CITY CHURCH MULTI-USE SPACE ADDITION SPECIAL USE PERMIT NARRATIVE

TMP 06100-00-00-153A1

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YOUR VISION ACHIEVED THROUGH OURS.

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Project Proposal

City Church of Charlottesville is seeking a special use permit in accordance with County Code to add a 13,100 square foot multi-use building, with additional office space, towards the rear of their existing church location along Rio Road East. The addition of a multi-use building would allow the church to expand the uses they are currently able to provide to their members and visitors. This includes serving the youth of the church by providing them a place to gather, as well as expanding office space to support current and future staff needs. Additionally, the parking lot will be expanded up to 185 parking spaces, as the current parking agreement with CATEC could be revoked at any time (A Parking Analysis and Special Exception Narrative to supporting this request has been included with the overall application).

The existing building shall remain with the proposed expansion and will remain in use as a church during construction. The use of the property and existing ZMA-99-18 allows for the parcel to be used as a church and the expansion would be consistent with such uses. City Church is an existing religious organization and place for the community to gather. Therefore, the addition is serving a public benefit. The addition is proposed to the existing property and place of worship for City Church, thus the addition will not be a detriment to adjacent lots, nor will the character of the zoning district be changed by the building addition. Furthermore, since the church is existing, this request will remain in harmony with the purpose and intent of the Zoning Ordinance, the uses permitted, and be in coherence with the public's health, safety and welfare.

Existing Conditions

The subject parcel is triangular in shape and fronts Rio Road East. The adjacent southwest parcel is the CATEC campus, while the northern boundary runs along the Northfolk Southern Rail spur. The majority of the neighboring area is residential, both in the County of Albemarle and in the City of Charlottesville.

Currently, the site operates as a church, with most of the operations taking place on Sunday mornings. There are smaller groups that meet at the church during the week for Bible studies, support groups, youth group, etc.



Image 1

Consistency with the Comprehensive Plan

Per the map below, the Comprehensive Plan designates this specific parcel for Urban Density, with surrounding areas also noted as residential. This application is in line with the Comprehensive Plan as churches are allowed within this designation. Furthermore, churches serve as a neighborhood hub, bringing people together and creating community.

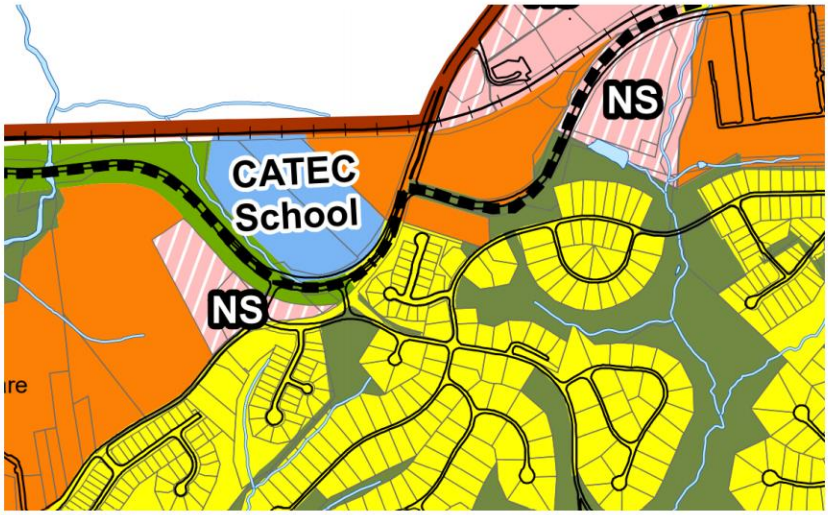


Image 2

Environmental Considerations

The map illustrates the existing environmental features on the property. There is no existing floodplain, conservation easements, dam break inundation zones, or WPO Protection buffers located on the property. There are no proposed impacts to any environmental features with this application.

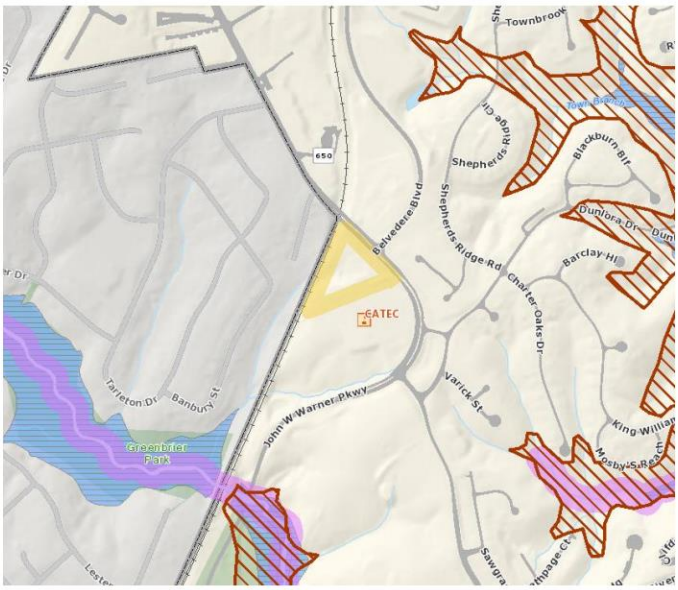


Image 3

City Church desires to construct the multi-use space addition in an environmentally conscious way. With that as an end goal, on-site stormwater quantity management will be used to decrease the quantity and improve the quality of the runoff leaving the site.

Impacts on Public Facilities

As stated above, the property is located within Albemarle County along Rio Road East/John Warner Parkway Urban development area. The Church currently operates using County water and sewer. The existing building will remain, along with the existing water meter, water and sewer connections and infrastructure. Since the project proposes to maintain the existing utility connections, there is no impact to public utilities with the proposal.

Since the church is existing and operating with the intention that it will remain a place of worship, there is no impact to fire/rescue services.

No residential units are proposed with this project, therefore, there will be no impacts to Albemarle County Public Schools.

The parcel is located along John Warner Parkway/Rio Road East. The parcel has two existing means of ingress/egress which will remain in place. Additionally, Rio Road East has an existing left turn lane into the property with helps with northbound thru traffic. As mentioned, the site operates as a church, with the majority of operations taking place on Sunday mornings. The impact of adding a multi-use building to the site will have minimal impact to current traffic flow since the congregation will continue to meet as usual. No additional transportation improvements are proposed with the special use permit application. It is understood that VDOT, in partnership with the County, is proposing a roundabout at the intersection of John Warner Parkway and Rio Road, which will have impacts to the church's existing ingress/egress, notably that left hand turns into or out of the church will no longer be possible.

Stormwater Management

All design and engineering for the building addition shall adhere to the State Stormwater Management regulations and Albemarle County Water Protection Ordinance. The final stormwater management design will be apart of the site plan and water protection ordinance plan for the development.

Protective measures for erosion and sediment control shall be installed to limit any sediment run-off from leaving the site. Additional measures may include, but not be limited to, installation of silt fence with wire backing, installation of a sediment trap, matting, and seeding and soil stabilization applications.

Entrance Corridor Considerations

The proposed building location was selected due to the existing site grades and its proximity to the existing building and the ability to access and possibly connect from the basement of the existing church building.

The new parking lot layout makes use of and expands the existing parking lot area alongside the existing church building.

If the parking was relegated behind the new building it would be difficult to allow for direct access between the existing and proposed building. If the building was set close to the road it would still be much lower than the road, due to the site grades. This would result in water draining toward the building from the road slope down into the site and would be difficult to mitigate without raising the building up on a large amount of fill. This would make access from the existing building and new parking very difficult.

The parking and building locations are consistent with the existing layout of the site and similar to the layout of the three or four other church buildings along this section of Rio Road East. A landscaping plan will be developed during the site plan process in coordination with ARB to aid in reducing the visible impacts of the parking, while enhancing the arrival experience for the church goers.