

PLANNING COMMISSION
FINAL
February 16, 2021
6:00 P.M.
ELECTRONIC MEETING

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the www.albemarle.org/community/county-calendar when available.

1. Call to order and establish quorum.
2. Consent Agenda (on next sheet).
3. Public Hearing.

a. **ZTA201900006 and ZMA202100002 Rio29 Form-Based Code Overlay District**

The Albemarle County Planning Commission will hold an electronic public hearing on February 16, 2021 at 6:00 p.m. to 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 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)

4. Presentation.
 - a. **Rio Road Corridor Plan Overview**
Provide a general overview of the Rio Road Corridor Planning process to be undertaken over the next year. (David Benish)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: February 3, 2021
7. Old Business/New Business.
8. Items for follow-up.

ADJOURNMENT - 8:00 p.m.

THERE IS NO MEETING SCHEDULED FOR TUESDAY, FEBRUARY 23, 2021.

THE NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR TUESDAY, MARCH 2, 2021.

CONSENT AGENDA

- a. Approval of Minutes: February 2, 2021.