



Comprehensive Plan 5-Year Review

City Council

October 19, 2026



Agenda

- Review of the Cville Plans Together process / current Comp Plan
- Comprehensive Plans: purpose, how implemented, topics included
- Draft process and approach for how the City will review the 2021 Comprehensive Plan
- Project objectives for the 5-year review
- Resolution for Council to initiate the 5-year review



Cville Plans Together

- **Affordable Housing Plan**
- **Comprehensive Plan**
- **Development Code**

Cville Plans Together Process

Was a community process for updating the future vision for the city, with a focus on equity and affordability.



(March 2021)



(Nov 2021)



(In effect as of Feb 2024)



An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville’s residents.



An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.



An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

Cville Plans Together Process: Comprehensive Plan

Five Guiding Principles

These are community-input-driven priorities that apply to the entire Plan.



Equity & Opportunity



Community Culture & Unity



Local & Regional Collaboration



Environmental Stewardship & Sustainability



Connections & Access



Comprehensive Plan Priority Areas

Six Priority Areas For Implementation

- Support the development of more housing throughout the city, with a focus on creation of more housing that is **affordable to more people**, especially those with the greatest need.
- Make sure all people have **access to shelter, food, job opportunities**, and other resources they need to thrive and succeed.
- Work to both mitigate and prepare for the **impacts of climate change**.
- Make it safer, easier, and more desirable to **walk, ride a bicycle, utilize public transportation**, or use other non-single-occupancy vehicle transportation options.
- **Keep Charlottesville green**, make it greener, and **protect the natural environment** and the many benefits it provides.
- Continue to evolve and improve **communication and collaboration**.



Comprehensive Plan Future Land Use Objectives

- Build upon land use recommendations from other plans.
- Ensure citywide, equitable opportunities for **additional housing**.
- Increase opportunities for **development near community hubs and amenities, to maximize access**.
- Explore the potential of **vacant or underutilized properties**.
- Establish correlations between the **City's land uses, UVA, and the County's Urban Ring**.
- Increase access to transit, as well as walking and biking infrastructure.
- Protect, preserve, and enhance **natural and cultural resources**.
- Ensure **long term economic sustainability** of the City by planning for a wide range of commercial land use types.





Draft Approach and Scope for the Comprehensive Plan 5- Year Review

What is a Comprehensive Plan?

- Supports the **City's Vision Statement: *To be a place where everyone thrives***, by guiding how and where the city should accommodate projected population and employment growth and the delivery of the infrastructure, amenities, and services to provide current and future community members with a high quality of life.
- Recommendations guide:
 - Initiating and evaluating plans, policies, and programs
 - Developing the capital improvement program (CIP)
 - Evaluating and developing local ordinance changes (e.g. zoning, water protection)
 - Review of certain applications



20-year vision for our community



Future Land
Use



Transportation



Natural
Environment



Housing



Parks



Economic
Prosperity
& Mobility



Historic and
Cultural
Resources



Community
Facilities &
Services



Community
Engagement

What is the City's process for reviewing the Comp Plan?

The process is still being scoped, and an initial outline is provided below. There will be opportunities for community participation throughout the process, along with work sessions and finally public hearings with the Planning Commission and City Council.



1) Project Scoping

- Project objectives, resources, budget, timeline
- Community engagement plan



2) Where are we now and where are we headed?

- Existing conditions data & trends analysis and projections
- Identify challenges, opportunities and emerging issues to address



3) How do we achieve the Plan goals and vision?

- Updates where needed to Plan recommendations (strategies)
- Updated priorities for implementation



4) How do we monitor progress and make adjustments?

- Metrics and process for tracking and reporting
- Process and cadence for Comp Plan reviews and Small Area Planning

How is the City approaching this Comp Plan review?

The Comp Plan review is an opportunity to coordinate with the range of parallel City projects that are either completed or in progress, which cover many of the 2021 Plan chapters.

Relevant to
all Chapters:

- Climate Action Plan implementation
- Adaptation & Resilience Plan
- Connect Charlottesville



Housing Studies

- Missing Middle Housing Working Group
- Multiple housing studies including tax abatement, in-lieu fees, CSRAP (rental assistance) evaluation



Environmental Review Project

- Urban Forest Management Plan
- Stormwater management regulations update
- Flood Resilience Planning (Community Flood Preparedness Fund Grant)
- High Performance Buildings
- EV Charging Study
- Critical slopes and stream buffers to also be evaluated during this project



Community Facilities & Services Updates

- Parks and Recreation Master Plan completed 2025
- In-progress minor update to Community Facilities & Services Chapter



Economic Mobility Action Plan

- Co-designed with residents, particularly from communities which have historically experienced the least upward mobility



Citywide Mobility Plan

- Will include existing conditions analysis, goals, policy guidance, recommendations, and prioritization



How is the City approaching this Comp Plan review?

The Comp Plan review is an opportunity to evaluate and respond to challenges, opportunities, and emerging issues that have been identified since the 2021 Comp Plan and subsequent Development Code.

- Recent (past 6-12 months) community feedback shows support for previously identified values and goals, such as housing affordability and multimodal transportation, but differing opinions on the best ways to achieve those outcomes.
- Larger projects close to "core neighborhoods" have drawn concerns especially regarding the potential for displacement and neighborhood change.
- There is limited information to date on Development Code implementation, as the Code has only been in effect since February 2024 and development applications have had limited time to fully move through the process.
- There is continued community interest in topics that relate to and support land use and housing, including transportation, protecting the natural environment and historic resources, and parks/recreation.

Where are we now and where are we headed?

This is Step 2 in the proposed project process and includes analyzing data to address questions such as:

- Where have development and redevelopment been occurring?
- How many affordable housing units have been built, and where?
- Where are development and redevelopment likely to occur moving forward?
- What are the changing demographics of our community?

Where are we now and where are we headed?

- Anticipated challenges, opportunities, and emerging issues that should be addressed with the Comp Plan review:
 - Address continued concern about displacement and neighborhood change, especially in/around 'core neighborhoods'.
 - Increase multimodal transportation options to support new development and redevelopment (noting that the Comp Plan review will be coordinated with the Mobility Plan).
 - Address barriers to housing development (esp. missing middle housing) while protecting the natural environment, ensuring the city has high quality public infrastructure and buildings, and supporting walkability and quality of place.
 - Align Comp Plan with new (since 2021) plans, streamlining and updating Comp Plan strategies where possible.
 - Revisit limited and smaller-scale commercial uses in residential districts.
 - Provide opportunities for community members to learn and understand how the City makes decisions and what tools are available, building on the Community Engagement chapter.



Objectives for the Comp Plan 5-Year Review

Comprehensive Plan 5-Year Review: Objectives

The City's approach to this Comp Plan review informed the project objectives, which are outlined on this and the following slide:

- Review and potentially update the City's Comprehensive Plan to meet the State Code requirement for the 5-year review
- Update existing conditions and trends data, including updated population and employment projections
- Incorporate any new (since Nov 2021) State Code requirements for Comp Plans that apply to the City
- Align any Comp Plan updates with City plans that have been completed since Nov 2021 (e.g. Climate Action Plan, Parks and Rec Master Plan)



Comprehensive Plan 5-Year Review: Objectives

- Evaluate current Plan strategies and priorities and where changes are needed
 - This would include any potential major policy or other substantive Plan changes
 - The community will be informed throughout the Comp Plan review process and will be asked to provide feedback at key points; this is an area where community feedback will be especially important
- Establish a process for regular tracking and reporting on Plan metrics and implementation progress, in coordination with the City's Strategy Office
- Establish a framework and approach for Small Area Planning
- Coordinate across related projects that will be moving in parallel (e.g. Mobility Plan)



Summary of the Planning Commission's Feedback

Themes from the Planning Commission's work session on September 22, 2026:

- This project should be a review and not a Plan rewrite. Should focus on priority issues (e.g. concerns about displacement) while keeping the same overall vision and goals.
- Regional collaboration is needed for the Comp Plan review, especially between the City, County, and UVA. Consider opportunities such as the City and County's upcoming transportation plans and the regional housing needs assessment.
- Moving forward, need to establish baselines and use metrics to report on Comp Plan implementation progress and where adjustments may be needed.



Resolution to Initiate the Comp Plan 5-Year Review



Recommended Motion for Council

“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.”