

Policy Briefing Summary

City Council



Regarding:	Resolution to Initiate the Five (5)-Year Review to City's Comprehensive Plan and Report on Project Scope
Staff Contact(s):	Victoria Kanellopoulos, City Planner
Presenter:	Victoria Kanellopoulos, City Planner
Date of Proposed Action:	October 19, 2026

Issue

Neighborhood Development Services ("NDS") desires for City Council, via the attached Resolution, to initiate the Five (5)-Year Review of the City's Comprehensive Plan ("Comp Plan"), per Virginia Code Section § 15.2-2230.

This Agenda item also includes a Report with a Presentation (attached) with an overview of the proposed Project scope.

Background / Rule

In November 2021, City Council formally adopted the City's Comp Plan. Since then, there have been several amendments thereto, including adopting the Climate Action Plan and the Parks & Recreation Master Plan.

Analysis

Per Virginia State Code § 15.2-2230, each locality must review its Comp Plan at least every five (5) years to determine whether it is advisable to amend the Comp Plan. While there have been several amendments to the City's Comp Plan to date, it is best practice to complete a review of the Comp Plan every five (5) years and determine if additional changes are needed. Virginia Code § 15.2-2229, attached, authorizes City Council to initiate Comp Plan Amendments by majority vote and to refer the same to the Planning Commission ("PC") for review/recommendation.

The attached Presentation provides an overview of the City's draft process and approach for reviewing the City's Comp Plan and Project objectives. The Comp Plan review is an opportunity to evaluate and respond to challenges, opportunities, and emerging issues that have been identified since the City adopted the updated Comp Plan in 2021.

The Comp Plan review will be informed by feedback and expertise from City Staff, community members, the PC, and City Council, along with qualitative and quantitative data, State Code requirements, and best practices. This will include:

- Updating existing conditions data and trends;
- Incorporating any new State Code requirements;
- Alignment with City plans that have been completed since November 2021 and coordinating with in-progress plans that are moving in parallel;
- Evaluating strategies and priorities and where changes are needed; and
- Opportunities for community input and information-sharing throughout the process.

The community, PC, and City Council will be informed throughout the Project, and will be engaged at

key points to ask for input and feedback. City Staff will provide regular Project status updates and share upcoming opportunities for engagement, including through a future Connect Charlottesville page. City Staff will also hold Work Sessions with both the PC and City Council and will share the PC's recommendations and feedback with City Council. On September 22, 2026, City Staff held a Work Session with the PC to ask for feedback on the five (5)-year Comp Plan review scope, and a summary of the PC's feedback is included on Slide 18.

Financial Impact

There is no direct financial impact associated with this request to initiate the Comp Plan review. City Staff anticipates using consultant services to support the Comp Plan review, once the Project process is formally initiated.

Recommendation

City NDS Staff recommends City Council, as authorized by Virginia Code § 15.2-2229, adopt the attached Resolution initiating a review of the City's Comp Plan, and to refer the same to the City's PC for review/recommendation.

Recommended Motion (if Applicable)

"I make a Motion, as authorized by Virginia Code § 15.2-2229, to adopt the attached Resolution initiating a review of the City's Comp Plan and refer the same to the City's PC for review/recommendation."

Attachments

1. Comprehensive Plan 5-Year Review Presentation October 19 2026
2. Relevant Virginia Code Sections for Comprehensive Plans
3. Resolution City Council Comprehensive Plan 5-Year Review