FINAL ACTIONS Planning Commission Meeting of April 17, 2018	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were Mr. Dotson, Chair Keller, Mr. Bivins, Vice-Chair Riley, Ms. Firehock and Mr. Palmer (UVA Rep). Absent was Ms. Spain and Ms. More. • Staff members present were Mark Graham, Andrew Gast-Bray, Sharon Taylor and John Blair.	
2. **Other Matters Not on the Agenda from the Public** None **Welcome** Mr. Gast-Bray introduced Roger Thompson, Director of Economic Development who addressed the Planning Commission.	Clerk: No action required
3. **Regular Item.** **Resolution of Intent: CPA201800001 Hydraulic / 29 Resolution** Approve Resolution of Intent for considering the Hydraulic/29 Small Area Plan as part of the Places 29 Master Plan and support a transportation funding request for associated road improvements (Mark Graham) **APPROVE,** by a vote of 5:0 (More, Spain absent), of the resolution of intent for Hydraulic / 29 provided in Attachment D of the executive summary that will serve as a ROI for a Comprehensive Plan Amendment and support for a Smart Scale application associated with the proposed transportation improvements as shown in Attachment 1.	Staff: Action Letter – Proceed with process as noted in action.
4. **Committee Reports** None	
5. **Review of Board of Supervisors Meeting** Andrew Gast-Bray reviewed actions taken by Board on March 14, April 4 and April 11.	
6. **Old Business**	Staff:

	• Discussion held with request that resolution of intent for the Entrance Corridor at the Warner Parkway and Rio Road adopted by Commission on March 16 be scheduled for Board of Supervisors review as soon as possible.	• Follow-up on Resolution of Intent as noted in actions.
7.	**New Business** **Mr. Gast-Bray announced**: • Invitation to an official welcome session for Roger Thompson, Director of Economic Development tomorrow, March 18 at 4:30 p.m. • Staff polled Commissioners for May 15 meeting quorum to move commercial industrial zoned properties not served by water and sewer off May 8 to allow more time. Firehock and Dotson not available and due to time constraints on advertising there was not enough time to poll absent members. **Mr. Keller announced**: • The next meeting will be on Tuesday, April 24 in Auditorium at 6:00 p.m.	<u>Staff:</u> • None.
8.	**Items for follow-up** None.	
9.	Adjourn to April 24, 2018 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting adjourned at 7:10 p.m.	

Attachment 1: Adopted Resolution of Intent – Hydraulic / 29 Small Area Plan (Attachment D Staff Report)

Attachment 1 - **Resolution of Intent Hydraulic / 29 Small Area Plan**

WHEREAS, the Future Land Use Plan and Transportation Network section of the Places 29 Master Plan (hereinafter "Places 29") includes land use designations and transportation recommendations for the Hydraulic Road/US Route 29 area; and

WHEREAS, Places 29 recognizes this as a key subarea needing further study and more detailed plans using a Small Area Planning process to develop the ultimate land use and transportation recommendations; and

WHEREAS, Places 29 identifies the southern portion of the Places29 area where the County of Albemarle and City of Charlottesville abut each other as a particular opportunity for the two localities to partner in the funding of transportation and other improvements; and

WHEREAS, Places 29 lists the design and construction of improvements to the US 29/Hydraulic intersection as a high priority implementation project subject to City and County input and public hearing processes; and

WHEREAS, this area is within the County's northern Urban Development Area (UDA) established in accordance with the requirements Virginia Code §15.2-2223.1 in 2011 as a place for compact, mixed use urban development that can accommodate 10 to 20 years of growth under improved coordination between transportation and land use; and

WHEREAS, Places 29 identifies this area within the County's Priority Area 2 where it is intended that public investment be focused where new development has been approved and redevelopment is encouraged; and

WHEREAS, Virginia Code § 15.2-2233 enables the Planning Commission to make an Official Map showing the location of any future or proposed public street; and

WHEREAS, the Albemarle County Board of Supervisors adopted an Official Map on December 2, 2009 establishing the limits of right of way dedication needed for a possible future interchange in the northwest quadrant of the Hydraulic/29 intersection, re-adopted the Official Map on November 5, 2014 as required by the Virginia Code and, as required by this same Code provision, must again re-adopt the Official Map by November 5, 2019; and

WHEREAS, a Small Area Plan guided by a 12 member Advisory Panel comprised of local City and County representatives was commissioned in 2017 to provide guidance and a new vision for redevelopment and transportation solutions associated with the Hydraulic area as one of several projects funded through the US Route 29 Solutions Projects; and

WHEREAS, the Hydraulic Small Area Plan developed under the guidance of the Advisory Panel proposes:
A small block network more conducive to pedestrians. Grade separated crossings at Angus Road and Route 29 in the City, Hydraulic Road at Route 29 and a new pedestrian/bike friendly local street at Route 29 and Zan Road that fully supports multimodal travel. A Core Area that provides more detail for the proposed Zan Road corridor along the boundary of Stonefield and Northrup Grumman; and

WHEREAS, on November 1, 2017 the Board of Supervisors endorsed the Hydraulic Small Area Plan for consideration as a Comprehensive Plan Amendment (CPA) that is limited to the Core Area; and

WHEREAS, Transportation Improvement options for the Hydraulic Small Area Plan area have been further developed and analyzed under the guidance of the Advisory Panel, including three scenarios for the Hydraulic/29 intersection; and

WHEREAS, based upon the evaluation criteria used to screen the scenarios, the consensus of the Advisory Panel on March 22, 2018 is a preference for the identified improvements inclusive of Scenario 1 for improvements to the Hydraulic/29 intersection (see attached exhibits):

Grade separation that depresses Hydraulic Road under US 29. Northbound and southbound left turns from US 29 to Hydraulic accommodated with depressed left-turn lanes to reach Hydraulic Road below. Existing traffic signal at the intersection removed; US 29 through traffic to be free flow. Free flow right turns onto Hydraulic Road from US 29 and onto US 29 from Hydraulic Rd. Through movements on Hydraulic Road accommodated. Left turns onto US 29 prohibited; and

WHEREAS, these Transportation Improvements for the Hydraulic Small Area Plan were identified in anticipation of funding opportunities through Virginia's "Smart Scale" program and

the County's Comprehensive Plan needs to demonstrate consistency with the transportation projects included in the Smart Scale application.

NOW, THEREFORE, BE IT RESOLVED THAT the Albemarle County Planning Commission and Board of Supervisors each endorse the Transportation Improvements for the Hydraulic Small Area Plan reflected in the attached exhibits; and

BE IT FURTHER RESOLVED THAT the Board of Supervisors requests that application be made for the Transportation Improvements for the Hydraulic Small Area Plan reflected in the attached exhibits in the 2018 Virginia "Smart Scale" program; and

BE IT FURTHER RESOLVED THAT for purposes of public necessity, convenience, general welfare and good land use planning practices, the Planning Commission hereby adopts a resolution to consider amending the Places 29 component of the Albemarle County Comprehensive Plan to incorporate the Transportation Improvements for the Hydraulic Small Area Plan reflected in the attached exhibits; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the Comprehensive Plan Amendment proposed by this resolution, and make its recommendation to the Board of Supervisors, at such time as determined to be necessary to appropriately incorporate these Transportation Improvements into the Comprehensive Plan; and

BE IT FURTHER RESOLVED THAT the Transportation Improvements as amended into the Comprehensive Plan be included in the re-adoption of the Official Map by November 5, 2019.