

# SP202400012 and SE202400018 City Church Multi-Use Space Addition

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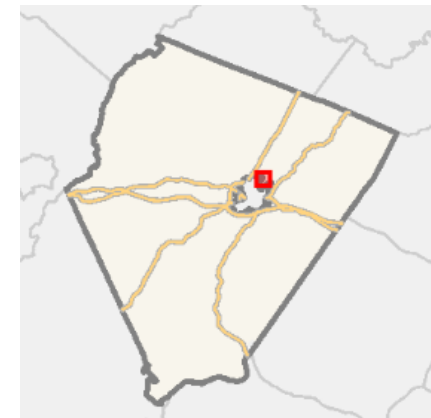
Albemarle County  
Planning Commission  
Public Hearing  
February 5, 2025



# Location



- TMP 61-153A1
- 4.23 acres
- Zoning: R-4 Residential
- Comprehensive 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.





# Existing Conditions

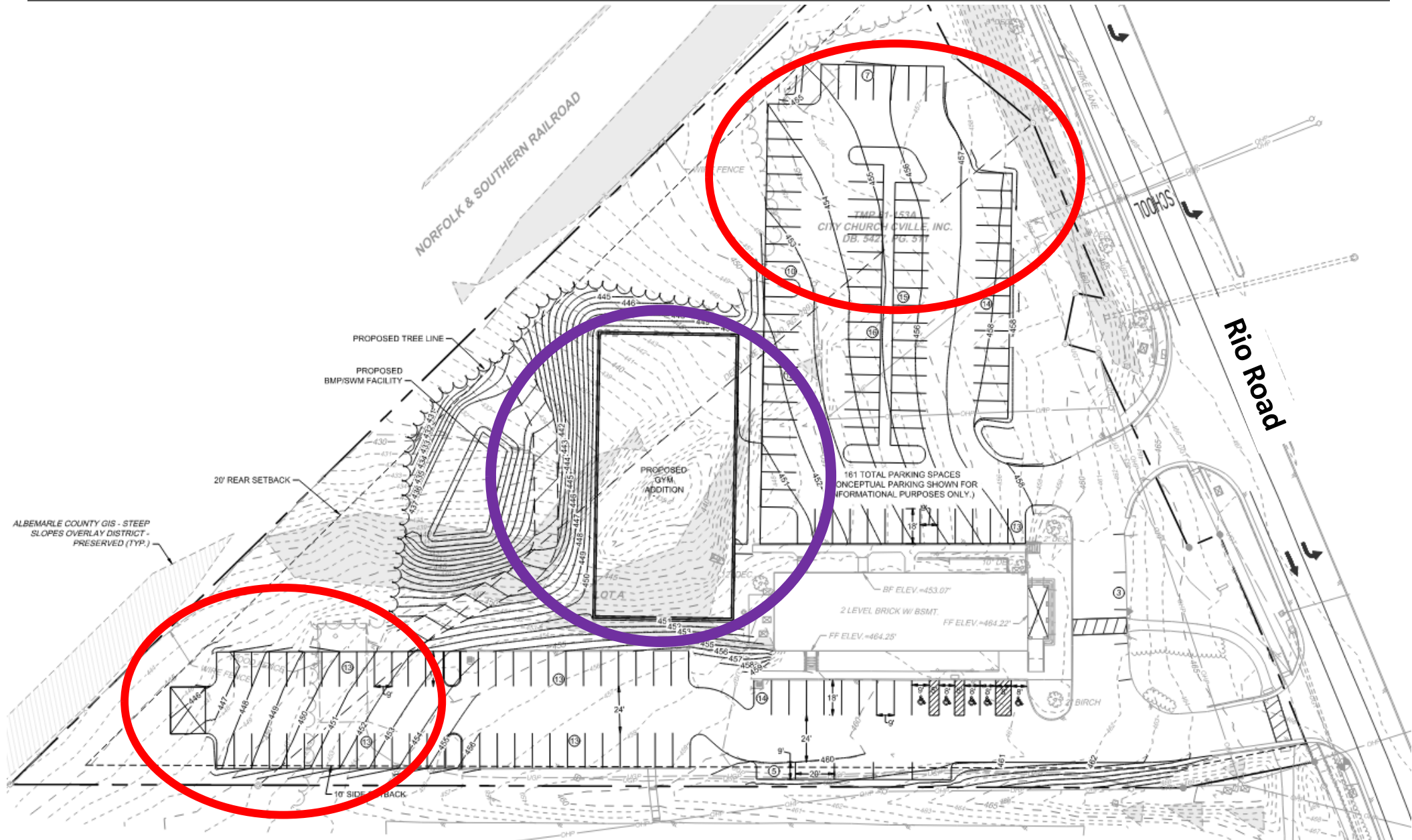


# Overview of Proposals

**SP202400012:** Special use permit request to amend previously approved SP202200012, to allow a 13,100 square foot multi-use building and a parking lot expansion for up to 87 additional spaces.

**SE202400018:** Special exception request to modify the limitation on the maximum number of parking spaces.

# SP202400012 Proposal





# SP202400012 Factors and Findings

## 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 Recommended Conditions

1. The development of the use shall be in general accord with Sheet C2.1 titled, “Concept Plan”, provided in the document entitled “City Church Multi-Use Space Addition Application Plan”, prepared by Timmons Group dated March 11, 2024, last revised November 15, 2024 (hereafter “Concept Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Concept Plan, development and use shall reflect the following major elements as shown on the plan:
  - a. Location of the proposed building;
  - b. Location of parking;
  - c. 20’ buffer along the western property line;
  - d. Wooded areas to remain

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

# SP202400012 Recommended Conditions

2. Landscaping may be required to be more than the minimum requirements of the ARB guidelines and/or the Zoning Ordinance, in order to mitigate the visual impacts of the proposed use.
3. The area of assembly is limited to a maximum 320-seat sanctuary.
4. Upon demand of the County, the owner(s) must dedicate sufficient right-of-way adjacent to Rio Road for improvements identified in the Rio Corridor Road Plan, dated June 30, 2022.
5. The use must commence on or before February 5, 2030 or the permit will expire and be of no effect.



# SP202400012 Summary

## **Positive Aspects:**

1. Consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The use is consistent with the Places-29 Master Plan

## **Concerns:**

1. None

# SP202400012 Staff Recommendation

**Staff recommends approval with the conditions as recommended in the Staff Report.**

# SE202400018 Proposal

**Special exception request to modify the limitation on the maximum number of parking spaces.**

County Code §18-4.12.2 (c) allows for a modification of the limitation on the maximum number of parking spaces required by County Code §18-4.12.4 (a).

County Code §18-4.12.4 (a) states *the number of parking spaces in a parking area may not exceed the number of spaces required by this section by more than 20 percent.*

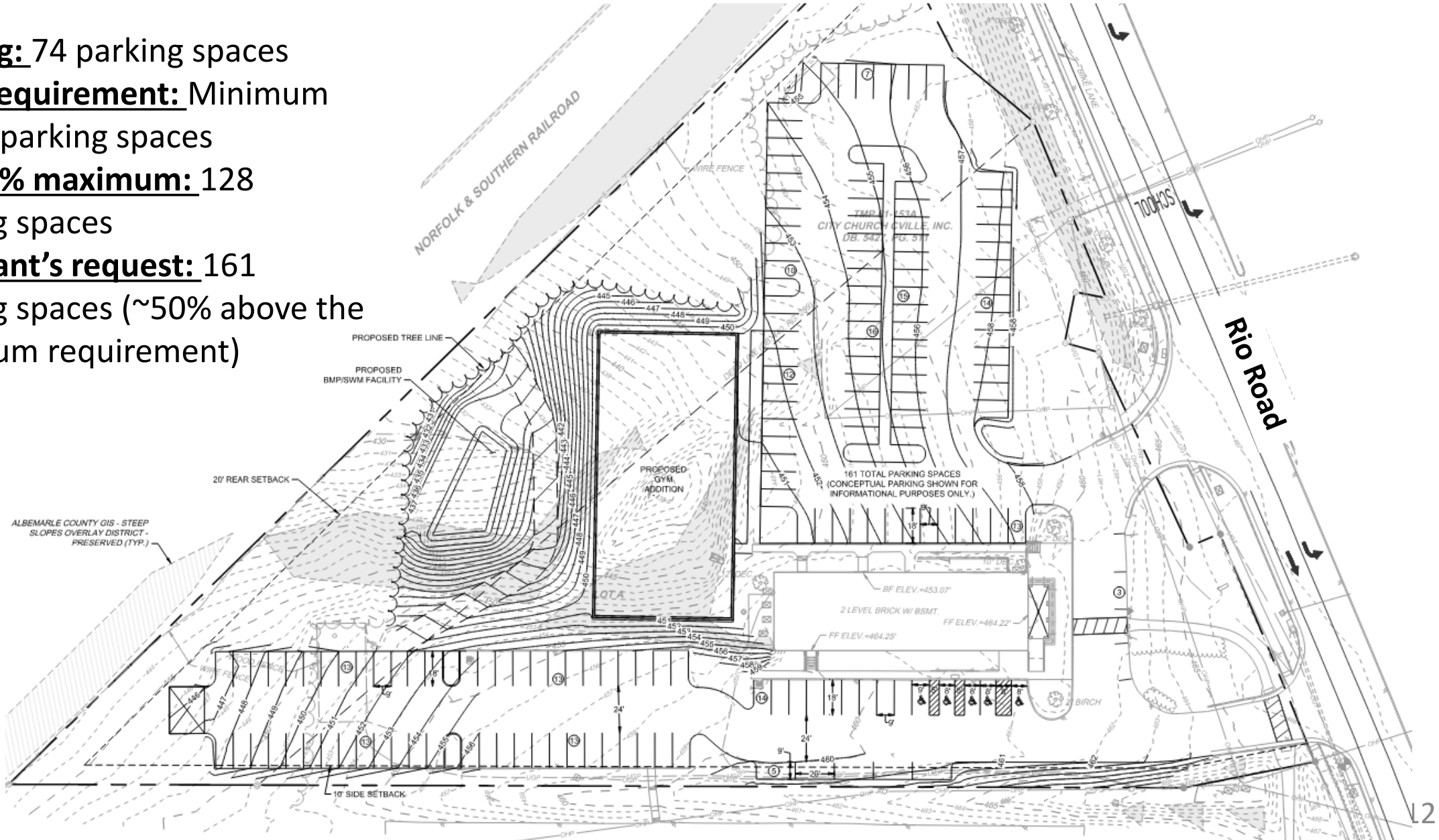
# SE202400018 Proposal

**Existing:** 74 parking spaces

**Code requirement:** Minimum of 107 parking spaces

**The 20% maximum:** 128 parking spaces

**Applicant's request:** 161 parking spaces (~50% above the minimum requirement)





# SE202400018 Summary

## **Positive Aspects:**

1. Consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The use is consistent with the Places-29 Master Plan

## **Concerns:**

1. The parking lot expansion of 161 parking spaces would result in a large parking area along the Entrance Corridor.

# SE202400018 Staff Recommendation

**Staff recommends approval without conditions as recommended in the Staff Report.**

SP202400012 and SE202400018

**Questions?**



# Motions for Special Use Permit: SP202400012

To **approve** Special Use Permit SP202400012:

*I move that the Board adopt the resolution attached to the staff report as Attachment E.*

To **disapprove** Special Use Permit SP202400012:

*I move to deny SP202400012. **State reasons for denial.***



# Motions for Special Use Permit: SE202400018

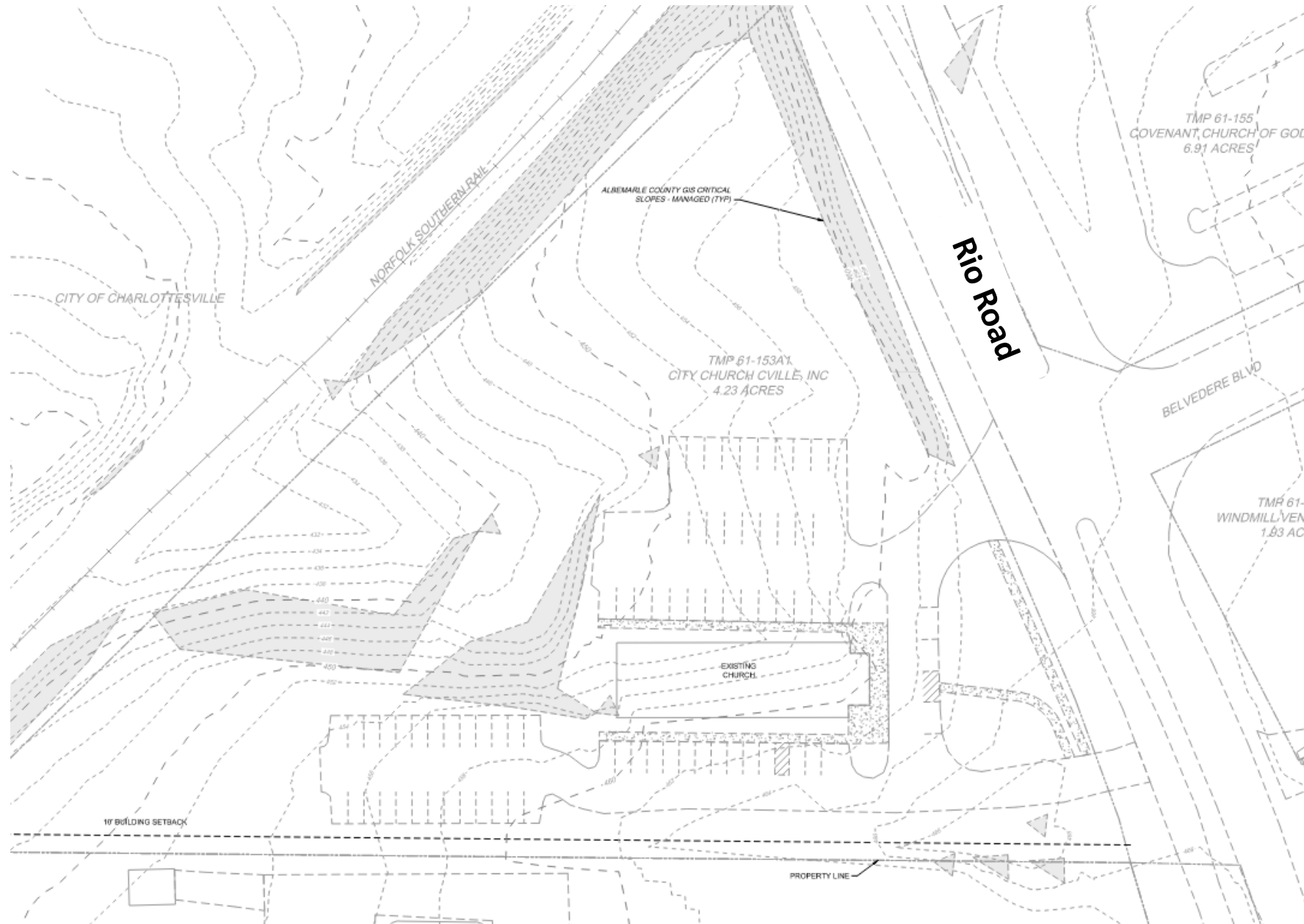
To **approve** Special Exception SE202400018:

*I move that the Board adopt the resolution attached to the staff report as Attachment F.*

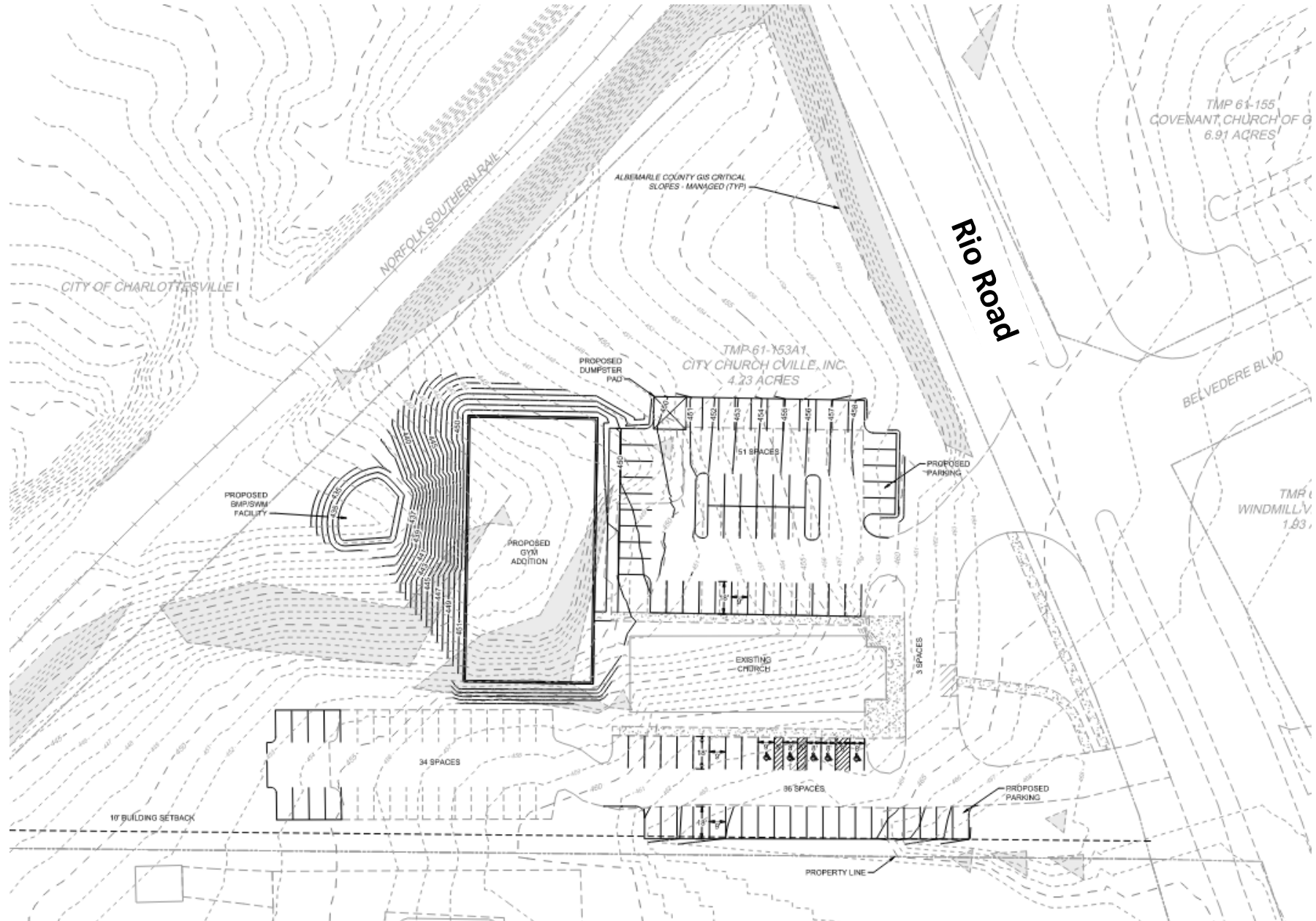
To **disapprove** Special Exception SE202400018:

*I move to deny SE202400018. **State reasons for denial.***

# Existing Conditions



# SP202200012 Approved Concept Plan



# SP202200012 Illustrative Landscape Plan

## INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

\* per Sec. 32.7.9.6 of the Albemarle County Code.

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
1% OF GROSS PARKING AREA	48,492SF	$48,492 \times .01 = 2,474.5$	2,475SF	5,782SF

## INTERIOR PARKING LOT TREE REQUIREMENTS

\* per Sec. 32.7.9.6 of the Albemarle County Code.

PARKING LOT	REQUIREMENT	PARKING SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT 1	1 LARGE TREE PER 10 PARKING SPACES	88 PARKING SPACES	$88/10 = 8.8$	9 LARGE TREES	10 LARGE TREES
PARKING LOT 2	1 LARGE TREE PER 10 PARKING SPACES	71 PARKING SPACES	$71/10 = 7.1$	8 LARGE TREES	8 LARGE TREES

## LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS

\* per Albemarle County ARB DESIGN GUIDELINES

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
RIO ROAD EAST	360 LF	1 LARGE TREE PER 25 LF WITH INTERSPERSED FLOWERING TREES	$360/25 = 14.4$	12 LARGE TREES WITH INTERSPERSED FLOWERING TREES	12 LARGE TREES 15 SMALL TREES

### NOTES:

- LARGE SHADE TREES ALONG ENTRANCE CORRIDOR NEED TO BE 3.5" CAL/PIN IN SIZE.
- THE ROAD FRONTAGE LENGTH TOTALS 482.5LF, HOWEVER, 89.5LF WAS SUBTRACTED DUE TO ENTRY DRIVES AND EXISTING TREE CANOPY.

## TREE COVER CALCULATIONS




\* per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
150,970 SF (GROSS SITE AREA)	10% COVER	$150,970 \times .1 = 15,097$	15,097SF	$21,222 \times 1.25 = 26,527.5$ (EXISTING) + $9,408$ (PROPOSED) = 35,935.5SF

### NOTES:

- WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
- CONCEPTUAL TREES ARE ESTIMATED AS FOLLOWS: 250SF FOR LARGE SHADE TREES, 100SF FOR SMALL, ORNAMENTAL FLOWERING TREES.

## CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES	30
	FLOWERING ORNAMENTAL TREES	19
	EXISTING TREE CANOPY	21,222 SF

