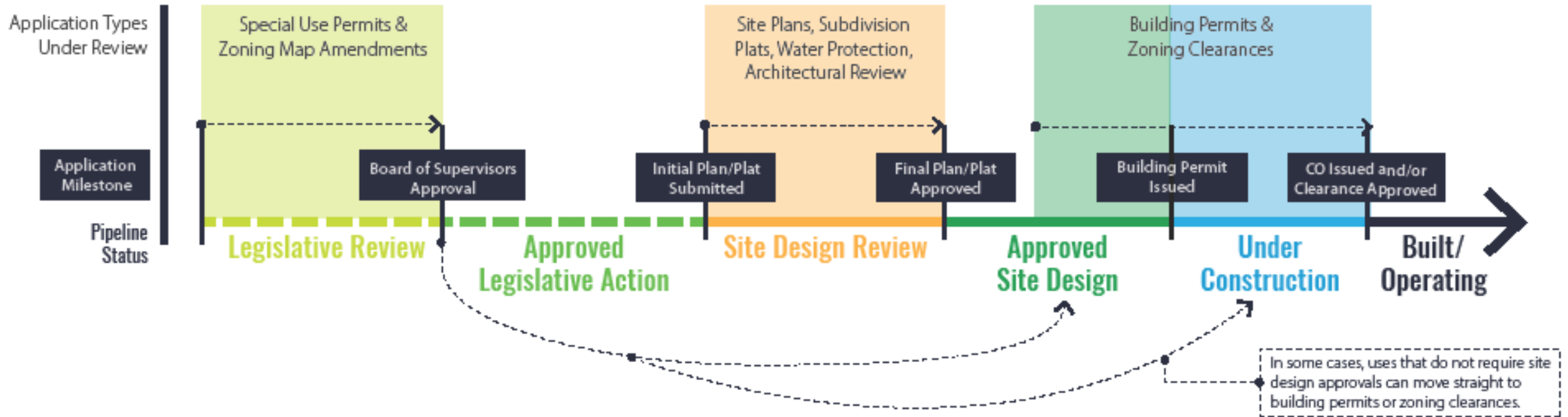


A map of the 'Places 29' area in Denver, Colorado, overlaid with a hydraulic Capacity Allocation Chart (CAC). The map shows a network of streets and transit lines. A green and blue shaded area represents the hydraulic CAC, which follows a path through the city. Various transit stations are marked with colored circles and letters: A, A2, B, B2, C, D, E, F, G, H, J, L, M, N, O, Q, R, and E3. Key landmarks and areas are labeled, including 'Northside Library', 'Fashion Square', 'Albemarle Square Shopping Center', and 'Rio Hill Shopping Center'. The text 'Places 29-Hydraulic CAC' and 'Brief Development Update' is prominently displayed in the center of the map.

Places 29-Hydraulic CAC

Brief Development Update

How does development happen in Albemarle County?



Pre-Application Meeting

The developer or property owner attends a meeting with County staff to understand the development process and potential challenges.
 This is **REQUIRED** for all decisions that go before the Board of Supervisors. (See "Special Legislative Permissions")

Is the proposed development "by-right" or does it require legislative action?

Legislative Review

If you want to change the zoning designation or get special approval for certain uses, this requires review for consistency with the Comprehensive Plan and legislative action **by the Board of Supervisors.**

By-Right
 By-right projects involve uses allowed in the current zoning district. They go through an administrative review process to ensure they comply with the County code.

Does the proposed development require changing the zoning district to allow for different uses, densities or design regulations than those allowed in the current district?

Zoning Map Amendments
 Zoning Map Amendments (ZMAs) change a property's zoning district (otherwise known as a rezoning) and are approved by the Board of Supervisors.

Does the proposed development include one of the "special uses" listed in the Zoning Ordinance?

Special Use Permits
 The Board of Supervisors grants special approvals for certain uses, which also impose conditions upon those approved uses.

Site Design Planning

Does the proposed development involve new construction, new lots, increased traffic or a new road entrance?
 If so, County staff review proposed designs to ensure that they meet regulations and protect public health, safety and welfare.

Subdivision (new lots)
 Parcels are split or their lot boundaries are adjusted. This includes areas dedicated for roads or easements. County staff review and approved.

Building & Zoning Permits

Building, Engineering and Zoning Inspections staff review plans to ensure compliance with building code and approved plans.

Building Permit Issued

Construction

Final Inspection by County Staff

Clearances

Commercial and Industrial businesses are subject to final review to ensure businesses can operate safely.

Certificate of Occupancy (CO) Issued

Code Compliance

County staff ensure that properties and businesses stay in compliance with County regulations over time.

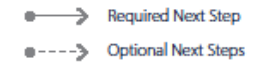
Site Development Review (new construction)
 County staff review proposed site plans that include building placement, parking, street designs, landscaping and utilities.

Water Protection Ordinance
 Larger projects with the potential to affect water resources must have approved plans to minimize their impact.

Architectural Review
 Buildings, signs, and landscaping are reviewed by the Architectural Review Board in certain areas that contain historic and cultural resources.

Waivers, Special Exceptions & Variances
 A project may request relief from certain requirements of the County Code. Depending on the request, relief may be granted administratively (by staff) or by the Board of Supervisors or a Board-appointed body such as the Planning Commission or Board of Zoning Appeals.

Site Review Committee
 The Site Review Committee (made up of County staff from various departments) review initial site plans, preliminary subdivisions, and major amendments to plats.

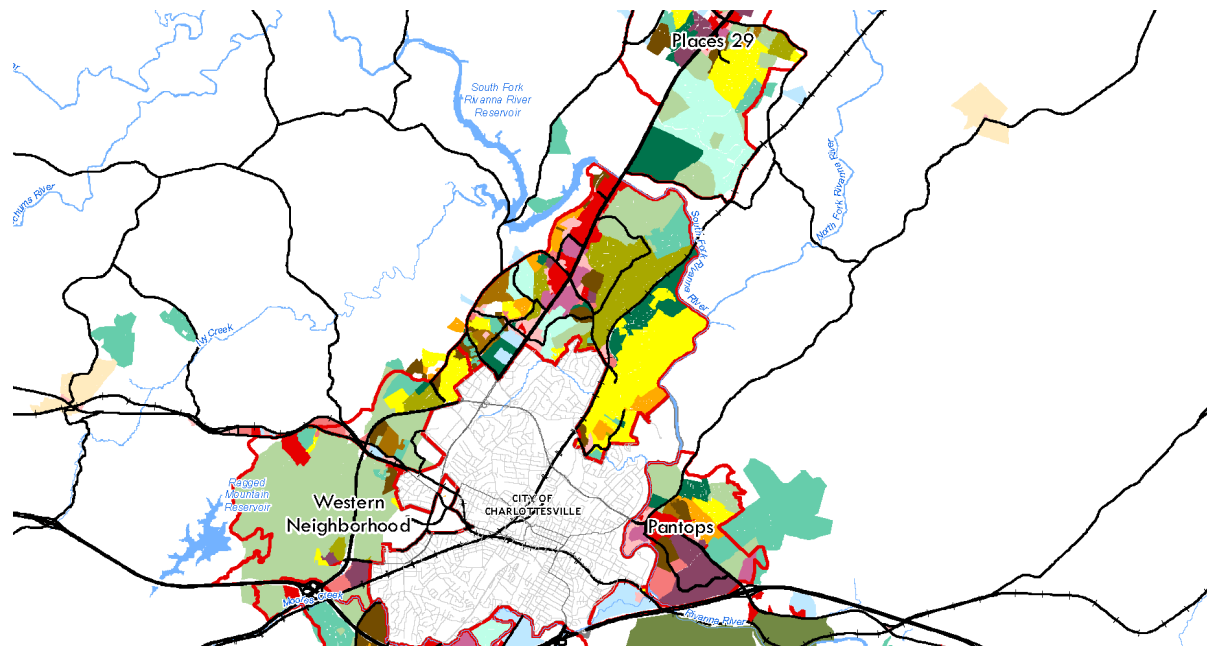


DISCLAIMER: This is an illustrative document that is meant to provide an overview of Albemarle County's development review process. It is **not** to be construed as official interpretation of the County code, given that every proposed development is different and moves through the process accordingly.

zoning

Most cities and counties have laws about what you can build and where. What a property owner can build depends on where – or what *zone* – their property is in.

Albemarle County uses zoning to group land into different areas, or zones, to protect the health, safety and welfare of its residents.



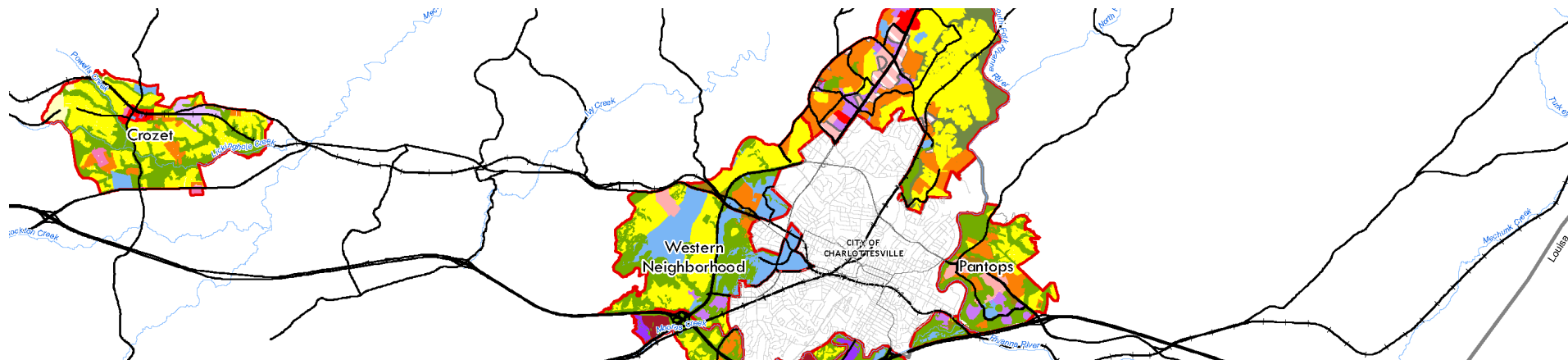
**The zoning ordinance dictates what
can be done “by-right” today.**

land use

The Albemarle County Comprehensive Plan establishes a **20-year vision** for the County.

It is a document that contains overarching policies and recommendations and **incorporates each of the Master Plans and Small Area Plans** as they are adopted by the Board of Supervisors.

These policies, plans and recommendations are developed in extensive engagement with community members, especially those most directly affected.

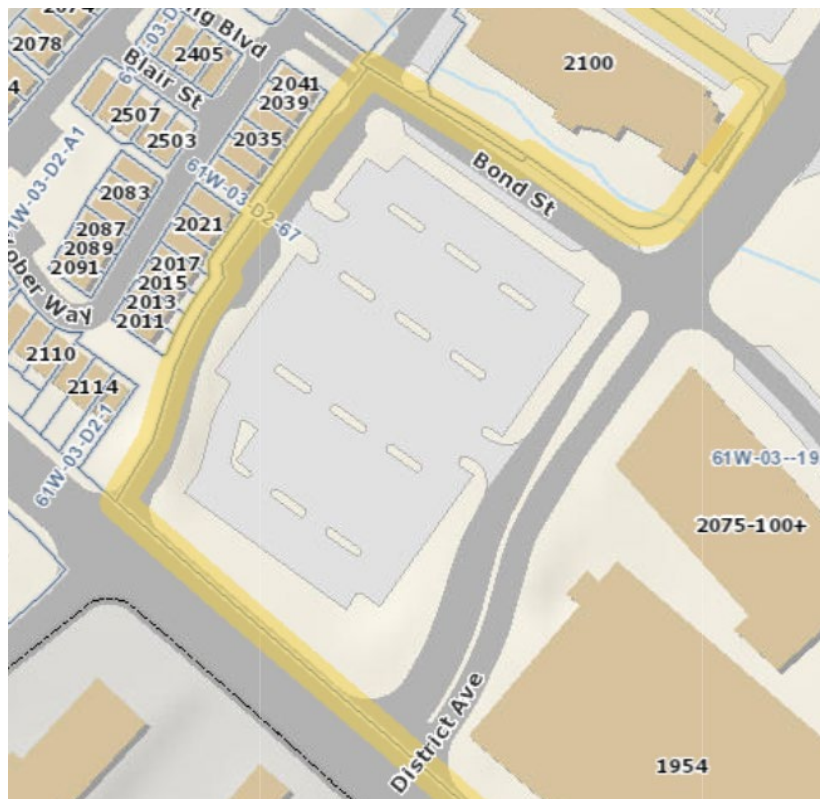


Stonefield Update



Block D1

Under review for a 220-unit apartment building with 2,000 square feet of commercial/retail space with internal parking





STONEFIELD BLOCK D1

ILLUSTRATIVE SITE PLAN

Block D2

Phase 1: Near completion, 49 townhomes

Phase 2: Under construction, 160-unit apartment building with 20,000 square feet of office space





 STONEFIELD APARTMENTS
PROPOSED ELEVATION

Block G



Georgetown Hydraulic Office Building



Status: Final Site Plan under review

- "By-right" office building
- 2-stories facing Georgetown Road and Hydraulic Road
- 3 stories on the back of the property due to grade/topography changes
- Conservation area at the back portion of the property





Apply for a Job

Get Assistance

- Install Child Safety Seats
- SNAP/Food
- Request a Smoke Detector
- Heating and Cooling
- Tax Relief
- Housing Vouchers
- Finding Work

Inspections and Permits

- Building Inspections
- Burn Permits
- Home Occupation

Licensing

- Dog Licensing
- Business License

Make a Payment

Register for a Class

Report

- Crime
- Property & Nuisance Incident
- Infrastructure & Other Issues

Reserve

- County Office Building Room
- Fire Rescue Station Community Room

Submit a FOIA Request

Start a Business

View

- Open Solicitations
- [Development Dashboard](#)
- GIS/Mapping
- Development Application
- Zoning Notices

- + Learn More About
- + Planning & Codes
- + Report a Concern
- + Request
- View

[Building Activity Reports](#)[County Road Name Search](#)[Development Dashboard](#)[Forms Library](#)[Public Notice Signs](#)[Submittal & Review Schedules](#)[+ About Us](#)

Dashboards are best viewed in fullscreen mode; use the arrows on the bottom-right corner to enter fullscreen.

Albemarle County Development Dashboards

v.1.2 - buildout information, development projects, & pipeline statuses current as of 7/1/2020.

Start Here →

How does development happen in Albemarle County?

What is the Development Pipeline?

The pipeline refers to a project's progression through the Community Development Department's permitting process and buildout (construction). This system divides the projects currently in the County's pipeline into the steps in the pipeline.

The diagram at right shows how a typical project might move through the pipeline. Complex or phased projects may sometimes involve multiple site design reviews.



Legislative Review

This dashboard tracks proposed rezonings and special use permits.

31



Approved Legislative Actions

This dashboard tracks the buildout of approved rezonings and special use permits.

86



Site Design Review

This dashboard tracks projects that are currently undergoing site design review, including site plans and subdivision plats.

77



Approved Site Design

This dashboard tracks projects that have received final site plans or subdivision plat approvals, but have not yet started construction.

15

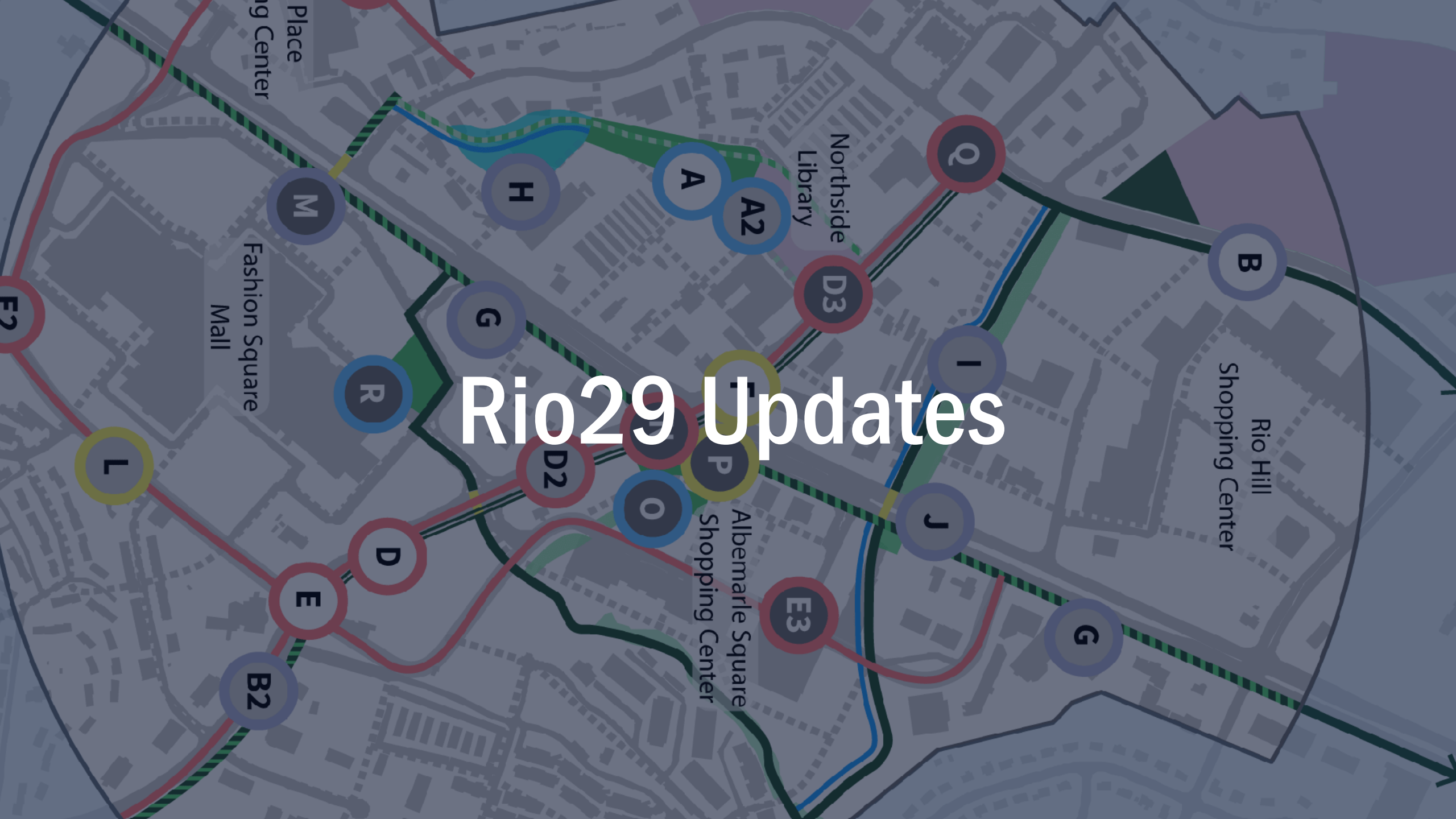


Under Construction

This dashboard tracks the buildout of projects that have received final site plans or subdivision plat approvals and are under construction.

78

Rio 29 Updates



- **Rio29 Form-Based Code**
 - Form-Based Code Institute providing “peer review” and scenario modeling services
 - Fall public engagement opportunities and a series of work sessions with the Planning Commission and the Board of Supervisors
 - Goal to adopt code in Q1 2021
- **Rio Road Corridor Plan**
 - On-call consultant: Line + Grade
 - Staff working through the procurement/purchasing process