

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2026-00002: City Church Multi-Use Facility Final Site Plan
Review Type	Final Site Development Plan
Parcel Identification	061000000153A1
Location	1010 Rio Rd. East (Figure 1)
Zoned	Residential (R4), Entrance Corridor (EC)
Owner/Applicant	City Church Cville, Inc. (Chris Becker) /Mather Architects (John Daly)
Magisterial District	Rio
Proposal	To construct a multi-use facility adjacent to the existing church, to expand the parking lot, and to undertake related site improvements.
Context	The property contains an existing church, two parking areas, and a wireless facility. To the northeast and south of the property there are institutional uses including the Charlottesville Albemarle Technical Education Center (CATEC) and other churches. Adjacent properties to the east and west consist primarily of single-family residences, including the Dunlora and Greenbrier neighborhoods.
Visibility	The building will be readily visible from the Entrance Corridor.
ARB Meeting Date	May 4, 2026
Staff Contact	Margaret Maliszewski

PROJECT HISTORY:

A special use permit (SP-2024-12) was approved for this expansion in early 2025. The ARB reviewed and recommended approval of the Initial Site Plan (SDP-2025-00113) on October 20, 2025 and reviewed a conceptual architectural design (ARB-2025-00029) on December 15, 2025.

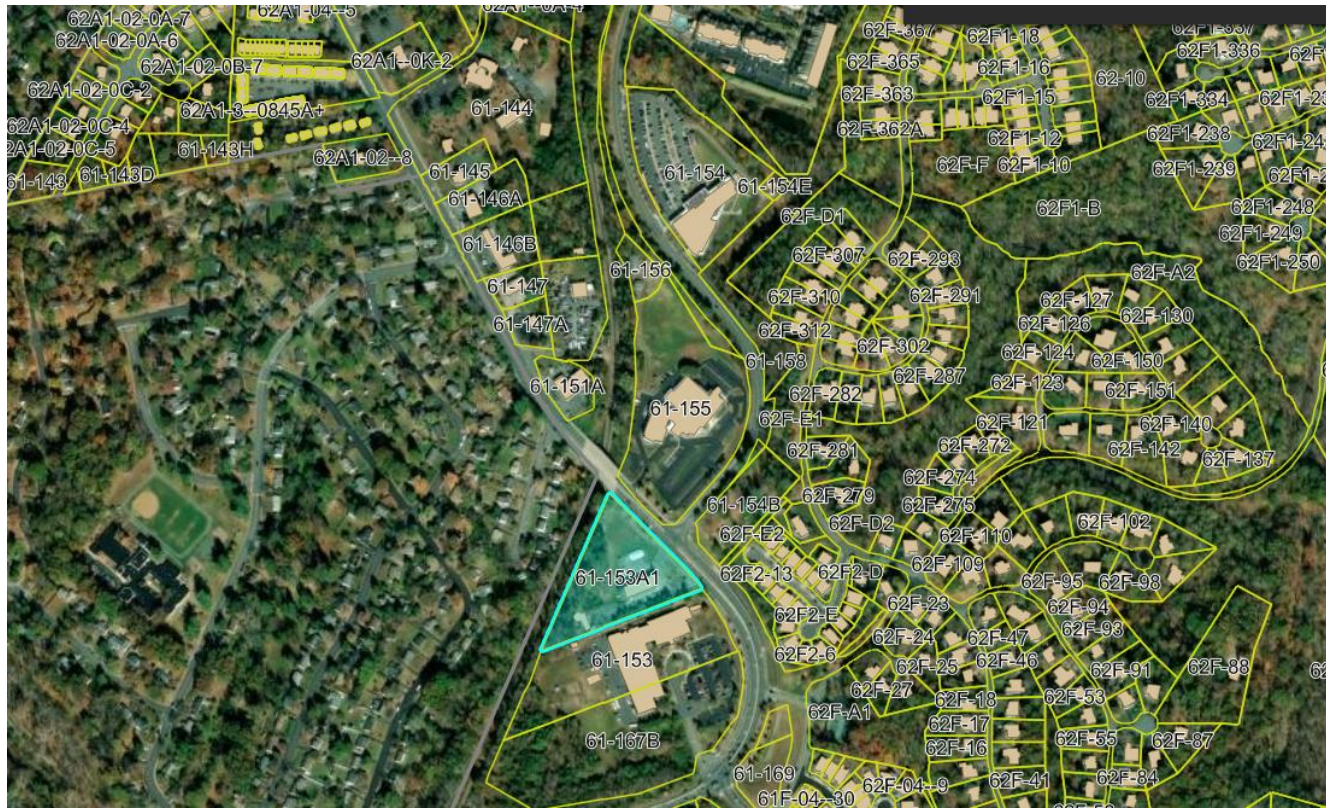


Figure 1: Project location on the Rio Road Entrance Corridor

ANALYSIS

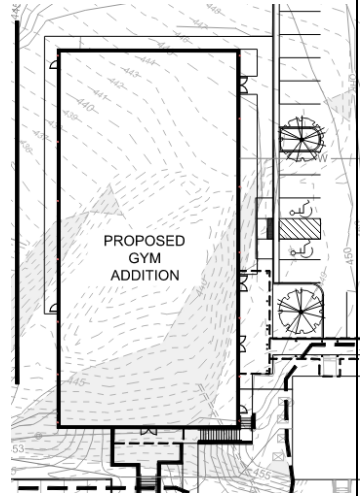
REF	GUIDELINE	ISSUE 10/20/25	RECOMMENDATION 10/20/25	ISSUE 12/15/25	RECOMMENDATION 12/15/25	ISSUE 5/4/26	RECOMMENDATION 5/4/26
	GENERAL GUIDELINES						
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor; Structure design</i>						
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The existing church building has a traditional form and appearance and is constructed of red brick that is common in the County. The overall building is compatible with historic buildings in the area.	Provide architectural plans for review. Show how the EC design guidelines on structure design and architectural compatibility are being met. Perspectives showing the proposed multi-use building with the existing building as seen from the road would be helpful.	The simple building form, gabled roof, water table, and vertical elements establishing a rhythm across the façade of the proposed addition are typical of traditional architecture, but the proposed design is not a strong reflection of the County’s historic landmarks.	Revise the building materials, colors, and/or details to increase compatibility between the addition and the existing building. Focus on roof and wall color changes to reduce the stark contrast between the church and the addition.	The perspective views show a revised roof color that is much lighter than the original proposal and is more in line with the roof color of the existing church. The drawings identify the material as MR-24 standing seam metal roof panels, but the color is not identified, nor is there a note on the plan stating that the color will match the existing roof.	Revise the architectural elevation drawings to identify all proposed materials and colors. Add a note to the architectural elevation drawings stating that the roof color of the addition will be coordinated with the roof of the existing church.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	The proposed building has a larger footprint than the existing building. Multiple entrances are shown on the elevation that faces the EC street. The two at the south end are protected by a canopy. Building materials, forms, scale and detailing will be important factors in establishing compatibility		The proposed light-colored walls are similar to other buildings along the corridor, including the Covenant Church across Rio Rd. (a development that predates the EC	Revise the proposed building materials, colors, and/or details to establish a more cohesive whole.	The proposal includes an 11’-tall canopy along almost the full length of the parking lot elevation	Provide sheet A-101b with legible details. Coordinate the site and architectural drawings regarding the length of the church canopy.
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of				Consider modifying the heights of canopies and		

	historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.	with the existing building and the broader architectural context of the County.		overlay), single-family detached residences along Rio in the Dunlora development, and the Rio Point apartments, though brick is more predominant along the corridor.	openings.	of the existing church. A slightly taller canopy (12’6”) is proposed over the entrance to the addition. The applicant has clarified that the recommendation to consider modifying the heights of the canopies was based on an outdated rendering. (See Figure 2.)	
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline’s standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			The basic form of the addition – a rectangular box with a gabled roof – and the wall height are generally consistent with that of the existing church. However, the footprint of the addition is larger (70’ x 145.5’ vs. 40.1’ x 130.3’), the overall height is taller (38’10” vs. 33’10”), and the roof pitch is less steep. The white stucco walls are a stark contrast to the red brick of the church, and the black standing seam metal roof differs significantly from the gray shingles of the church. Most of the windows of the addition are horizontally oriented; those of the church are vertical. The result is an addition that looks more different and less unified with the existing church. Changes to building materials, colors, and/or details could increase compatibility. Roof and wall color changes that reduce the stark contrast between the church and the addition are recommended.		Canopy details are included in the architectural drawings, but they are not legible. The site plan and architectural elevations show the church canopy at different lengths.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.			A band has been added along the length of the addition matching the height and thickness of the canopy. The canopies and the band reinforce the connection between the structures. The band is illustrated as black in the perspective image. Its color and material are not noted on the elevation drawings.			
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.			The perspective images show that the distribution of colors on the walls of the addition has changed to increase compatibility with the existing building. Glen-Gery Old Richmond brick is proposed for the water table and the first story EIFS has been changed from white to an unspecified shade of tan or brown. This color reduces the contrast between the new building and the existing			
10	Buildings should relate to their site and the surrounding context of buildings.						
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			The proposed form, roof shape, and overall size of the addition work towards establishing a cohesive whole on site. The building materials, colors, and details do not.			

						building and helps transition from the white EIFS to the red brick.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The finished floor elevation of the proposed building (450') is well below the elevation of Rio Rd. in this area (approx. 468'), which could help reduce the impact of the building's scale on the EC.		Overall, the proposed addition conveys a larger than human scale, although the water table, the stucco scoring, and the rhythm of the downspouts on the front elevation mitigate this to some extent. The addition is situated approximately 200' from the EC street and its finished floor elevation is approximately 17' below that of the street. This is expected to help reduce the impact of the building's scale on the EC.	None.	The distribution of colors on the walls, the black band separating the stories, and the canopies help establish human scale.	None.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	The multi-use building is labeled as a gym on the site plan. That building type is often designed with little fenestration, which could result in blankness.		Much of the building's elevations are without doors and windows, a result of the interior use/programming. Downspouts provide a regular rhythm across the front elevation and reveals in the stucco provide some visual relief.	Reduce the blankness of the elevation that faces the EC.	The color change at the first story and the addition of the black band, together with the trees in the parking lot, help mitigate blankness.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	Sidewalks connect the buildings, but the proposed building is not physically connected to the existing one.		A colonnade is proposed to link the new building to the existing church. A brick base is proposed for the new building to establish a visual connection to the existing brick church.	None.	The canopies proposed at the original building and at the addition, together with the added band on the new building, help unify the structures.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The multi-use building is not expected to exhibit a trademark design.		The proposed design does not have the appearance of a trademark building.	None.	The proposed design does not have the appearance of a trademark building.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	The window glass information will be needed for review.		Window glass specs have not yet been submitted.	Provide window glass specs with the next submittal. Show that the guidelines criteria are being met.	Window glass specs have been provided and indicate conformity with the criteria.	None.
	Accessory structures and equipment						
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	A dumpster with a wooden enclosure is proposed at the west end of the southern parking lot. The location is	None.	Service areas and mechanical equipment are located behind the building where they would not be	None.	Service areas and mechanical equipment are located behind the building where they will	None.
18	The following should be located to eliminate visibility from the Entrance						

	Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	visible from the street, but the wooden enclosure is expected to blend with the existing fence around the wireless facility located to the west, so it is not expected to have a significant visual impact.		visible from the street.		not be visible from the street.	
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.						
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	A stormwater facility is proposed behind the new building where it will not be visible from the EC.	None.	-	-	A stormwater facility is proposed behind the new building where it will not be visible from the EC.	None.
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note appears on Sheet C0.1 of the site plan.	Add the mechanical equipment note to the architectural plans.	The note does not appear on the architectural drawings.	Add the mechanical equipment note to the architectural plans.	A note has been added to the architectural plans, but it is not the standard note.	Add the standard mechanical equipment note to the architectural plans.
	Lighting						
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Site lights are currently attached to a few utility poles throughout the site. The demolition plan shows one of these to be removed. No new site or building lighting is shown on the plan.	Clearly show all existing site lights on the plan and identify all of those to be removed. Provide a complete lighting plan for review showing all proposed building and site lighting.	No lighting is shown on the plan.	Provide a complete lighting plan with the final site plan showing all proposed building and site lighting.	Spillover does not exceed .5 fc.	Revise the Luminaire Schedule to indicate proposed light fixture and pole colors. Dark brown, dark bronze, or black are recommended.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.					Proposed fixtures are full cutoff styles.	
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.					The maximum proposed light level is 3.7 fc.	
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.					The fixture catalog numbers indicate a warm white color temperature of 3000K.	
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.					Fixture and pole colors are not identified.	
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.					Proposed mounting height for both parking lot pole lights and building-mounted fixtures is 18’.	
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.						
29	The following note should be included on the lighting plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”					The note does not appear on the plan.	Add the standard lighting note to the site plan.
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor.					No decorative lights are proposed.	None.

	Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.						
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.						
	Landscaping						
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	North of the northern site entrance are four existing shade trees. They are located off site (near the sidewalk). Their quantity and spacing do not meet EC guidelines, but they are mature trees that contribute a positive appearance to the streetscape. Road improvements (Green-T intersection) are planned in the area. It isn't clear if the improvements will impact the site's frontage. Between the new parking lot and the EC are numerous utilities and easements that limit planting locations. Some trees are proposed very close to an existing underground telephone line and a proposed water line. The proposed location of the parking lot provides minimal space between it	Indicate whether planned Rio Road improvements will impact the site.	-	-	On-site planting area has not been increased at the north end of the parking lot, but one tree has been added.	Without reducing quantities, shift trees away from the existing underground telephone line and the proposed storm pipe.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		Consider increasing on-site planting area between the parking lot and the property line at the north end of the proposed parking lot.	-	-	Trees near the site entrance/exit and in other locations along the frontage are very close to an underground telephone line. The tree in the island near where the building canopies meet is less than 7' from a storm pipe.	
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street,		Without reducing quantities, shift trees away from existing underground telephone lines, the proposed water line, and any other utilities and easements.	-	-		

	and exclusive of road right-of-way and utility easements.	and the property line at the northern end of the lot, making it difficult to provide perimeter parking lot trees <u>and</u> on-site EC frontage trees. The mix of existing trees and proposed large shade trees and interspersed ornamentals meets the quantity and size requirements. Between the site entrances, three large shade trees are proposed on site close to the street at the required size and spacing. Ornamentals are interspersed.					
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	There are no interior roads, but there are travelways in front of the existing building and along the southern side of the site. There are existing utilities in both areas.	None.	-	-	There are no interior roads, but there are travelways in front of the existing building and along the southern side of the site. Utilities exist in both areas.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	A sidewalk is proposed around most of the new building and along the northwest side of the existing building. Two of the proposed interior parking lot trees are located in front of the proposed building as viewed from the EC street. These trees could help soften the appearance of the new building; however, one tree is proposed approximately 7’ from an underground water line. The need for additional trees in this area can be assessed when architectural plans are submitted for review. Wooded area to remain borders the north and northwest perimeters of the proposed parking lot. Trees are proposed along the eastern perimeter of the parking lot where utilities	Shift new trees proposed in locations that are close to utility lines to avoid conflicts as the trees mature.	Two trees are proposed in parking islands on the EC side of the building, but one of them is proposed approximately 7’ from an underground water line. Resolving that conflict and adding a tree could help relieve the blankness of the elevation. 	Shift new trees proposed in locations that are close to utility lines to avoid conflicts as the trees mature. Add a tree and tree island in the parking row adjacent to the addition, and plants at the base of the front elevation, to help relieve blankness.	The tree in front of the proposed building that is close to the water line has not been shifted. A stormwater pipe has been added along the front of the proposed building, approximately 7’ from the two trees in islands. The landscape plan has not been modified to show the plants proposed along the front elevation of the addition. No trees have been added in the parking row adjacent to the addition. Shrubs have been added along the EC side of the parking lot perimeter. Trees have been added near the side elevation of the addition.	Shift new trees proposed in locations that are close to utility lines to avoid conflicts as the trees mature. Add a tree and tree island in the parking row adjacent to the addition. Update the site plan to show the foundation planting shown on the architectural renderings.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.						
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.						

		and easements allow, with the size and quantity meeting perimeter planting requirements. There are 15 trees proposed in planting islands in the new parking lot which has 86 spaces, so the quantity exceeds the requirement. Eleven of the trees are large shade trees. Planting size for eight of those are 2.5” or 3.5” caliper. Four of the 15 trees are small ornamentals with a 2” cal. planting size. The mix of trees meets the intent of the interior tree requirement. There are 42 spaces in the parking lot on the south side of the site. Four interior trees are proposed. There are two perimeter trees at the west end.		The color rendering of the addition shows shrubs at the base of the front elevation. The landscape plan does not show any shrubs in this location, but plants along the elevation could help reduce blankness.			
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes</i> .	The proposed plants are on the lists.	None.	-	-	Myrica Cerifera, now Morella Cerifera, has been added to the list.	Revise Myrica Cerifera in the plant list to Morella Cerifera.
38	Plant health: The following note should be added to the landscape plan: “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.”	The note appears on sheet L2.0.	None.	-	-	-	None.
	Site Development and layout						
	Development pattern						
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The proposed addition is aligned with the existing church; both are oriented at an angle to the EC street. A large, proposed parking lot separates the addition from the street. A Special Exception was approved for a total of 161 parking spaces (33 spaces over the required + 20% over max) at this site. A total of 131 spaces is proposed, with 86 of them in the lot adjacent to the EC. The size of the new parking lot will have increased visual impacts on the EC. The north end of the lot is very close to the	Consider increasing on-site planting area between the parking lot and the property line at the north end of the proposed parking lot.	-	-	On-site planting area has not been increased, though one tree has been added.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be						

	parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	property line, which limits locations for planting. This layout is not ideal for the EC, but the location and orientation are as illustrated on the concept plan approved with the SP. The travelways appear organized. Sidewalks are proposed along the north side of the existing building and around the new building. A sidewalk exists along Rio Rd. Most of the wooded area is proposed to be removed. A few small areas of the wooded buffer along the railroad are to remain – one at the north corner of the property, and one to the north of the new building, and an area at the southwest corner of the property. No views are expected to be impacted by the proposal.					
	Site Grading						
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	Grading is proposed to establish the new parking lot. It is not expected to change the basic relationship of the site to the EC. The EC elevation in this area is approximately 468'. The parking lot elevation ranges from 448' to 458'. The finished floor elevation of the new building is proposed at 450'. Significant grading is proposed behind the new building to accommodate a stormwater management facility that is not expected to be visible from the EC.	None.	-	-	Proposed grading is consistent with the initial plan.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	Some of the grading proposed along the western property line could fall within the drip line of trees to remain.	Show tree protection fencing on the plan.	-	-	Tree protection fencing has been added to the plan.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site	No tree protection is shown in the initial site plan.					

	prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.						
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.						
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	A stormwater facility is proposed behind the new building where it is not expected to be visible from the EC street.	None.	-	-	A stormwater facility is proposed behind the new building where it is not expected to be visible from the EC street.	None.



Figure 2: Left: Outdated image with higher canopy presented 12/15/2025; Center and Right: Current proposal

SUMMARY OF RECOMMENDATIONS

- Staff recommend the following as the primary points of discussion:
1. The architectural design: building mass/scale, colors/materials, canopy heights
 2. Landscaping: potential utility conflicts, trees/shrubs near the proposed building
- Staff recommend approval with the following revisions:
1. Revise the architectural elevation drawings to identify all proposed materials and colors.
 2. Add a note to the architectural elevation drawings stating that the roof color of the addition will be coordinated with the roof of the existing church.
 3. Provide sheet A-101b with legible details.
 4. Coordinate the site and architectural drawings regarding the length of the church canopy.
 5. Add the standard mechanical equipment note to the architectural plans: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
 6. Revise the Luminaire Schedule to indicate proposed light fixture and pole colors. Dark brown, dark bronze, or black are recommended.
 7. Add the standard lighting note to the site plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
 8. Shift new trees proposed in locations that are close to utility lines to avoid conflicts as the trees mature, without reducing quantities, including trees near the existing underground telephone line and the proposed storm pipe.
 9. Add a tree and tree island in the parking row adjacent to the addition.
 10. Update the site plan to show the foundation planting that is shown on the architectural renderings.
 11. Revise Myrica Cerifera in the plant list to Morella Cerifera.

- ATTACHMENTS
- Attach. 1: [SDP-2026-00011: City Church Multi-Use Addition Final Site Plan](#)
- Attach. 2: [ARB-2026-00002: City Church Multi-Use Addition Architectural Drawings](#)