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MEMORANDUM

TO: Albemarle County Planning Commission

FROM: Long-Range Planning Team, Albemarle County Planning Division

RE: April 25, 2023 Planning Commission Work Session – AC44 Phase 2 and Planning Toolkits

During the April 25 Work Session, staff is seeking Planning Commission input on the proposed approach for the planning toolkits. Planning toolkits provide detailed recommendations for coordinated land use and transportation planning and include guidelines for centers of activity, multimodal transportation networks, and land use and development patterns.

The AC44 Comprehensive Plan update is currently in Phase 2. The outcomes of this phase are updated Goals and Objectives for each Comp Plan topic and draft planning toolkits. The upcoming round of community engagement in May and June will be focused on gathering community input on planning toolkits, with a focus on centers of activity (in both the Development Areas and Rural Area), multimodal transportation networks, criteria for potential future expansion of the Development Areas, and rural interstate interchanges. Each of these is described in the following four paragraphs and in Attachment A.

To plan for land use and transportation in a coordinated manner, and to support the Growth Management Policy and Neighborhood Model Principles, the updated Comp Plan will use a [multimodal systems plan](#) (MMSP) approach, using recommendations from the Virginia Department of Rail and Public Transportation (DRPT) Multimodal System Design Guidelines. The MMSP will identify centers of activity in the Development Areas and a multimodal transportation network for safe and accessible transportation options both within and between centers. Each center will have its own 'place type' for recommended form and scale. A recently completed activity analysis of estimated current and future people and jobs per acre will help identify potential center locations. Community input is needed to refine center locations, guide center form and scale recommendations, and to help identify major gaps in the multimodal transportation network.

Current centers of activity in the Rural Area are also being identified, recognizing existing communities and developments in the Rural Area. Some of these small-scale areas of activity are identified as crossroads communities, which include recommendations in the current Comprehensive Plan to “provide support services and opportunities to engage in community life” for Rural Area residents, primarily through adaptive reuse of existing buildings. Community input is needed for guidance on whether the current Comprehensive Plan recommendations should be continued, or if there should be updates for adaptive reuse of existing structures, or criteria for potential new uses and buildings.

The updated Comprehensive Plan is expected to have criteria to evaluate when, where, and how the Development Areas should be expanded in the future. The current Comprehensive Plan recommends that the County “Use Development Area land efficiently to prevent premature expansion” and to “Update the capacity analysis every two years to ensure adequate residential land exists to meet new housing needs.” However, it does not have criteria to determine where future expansion should occur. Community input is needed to help inform and refine draft criteria.

The current Comprehensive Plan has specific recommendations for rural interstate interchanges, while interstate interchanges in the Development Areas are reviewed based on their consistency with the

applicable Master Plan. The current Comprehensive Plan recommends land uses that support agriculture and forestry at rural interstate interchanges, with a specific focus on the Shadwell interchange. Community input is needed for guidance on whether the current Comprehensive Plan recommendations should be continued or if additional non-residential uses (beyond agriculture/forestry related uses) should be recommended at some rural interstate interchanges.

The final round of engagement in Phase 2 is expected to begin this fall and will include sharing draft updated Goals and Objectives as well as further input on the planning toolkits. Anticipated planning toolkit topics for the fall include land use designations ('categories'), density calculations, and Neighborhood Model Principles.

Staff is asking the Planning Commission to consider the following for the Work Session discussion:

- Does the Commission have any feedback on the proposed approach for the planning toolkits?
- Are there additional topics or areas that should be considered with the planning toolkits?

Attachments:

Attach A - [CPA2021-02 Overview of AC44 Planning Toolkits](#)