

COUNTY OF ALBEMARLE
MEMO TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA201900006 Rio29 Form-Based Code	AGENDA DATE: December 18, 2019
SUBJECT/PROPOSAL/REQUEST: Discussion of proposed amendments to zoning regulations in the Rio29 area consistent with the Rio29 Small Area Plan	STAFF CONTACT(S): Filardo, McCulley, Benish, Falkenstein, Accardi
SCHOOL DISTRICT: Agnor-Hurt & Woodbrook – Elementary; Burley & Jouett – Middle; Albemarle – High	PRESENTER (S): Michaela Accardi, Rachel Falkenstein

BACKGROUND:

On December 12, 2018, the Board adopted the Rio29 Small Area Plan, which envisions Rio29 as a “vibrant and diverse mixed-use community with interesting character and a human-scale built environment.” The Character Chapter includes recommendations to: “update the zoning ordinance to allow for the desired form and mix of uses,” “pursue form-based code as a mechanism to promote the desired form,” and “find the appropriate balance between regulation and flexibility...”

On March 6, 2019, the Board adopted the Resolution of Intent and project work plan for the Rio29 Form-Based Code. This Resolution of Intent directs staff and the Planning Commission to develop a draft code that enables development consistent with the vision outlined in the Rio29 Small Area Plan through a by-right development review process.

Since the adoption of the ROI, staff has held: five (5) Steering Committee meetings with a diverse cross-section of community stakeholders, three (3) public open houses with online engagement opportunities, a series of three focus groups with Rio29 property owners and the development community, one (1) joint work session with the Planning Commission and Board of Supervisors, and four (4) subsequent work sessions with the Planning Commission.

DISCUSSION:

At the November 12, 2019 Planning Commission work session, staff presented background information, research and recommendations on the Draft Rio29 Form-Based Code Framework. This framework is a content outline for a Rio29 form-based code zoning district.

Staff brought five questions to the Planning Commission for consideration. These questions and corollary staff recommendations are summarized in the November 12 Staff Report (Attachment A). The Commission’s responses are summarized in the November 12, 2019 Planning Commission Discussion Summary (Attachment B). The Commission was generally supportive of the Draft Framework and recommended that the form-based code be implemented as an optional overlay zoning district.

RECOMMENDATIONS:

Staff recommends that the Board review the attached information and provide input to staff on the Draft Rio29 Form-Based Code Framework (Attachment C) and preferred zoning type (optional overlay versus base zoning).

Staff is also seeking the Board’s feedback on its preferred 2020 scope of work and schedule (Attachments D and E).

ATTACHMENTS:

- A – November 12, 2019 Staff Report – FBC Framework
 - A1 – 2019 Project Work and Community Engagement Plan
 - A2 – Rio29 Form-Based Code Framework Background
 - A3 – November 12, 2019 Draft Rio29 Form-Based Code Framework
 - A4 – November 12, 2019 Draft Rio29 Form-Based Code Regulating Plan
- B – November 12, 2019 Planning Commission Discussion Summary
- C – Updated Draft Rio29 Form-Based Code Framework
- D – 2020 Current Schedule | Rio29 Form-Based Code Work and Engagement Plan
- E – 2020 Recommended Schedule | Rio29 Form-Based Code Work and Engagement Plan