# AC44 Comprehensive Plan
## Document Revisions



## Board of Supervisors
## February 19, 2025

# Work Session Agenda

- Setting the Stage
- DA/RA Criteria for Boundary Revision
- TDR's, Small/Rural scale uses
- Community Design Guidelines
- Revision Discussion – Summary
- Upcoming Schedule

# Direction Topics

**What is your direction on the following?**

- Development Areas Boundary Criteria

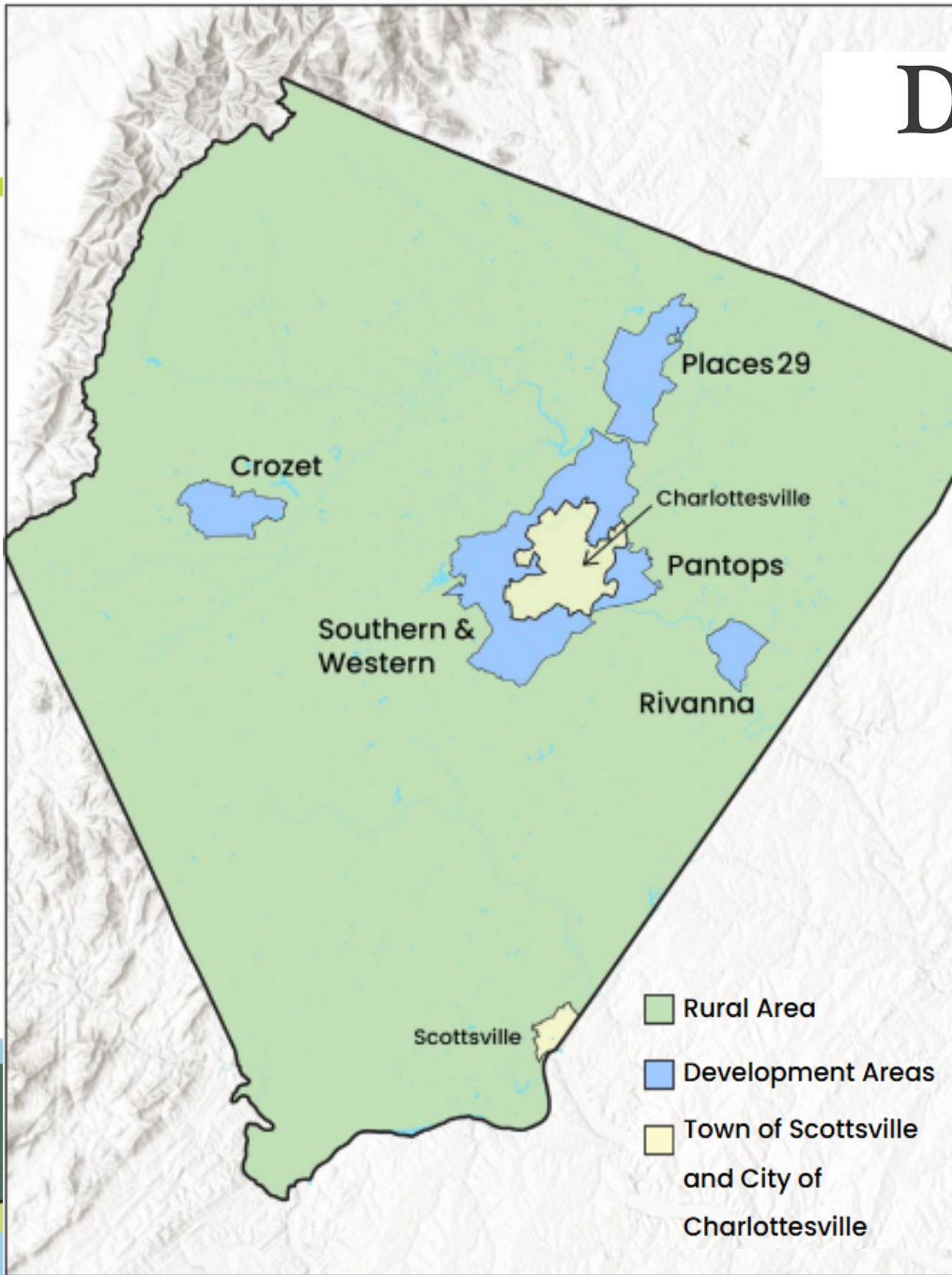- Transfer of Development Rights

- Small/Rural-Scale Uses

**Do the document revisions/additions align with your expectations?**

- Growth Management Policy

- Rural Area Land Use

- Development Areas Land Use

- Community Design Guidelines

**Anything missing?**

# DA/RA Boundary Criteria



- Criteria for potential removal from the Development Areas

- Criteria for potential additions to the Development Areas

# Transfer of Development Rights (TDR's)

- Within the Rural Area only

- Not the same as cluster development or Rural Preservation Development

- Develop sending and receiving zones

Reasons to consider:

1. Affordable housing within the Rural Area

2. Protection of environmental resources

3. Allowing properties to develop that might not normally

Non-Residential use examples:

- Daycare
- Small Offices
- Restaurants at wineries
- Country Stores

Use would be allowed if it meets criteria that advance the historic and/or environmental objectives of the comprehensive plan.

# DA & RA Land Use Chapter Revisions

Summary of changes:

1. Addition of Major Findings and Trends

2. Growth Management Policy (GMP) – incorporated reference to public water supply and additional characteristics of the Development Areas

3. Future Land Use Map (FLUM) – separated publicly accessible parks and open space from private open space.

# DA & RA Land Use Chapter Revisions

Summary of changes:

1.  Included Multimodal Strategic Plan connection as part of Activity Centers.

2.  Added "Protecting and Increasing Access to Nature" in the Development Areas chapter.

3.  Actions for both chapters were updated as a result of direct feedback from PC and BOS

# Schedule

**CHAPTER REVISIONS
DA Land Use & RA
Land Use & GMP**
BOS :: Feb. 19 (today)

**PARKS, RECREATION,
AND OPEN SPACE ::**
February 25
BOS :: March 5

**THRIVING ECONOMY**
PC :: March 11
BOS :: April 2

**COMMUNITY FACILITIES
AND INFRASTRUTURE**
PC :: March 25
BOS :: April 2

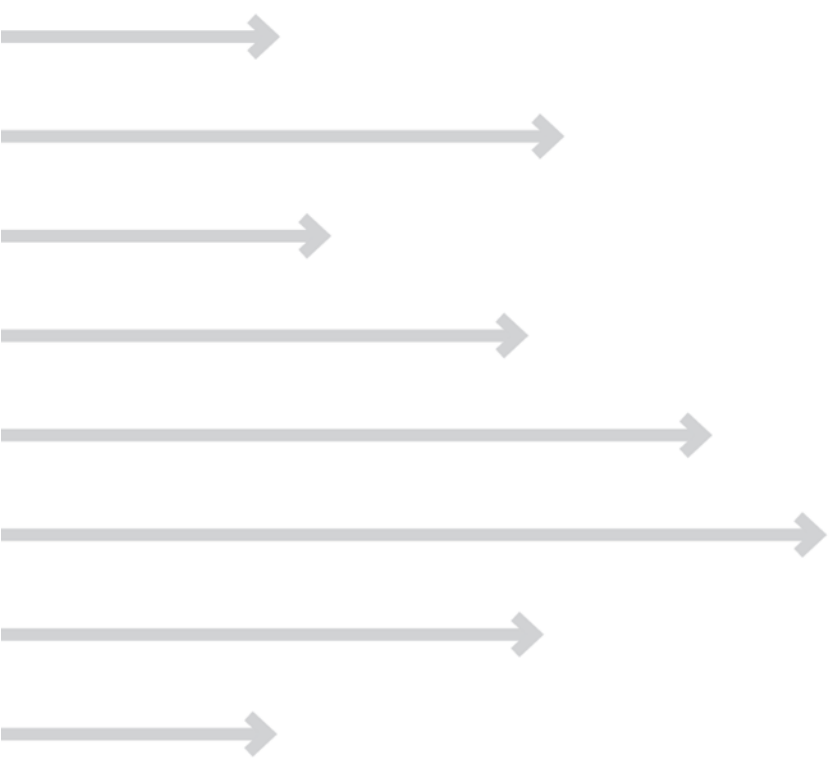# Direction Topics

**What is your direction on the following?**

- Development Areas Boundary Criteria

- Transfer of Development Rights

- Small/Rural-Scale Uses

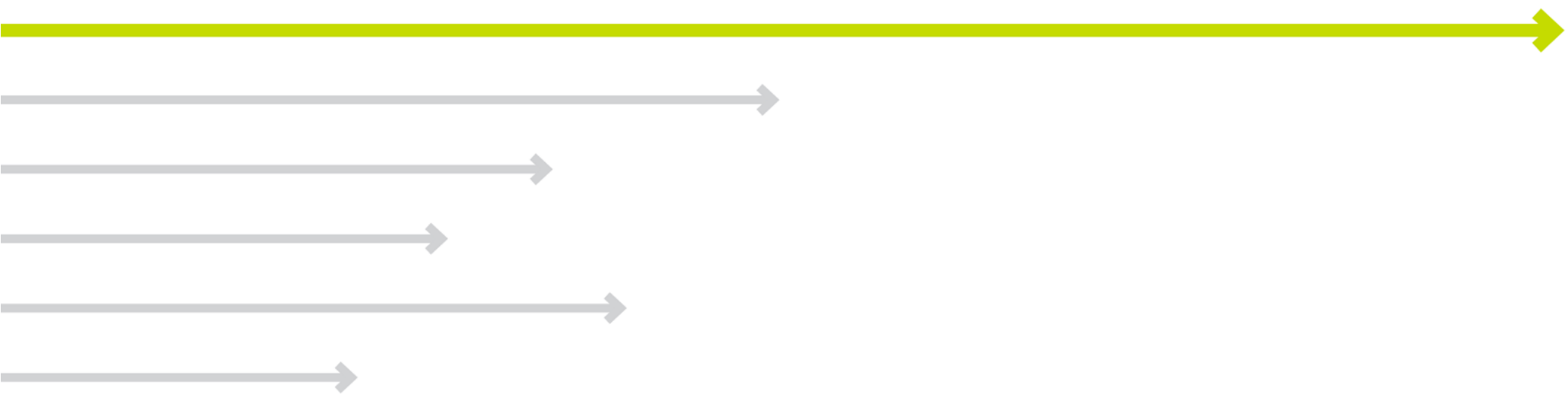**Do the document revisions/additions align with your expectations?**

- Growth Management Policy

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- Development Areas Land Use

- Community Design Guidelines

**Anything missing?**

# Back Pocket Slides

# Area Boundary Criteria

Draft Criteria for potential removal from the Development Areas:

1. Locations that are not meeting the goals and policies of the Comprehensive Plan

2. Have significant topographic or other environmental constraints

3. With limited public infrastructure capacity and access

*Total acreage that is swapped should be based in part on the developable acreage of the land.

# Area Boundary Criteria

Criteria for potential additions to the Development Areas:

| Factors | Impacts and Standards to Assess |
|---|---|
| **Transportation** | • Current level of service (LOS) for road network that new development would access and how potential new development would impact and address LOS.<br>• Current safety issues for road network that new development would access and how potential new development would impact and address safety.<br>• How any planned transportation projects could be integrated with potential new development.<br>• Ensure potential new development provides road, sidewalk, shared-use path, and trail connections to the existing road and bike/pedestrian network. |
| **Public Schools** | • Current and projected schools' capacity for the school districts for potential new development and how potential new development would impact and address school capacity.<br>• Coordinate with ACPS to assess possible locations within potential new Development Areas for future school sites. Sites need to be of an |

# Area Boundary Criteria

## Criteria for potential additions to the Development Areas:

| Factors | Impacts and Standards to Assess |
|---|---|
| **Public Water and Sewer** | • Ability to be served by public water and sewer, either currently or feasible in the future.<br>• Coordinate with RWSA and ACSA to plan for future infrastructure needs and develop an estimated timeframe for when public water and sewer could feasibly be provided to new development in potential new Development Areas, in collaboration with the private sector |
| **Community Facilities and Services** | • Assessment of adequacy of service provision for community facilities, services, and infrastructure, including Fire/Rescue and Police.<br>• Assessment of proximity to existing community centers, libraries, schools, and other facilities, and what additional facilities/services/infrastructure may be needed in potential new Development Areas.<br>• Coordinate with service providers and partner agencies to plan for future community facilities and services needs and possible timeframes and siting considerations. |

# Area Boundary Criteria

## Criteria for potential additions to the Development Areas:

| Factors | Impacts and Standards to Assess |
|---|---|
| **Environmental Stewardship** | • Natural boundaries should be used to guide the boundaries for potential new Development Areas and for identifying areas to protect and avoid, such as significant areas in steep slopes, protected stream buffers, and floodplain. These environmental features should be identified and mapped. <br> • Assessment of the presence of areas identified in County policies and plans for enhanced protection and avoidance, such as important forest blocks and conservation areas identified in the County's Biodiversity Action Plan and the mountain protection areas. |
| **Form, Density, and Redevelopment** | • Prior to potential Development Areas expansion (beyond minor adjustments), assess the extent to which the current Development Areas are meeting the Comprehensive Plan recommendations for a mix of uses, percentage of affordable housing, density toward the higher ranges of land use designations, walkable Activity Centers, multimodal transportation options, redevelopment and infill, and access to parks and trails. |

# Area Boundary Criteria

Criteria for potential additions to the Development Areas:

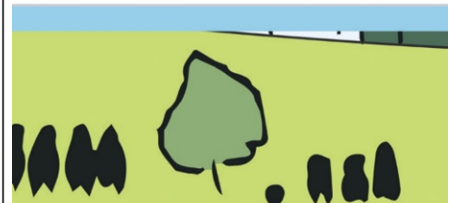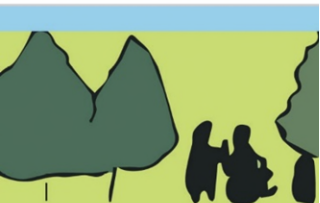| Factors | Impacts and Standards to Assess |
|---|---|
| **If a potential area is in a water supply watershed** | • Evaluation of whether the area is undeveloped/vacant or already has existing development.<br>• Areas with no or very limited existing development or without underlying by-right zoning that would allow development (beyond typical Rural Area uses) should be avoided if there are feasible alternative locations.<br>• Areas with existing development that is inconsistent with Rural Area chapter recommendations may be considered, as these areas have already been impacted by development. Assessment of whether connections to public water/sewer and some additional development would have potential beneficial effects, especially to replace older or failing well and septic and to comply with updated stormwater management and other regulations. |

# Area Boundary Criteria

## Criteria for potential additions to the Development Areas:

| Factors | Impacts and Standards to Assess |
|---|---|
| **Land use and expected form of development** | • New development in expanded areas is expected to meet the Community Design Guidelines and other chapter recommendations for the Development Areas, including having a mix of land uses, a variety of housing types, parks, trails, multimodal transportation options, and employment and business opportunities.<br>• Single-use areas may be appropriate with relatively minor boundary changes or for possible new Employment Districts, such as an employment center.<br>• Expanded Development Areas should be adjacent to existing Development Areas, prioritizing the 'urban ring' (the Development Areas that are adjacent to the City of Charlottesville). |
| **Access to public recreation, parks, and trails** | • Assessment of potential access to existing public parks, recreation opportunities, open space, and trails.<br>• Coordination with ACPR to evaluate parks and recreation needs generated by potential new development in potential new Development Areas and to develop an estimated timeframe for when new public parks and trails could feasibly be provided, in collaboration with the private sector. |

# Area Boundary Criteria

Criteria for potential additions to the Development Areas:

| Factors | Impacts and Standards to Assess |
|---|---|
| **Potential impacts to and opportunities for nearby and adjacent areas** | • Assessment of potential impacts to and opportunities for nearby and adjacent development.<br>• For any new Development Areas/Rural Area boundary, the relevant recommendations from the Development Areas Land Use and Transportation and Rural Area Land Use and Transportation chapters should be followed, including having a 'hard edge' between the two areas.<br>• Evaluate opportunities to connect existing neighborhoods in the existing Development Areas with new Activity Centers, neighborhoods, parks/trails, employment opportunities, and other amenities.<br>• Plan for land use and transportation in a coordinated manner between existing and new Development Areas, including evaluating compatible land uses and multimodal transportation connections. |

# Rural Interstate Interchanges Study Area
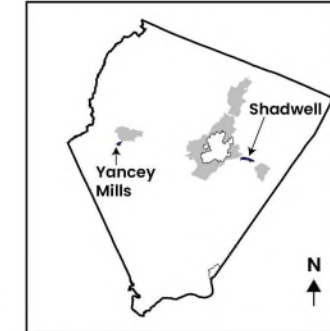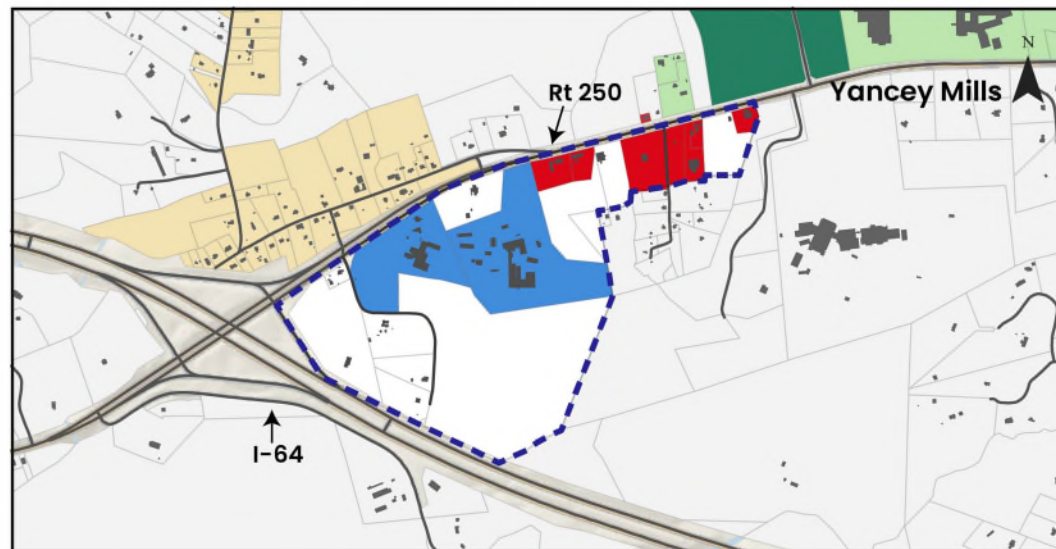
# Update to the Buildout Analysis

- Buildout Analysis last completed in 2022

- Current (2015) Comp Plan recommends updates every 2 years

- An updated analysis will be completed this year prior to Comp Plan adoption and will:
  - Incorporate updated data such as population projections from Weldon Cooper Center and the current development pipeline
  - Review recent trends (e.g. density being achieved, types of housing being built, etc.)

# Update to the Buildout Analysis

- Main changes from 2022 analysis:
  - Focus on residential and economic development capacity (e.g. office/flex/light industrial/research + development)
    - Not including general retail/commercial capacity – seems to be sufficient supply and fewer policy/program interventions are needed
  - Use updated future land use categories from AC44
    - Potential other updates to the methodology – will collaborate with consultant and staff (CDD, EDO, potentially others)
  - Start incorporating Development Areas utilization factors
  - Updated policy recommendations and results with plan to monitor

## LAND USE

### INTENT

Throughout the Development Areas, provide a mix of land uses, a variety of housing types, and maintain a hard edge between the Development Areas and Rural Area.

### CONSIDERATIONS

1. Direct the majority of Albemarle's new residential (housing) and nonresidential (office, retail, commercial, industrial) growth will occur in the Development Areas.

2. Create a mixture of residential and non-residential uses to advance the goals of convenient access to work, to services, and to entertainment. Single use proposed projects will be evaluated on the adjacent types of uses and whether the use contributes to an overall mix of uses in the area.

3. Evaluate projects proposing one housing type only based on the nearby and adjacent housing unit types and whether the type contributes to an overall mix of housing types in the area. Build a full range of housing choices and housing types throughout Development Areas.

4. Review dedicated affordable housing units based on the **County's Housing Policy ('Housing Albemarle')** and the recommendations in the Housing element of AC44.

5. Maintain hard boundaries between the Development Areas and Rural Area, with mixed-use, dense, and compact development encouraged up to that boundary. Development in the Development Areas will be consistent with the applicable future land use designations and Activity Center place types and will not be reduced or be 'transitional'/suburban at the Development Areas edges.

6. Maximize the overall density within new developments, while conservingcritical environmental resources, such as steep slopes, stream buffers, and wildlife corridors.

7. Recognize not all circumstances or properties are the same, and thus some of these Guidelines may not be suitable for all future developments.

8. Emphasize the re-use of existing Development Areas sites, especially outdated uses with large parking lots or existing uses with a relatively low residential density/ commercial intensity relative to the Future Land Use Map.



*Photo credit:*



*Photo credit:*

# TRANSPORTATION

## INTENT

Deliver safe, comfortable, accessible multimodal transportation options through a connected transportation network.

## CONSIDERATIONS

1. Develop a safe and comfortable pedestrian network including sidewalks on both sides of streets, crosswalks as needed for safe access, share use paths and trails, and connections to nearby or on-site recreation, commercial areas, schools, and other destinations.

2. Include access management strategies when planning improvements to through corridors and arterials and within Activity Centers.

3. Separate pedestrian infrastructure and protect pedestrians from vehicles. Create an urban environment with spatial enclosure along County streets to encourage walkability.

4. Separate bicycle infrastructure from vehicles on higher speed and higher volume roadways.

5. Provide safe and secure bicycle parking in commercial and employment areas and for housing units without garages. See guidance found in the **Association of Pedestrian and Bicycle Professionals' Essentials of Bike Parking guide**.

6. Provide safe and convenient multimodal transportation connections and infrastructure for all levels of users based on recommendations in the Transportation Plan Modal Emphasis maps and applicable small area plans.

7. Design streets to encourage traffic calming and slower driving speeds as outlined in the **National Association of City Transportation Officials (NACTO) Urban Street Design Guidelines**.

8. Connect streets within and between developments so pedestrians can easily bike or walk to many destinations, traffic has alternative routes, and car trips are reduced in number and length.

9. Connect new neighborhoods to existing neighborhoods, Activity Centers, and parks and open space. If road connections are found to be infeasible, provide bike and pedestrian connections.

10. Discourage cul-de-sacs and encourage connections throughout the site. Where cul-de-sacs are necessary, include pedestrian and bicycle connections to nearby streets.

11. Along existing and future transit routes provide transit stops with high-quality and ADA-compliant pedestrian infrastructure and shelters in coordination with transit providers.

12. Link transportation solutions in the Development Areas to land use policies and new development to expand opportunities to walk, bike, or take public transit.

13. Provide safe and secure bicycle parking/storage for multifamily residential, as well as for mixed-uses along the bicycle modal emphasis network and in all Activity Centers and Employment Districts.



*Photo credit: City of Austin Transportation website*

# SITE DESIGN

## INTENT

Provide spaces that are human scaled and enjoyable to utilize. Balance development with the protection and restoration of the natural environment. Design elements supporting the recommendations of the Environmental Stewardship chapter.

## CONSIDERATIONS

1. Plant street trees from the approved plant list at regular intervals within landscape buffers between the sidewalk and the road on all streets, with sufficient lateral and vertical space for trees to survive and thrive.

2. Relegate parking to the side or rear of buildings. Recess garages behind the line established by the front façade.

3. Primary building entrances will face the street (or amenity for amenity-oriented lots).

4. Screen parking lots/parking areas with landscaping and trees from residential, commercial, office, and mixed-use development.

5. Respect natural terrain especially slopes greater that 25% and slopes along waterways when developing.

6. Smooth out re-graded slopes as abrupt or steep grades are difficult to vegetate and maintain.

7. Preserve and enhance on-site historic, scenic and cultural resources, including through adaptive reuse as feasible and appropriate.

8. Provide lighting within the street right-of-way for transit stops and sidewalks/pedestrian paths/pedestrian crossings in mixed-use and commercial areas.

9. Focus increasingly dense and intense opportunities for a diverse range of housing options, jobs, goods, and services generating continuous activity in the Activity Centers.



*Photo credit: Albemarle County Rio 29 Small Area Plan*



*Photo credit: City of Boston Complete Streets Design Guidelines*

# PARKS, RECREATION, AND OPEN SPACE

## INTENT

Provide equitable and expanding access to public parks, trails, natural areas, and open space. Design elements that support the recommendations in the Parks, Recreation, and Open Space chapter and the County's Climate Action Plan are strongly encouraged.

## CONSIDERATIONS

1. Connect neighborhoods via trails to parks, natural areas, Activity Centers, and other key destinations like schools and shopping areas.

2. Balance providing recreational opportunities with conservation and/or restoration of habitat cores, wildlife corridors, and other significant natural areas and environmental features identified in the **Biodiversity Action Plan**.

3. Foster a well-developed open space system including public access to parks, trails, and open spaces so residents and workers can walk and bike to a public park, experience preserved natural areas and enjoy public gathering places.

4. Protect natural, historic, cultural, and environmental resources.

The following best practices are intended to serve as a reference for the development community and have been organized by the four Design Guideline categories. These best practices may also be implemented as requirements or development bonuses through future Zoning Ordinance updates.

### LAND USE

1. Strongly encourage missing middle housing types throughout the Development Areas, including but not limited to small and medium multiplexes (including duplexes/triplexes/quadruplexes), single-family cottages/bungalows, live-work units, accessory dwelling units, and tiny houses.

### TRANSPORTATION

1. Enhance transit stops with elements such as benches, shelters, and bicycle parking.

2. Implement EV charging infrastructure, especially for multifamily, commercial, office, and mixed-use developments.

3. Construct green streets as a means to enhance the street and manage stormwater.

4. Discourage the vacation/abandonment of public rights-of-way and the construction of privately-owned roadways.

5. Support the expansion of micromobility devices especially in the Activity Centers.

6. Provide and require amenities that enhance the bicycling experience, such as parking, street trees and other shade structures, etc.

### SITE DESIGN

1. Redevelop and re-use existing infrastructure where feasible.

2. Encourage shared parking and parking reductions.

3. Dedicate parking for carpooling and EV charging.

4. Incorporate public art and wayfinding into building and site design, especially in mixed-use and commercial areas.

5. Provide shade and weather protection for pedestrians; transparent windows along the first floor of buildings especially along major corridors; benches and trash cans; outdoor patio spaces; public restrooms in mixed-use and commercial areas.

6. Utilize low-impact development (LID) best practices for stormwater management, such as bioswales, permeable pavement, rain gardens/bioretention swells, green roofs, and tree preservation.

7. Implement pavement options to reduce runoff and/or the heat island effect, such as permeable pavement and reflect/cooling pavements.

8. Implement renewable energy sourcing on site such as rooftop and parking lot solar.

9. Utilize renewable energy storage, e.g. batteries to store solar energy.

### PARKS, RECREATIONAL AMENITIES, AND OPEN SPACE

**Plant trees and plants from the approved plant list to reduce water dependency, increase survivability, and support wildlife.**

1. Implement creative on-site recreational amenities, including but not limited to natural playscapes, outdoor fitness equipment, obstacle course / "ninja" play equipment, solar-powered outlets / stations, and climbing walls or other climbing equipment.

2. Utilize areas in steep slopes, floodplain, and stream buffers as common or public open space, instead of having these environmental features on individual lots.

3. Design clusters or "groves" of native canopy trees to maximize the cumulative environmental benefits. Existing forested land cover should be conserved and/or restored where possible and appropriate.