

FINAL ACTION MEMO Planning Commission Meeting of February 16, 2021	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m. by Chair Bivins. PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Ms. More; Mr. Bailey; Mr. Keller; Mr. Randolph; Mr. Clayborne; Mr. Carrazana (UVA Rep.) PC Member absent were Staff members present were: Charles Rapp, David Benish, Rachel Falkenstein, Lea Brumfield, Michaela Accardi, Serena Gruia, Jodie Filardi, Francis MacCall, Amelia McCulley, Bart Sbovoda, Andy Herrick and Carolyn Shaffer 	
<p>2. Consent Agenda Approval of February 2, 2021 Minutes.</p> <p>Action: The Planning Commission recommended approval of the February 2, 2021 minutes.</p> <p>Approved with a vote of 7:0.</p>	<p><u>Clerk:</u> Post on website.</p>
<p>3. Pubic Hearing</p> <p>3a. ZTA201900006 and ZMA202100002 Rio29 Form Based-Code Overlay District The Albemarle County Planning Commission will receive comments on a proposed ordinance to amend the Albemarle County Code to establish an optional form-based code overlay district in the Rio29 Small Area Plan Area, and a proposed amendment to the zoning map under Albemarle County Code § 18-1.7, Zoning Map, by adding one or more maps delineating the boundaries of the Rio29 Form-Based Code Overlay District and depicting the Core Character Area, the Flex Character Area, and the Edge Character Area therein. This overlay district is proposed for the area within a half mile radius of the intersection of Rio Road and U.S. Route 29, except for (a) the Berkeley, Four Seasons, Woodbrook, Greenfields, Northfields, and Raintree subdivisions, (b) the Oakleigh NMD, and (c) Tax Parcels 04500000002600, 045000000026A1, 045000000026A2, 04500000002700, 045000000027A0, 045000000027B0, 045000000029A0, 045000000093A0, 045000000093D0, 04500000009500, 045000000095A0, 04500000010800, 06100000013400, 061Z0030000600, 061Z0030000700, and</p>	<p><u>Clerk:</u> None</p> <p><u>Staff:</u> Present changes to the Board of Supervisors.</p>

<p>061Z0030000800. Among other revisions, the proposed ordinance would: Add § 18-20C – Rio29 Form-Based Code to encourage development consistent with the Rio29 Small Area Plan vision, establishing compact development patterns of massing and density at an urban scale with a mixture of uses within close proximity to each other; permit property owners to opt into the Form-Based Code regulations or to retain their existing zoning; establish three Character Areas with different uses and forms; create street standards, building standards, parking standards, architectural design standards, and civic space standards to achieve the goals of the Rio29 Small Area Plan vision; establish affordable housing requirements for residential developments of 5 or more residential dwelling units developed under the Rio29 Form-Based Code; and permit increased building heights in exchange for additional affordable housing units. Amend § 18-30.6.4 to allow structures developed under the Rio29 Form-Based Code to qualify for a county-wide certificate of appropriateness. (Rachel Falkenstein, Michaela Accardi, Lea Brumfield)</p> <p>Action: The Planning Commission recommended approval of ZMA2020-02 Rio29 Form-Based Code Overlay Zoning Map, as shown in Attachment 3 of the staff report, updated February 15, 2021.</p> <p>Approved with a vote of 7:0</p> <p>Action: The Planning Commission recommended approval of ZTA2019-06, as shown in the draft ordinance Attachment 1 of the staff report, dated February 16, 2021.</p> <p>Approved with a vote of 7:0</p>	
<p>4. Presentation:</p> <p>4a. Rio Road Corridor Plan Overview Planning Division and CAPE staff will be providing a general introduction and overview of the Rio Corridor Planning process. The contracted consultant, Line + Grade Civil Engineering, has now begun work on the project, which is projected to take approximately one year to complete. Staff provided a comparable overview to the Board of Supervisors at their February 3, 2021 meeting. (David Benish, Serena Gruia)</p>	
<p>5. Committee Reports:</p>	

6.	Review of Board of Supervisors Meeting: February 3, 2021 Mr. Rapp gave an overview of the meeting.	
7.	Old Business/New Business:	
8.	Items for follow-up	
	Adjourn to March 2, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 8:00 p.m	