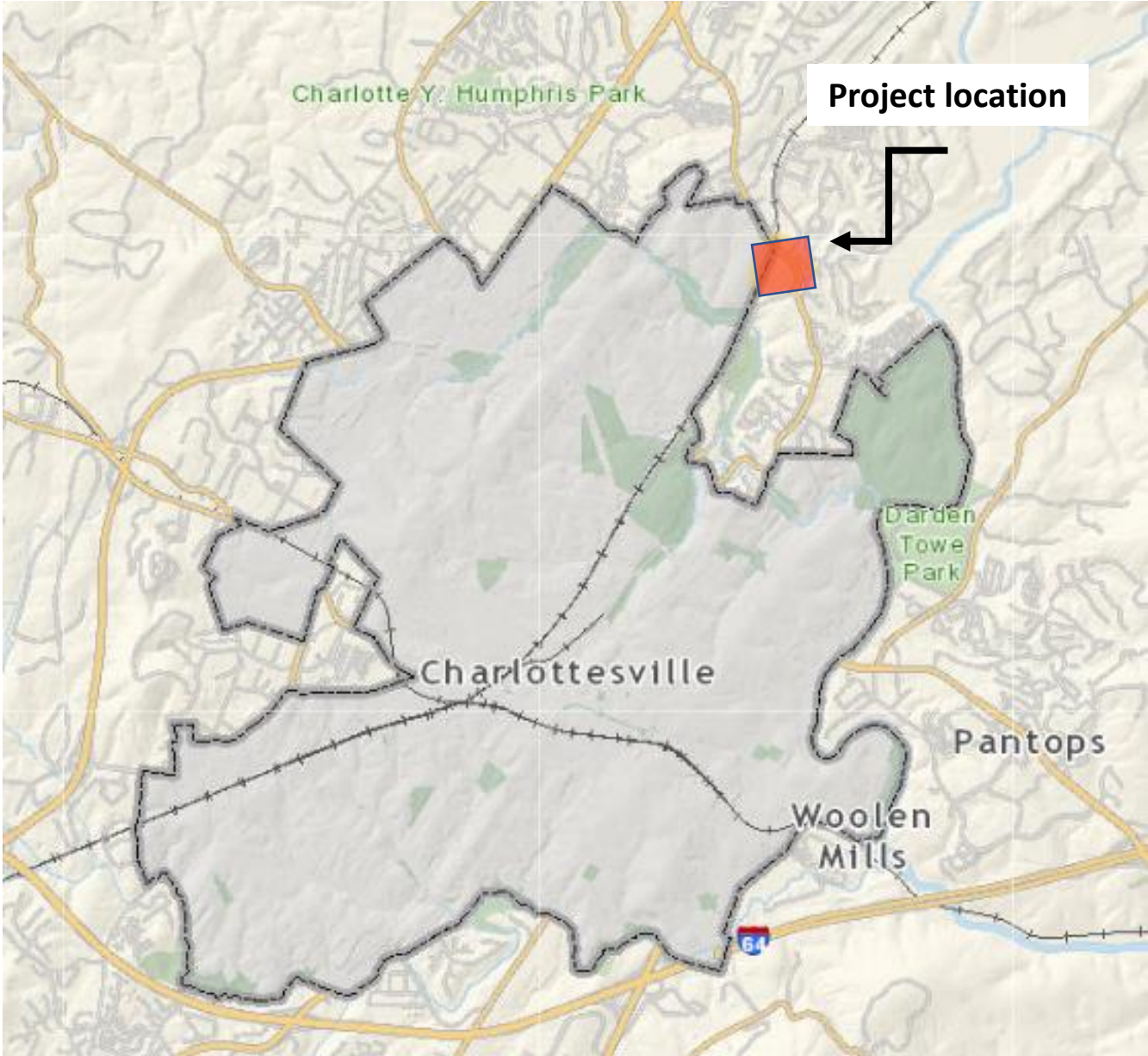
- 1) The application is reviewed by County staff and other agencies as applicable:
 - Planning and Zoning
 - Building Official
 - Fire Marshal
 - Engineering
 - Parks & Recreation, Schools
 - VDOT and County Transportation staff
 - Albemarle County Service Authority
 - Rivanna Water and Sewer Authority, etc.
- 2) Planning Commission
- 3) Board of Supervisors

Factors for Consideration (Chapter 18 Section 33.40):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.
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.
3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.
4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

SP202400012 City Church – Multi-Use Space Addition

Project Location



SP202400012 City Church Multi-Use Space Addition

Project Location



SP202400012 City Church Multi-Use Space Addition

Existing Conditions

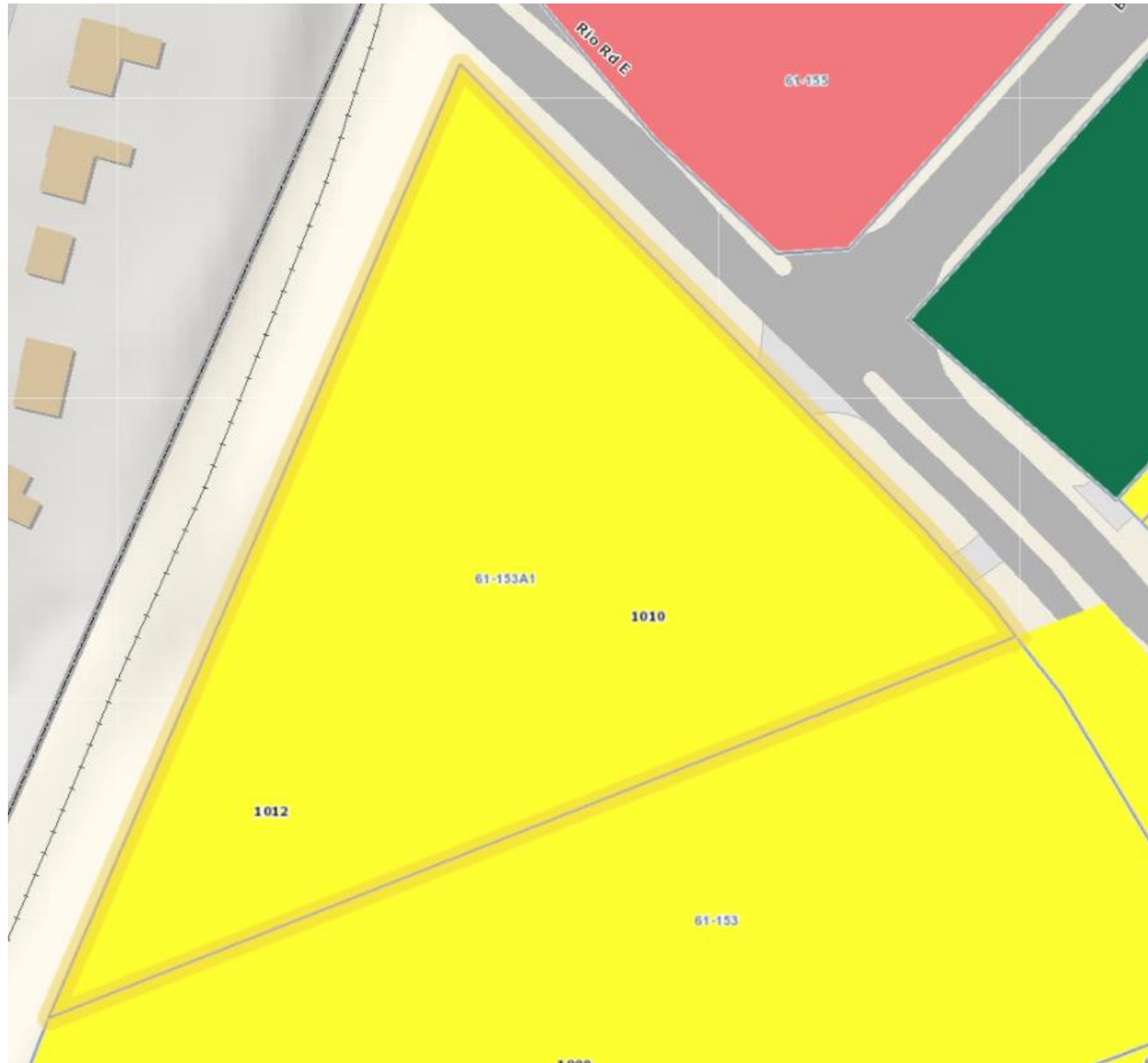


SP202400012 City Church Multi-Use Space Addition

SP202400012 – Amend existing special use permit, SP202200012, to allow a 13,100 square foot building, with additional office space, towards the rear of the parcel, along with a parking lot expansion of up to 106 additional parking spaces.

SP202400012 City Church Multi-Use Space Addition

Existing Zoning



- 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

SP202400003 Olivet Preschool – Increased Enrollment

Future Land Use



Part of Neighborhood 2 of the Places29 Master Plan

- Urban Density Residential which allows residential uses (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places 29 Master Plan.

Timeline

Staff Review of Proposal

Underway

Community Meeting

April 25, 2024

Staff Comments to Applicant

May 20, 2024

Planning Commission Public Hearing

To be scheduled

Board of Supervisors Public Hearing

To be scheduled

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