

AC44 Comprehensive Plan

Development Areas Land Use



Board of Supervisors
November 6, 2024

Work Session Agenda



- Community Input Themes: Development Areas Land Use
- Future Land Use Map and Categories
- Activity and Employment Centers
- Upcoming Events and Public Engagement
- Summary of Board Feedback on Future Land Use Preview (October 16)
- Summary of Planning Commission Feedback (October 22)
- Community Input Themes: Future Land Use and Activity Centers



Draft Development Areas Chapter Structure



- Introduction
- Future Land Use Categories
- Future Land Use Map
- Activity and Employment Centers
- Goal Statement
- Objectives
- Actions

Today's Topics



Direction Topics



LAND USE CATEGORIES

- 12 standard +3 legacy land use categories
- Meeting Housing needs by:
 - Allowing (by-right, legislative or administrative review) Accessory Units with performance standards
 - Community MU range 12-34 du/ac
 - Map more Middle Residential vs. Neighborhood Residential

FUTURE LAND USE MAP

- Land use consolidation approach (crosswalk)

ACTIVITY CENTERS

- Focus growth/investment
- Functions as an overlay
- Attributes
- Distribution



Draft Development Areas Chapter – How Did We Get Here?



- Community input
- Planning Commission and Board direction
- Collaboration by an interdisciplinary team of staff and partner agencies
- Review of current (2015) Comp Plan
- Incorporate best practices
- AC44 Guiding Principles



Community Input Themes



- Development should be walkable, mixed-use, and have a variety of housing types
- Activity Centers: pair higher density with amenities/recreation; encourage infill/redevelopment
- Invest in existing neighborhoods
- Coordinate land use and transportation planning

Phase 1 Engagement Totals:

- Attendance at in-person and virtual events: 254
- Online questionnaire responses: 637
- Website visits: 6,964

Phase 2 Engagement Totals:

- Attendance at in-person and virtual events: 443
- Online questionnaire responses: 861
- Community chat kits and field notes: 52
- Website visits: 16,186



AC44 Future Land Use Categories



- 12 draft standardized Future Land Use Categories with AC44 for the Development Areas
- Consolidates the 20+ Future Land Use Categories in the 5 Area Plans
- Applied in 1:1 matching approach – more detailed changes with Area Plan updates
- Adopting the updated Comp Plan would also update the Future Land Use Maps in the 5 Area Plans

Residential Uses



Mixed Uses



Commercial & Employment Uses



Institutional/Public/Recreation



Rural Area





Residential Uses



Neighborhood Residential

Primarily residential
3-6 units/acre
Small-scale neighborhood retail/institutional



Middle Residential

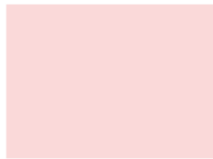
Primarily residential
6-12 units/acre (up to 18 units/acre with
affordable and MMH housing types)
Small-scale neighborhood retail/institutional



Urban Residential

Primarily residential
12-34 units/acre
Neighborhood retail/institutional

Mixed Uses



Neighborhood Mixed Use

Mixed-use
up to 18 units/acre
Neighborhood retail/institutional/office



Community Mixed Use

Mixed-use
6-34 units/acre
Commercial/retail, office, hotel, institutional



Corridor Mixed Use

Mixed-use, transit-oriented development
18-60 units/acre
Commercial/retail, office, hotel, institutional

Commercial & Employment Uses



General Commercial

Primarily auto-oriented retail
6-34 units/acre (secondary)
Commercial/retail, auto, office, hotel, wholesale,
institutional



Office/Flex/Light Industrial/R+D

Primarily employment generating uses
6-34 units/acre (secondary)
Offices, R+D, flex, LI, secondary retail/commercial



Industrial

Primarily manufacturing/processing/distribution
No residential
Manufacturing, warehousing, distribution, processing

Other



Institutional

Primarily government/public uses
Residential may be considered (primarily affordable)
Institutional/public uses with secondary offices



Recreation/Open Space

Parks/greenways
No residential
Parks, trails, natural areas, community centers



Rural Area

Rural land use – outside Development Areas
1 unit per 2 acre (min. lot size)
Agriculture, forestry, low-density residential

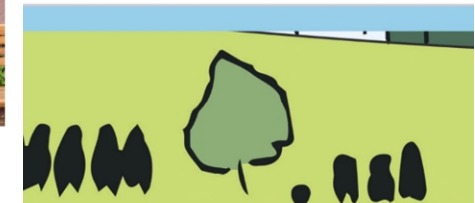


Example Future Land Use Category



Community Mixed Use

Description	Mixed-use development that provides convenient access to goods and services for nearby community members. 12-34
Primary Land Uses	Residential, typically at a density of 6-34 units/acre. Encouraged housing types: multifamily, multiplexes, live-work units, two over twos. Non-residential uses such as commercial, retail, offices, hotels, conference facilities, schools and child care, institutional, and religious assembly.
Secondary Land Uses	Single-family attached, townhomes, accessory dwelling units. Non-residential uses such as existing auto-commercial sales and services and Office/R&D/Flex/Light Industrial.
Building Form	Buildings are generally 2 to 5 stories. Block-scale development encouraged for walkability/pedestrian-orientation and a mix of uses, with block lengths typically 300 to 500 feet. Non-residential uses are encouraged to be located within multi-story mixed-use buildings with shop-fronts along streets. Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings. Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.
Ground Floor Use	Active ground story uses are encouraged. Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active ground story uses.



Legacy Land Use Categories



- Guidance for several specific land use categories remaining in the following Area Plans:
 - Crozet
 - Village of Rivanna
 - Rio29
- The land use categories on this slide would remain in the applicable Area Plans and remain where they are applied today, but would not be applied with future Area Plan updates – therefore, they are not part of the AC44 standard land use categories

Refer to the applicable plan for the following land uses:



Rio29: Refer to Rio29 Small Area Plan



Downtown Crozet: Refer to the Crozet Area Plan



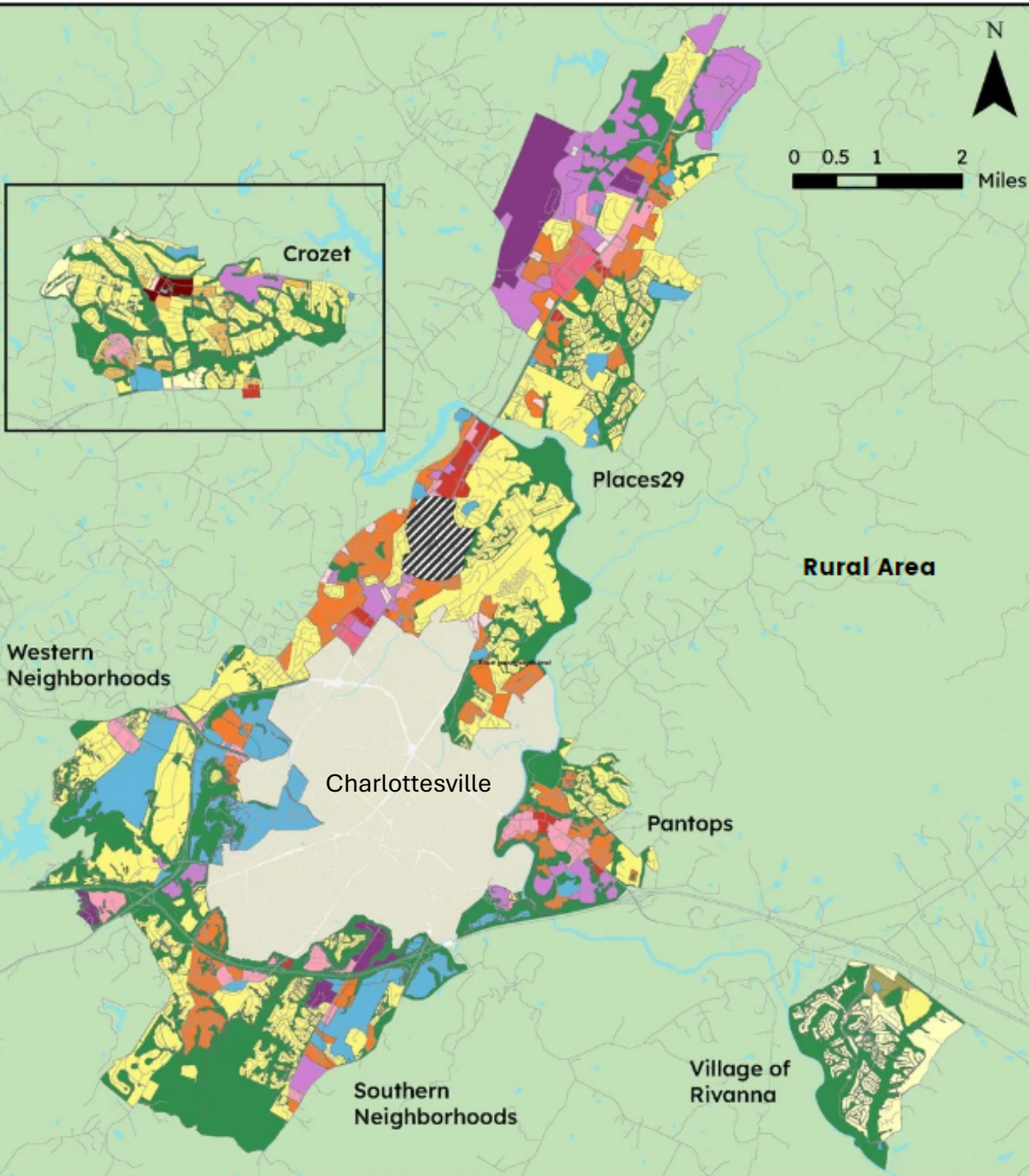
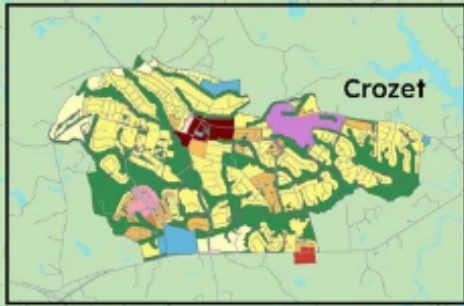
Neighborhood Density Residential - Low: Refer to the Crozet and Village of Rivanna Area Plans



Village Center: Refer to the Village of Rivanna Area Plan



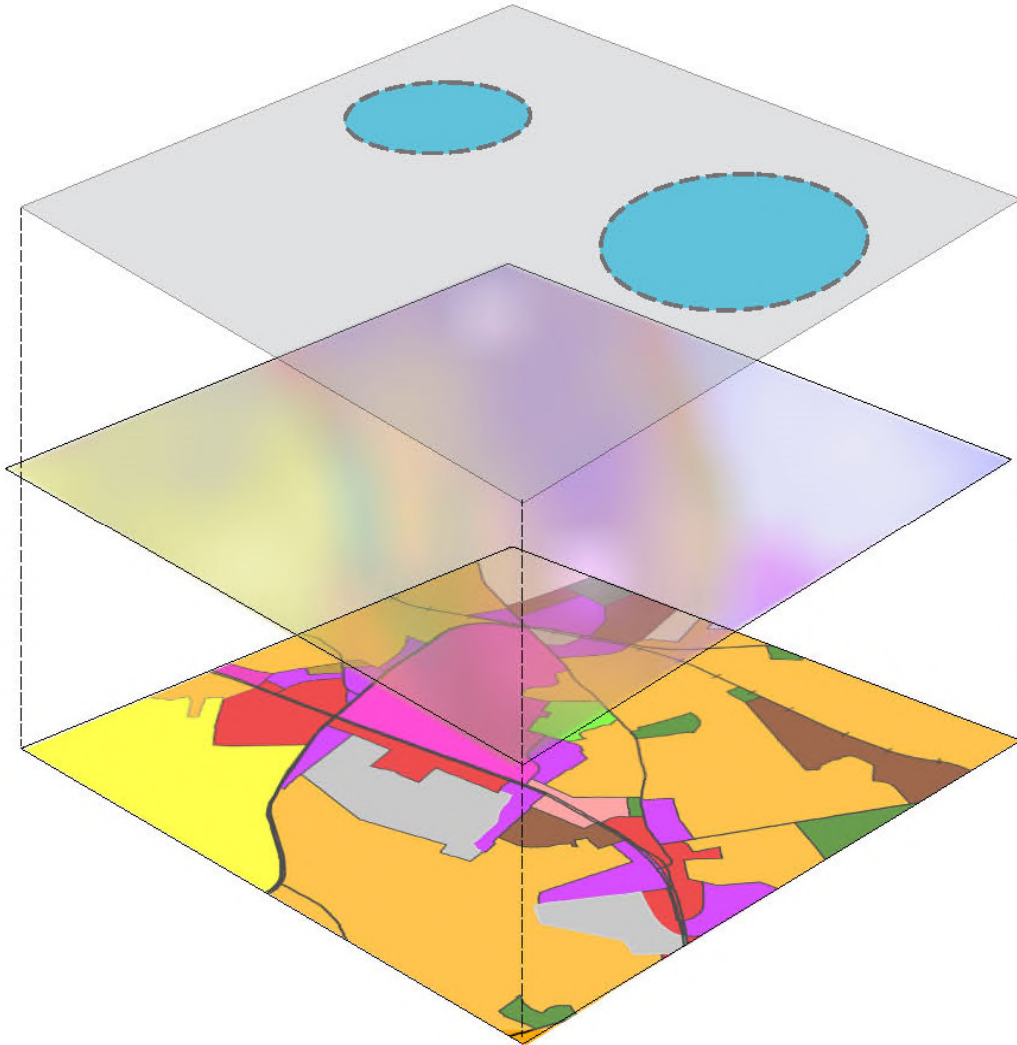
Future Land Use Map



- Applied in 1:1 matching approach – more detailed changes with Area Plan updates
- Several specific categories remain in individual Area Plans – were developed for very specific locations
 - Downtown Crozet
 - Village (VOR)
 - Neighborhood Residential Low



Land Use Tools



ACTIVITY CENTERS

Overlays that modify the land use designation standards. In most cases, the Activity Centers will recommend more mixed use and high density than the underlying land use designation.

COMMUNITY DESIGN GUIDELINES

These guidelines apply across all land use designations and recommend best practices for design in areas such as transportation, building design and site layout.

LAND USE DESIGNATIONS

These are the recommended future land uses for each parcel of land. A table of recommended uses, design standards and densities for each type of land use is provided in the Land Use chapter.



Activity/Employment Centers



- Variety of businesses, services, and housing options (either now or in the future)
- Four place types: Local, Community, Employment, and Regional
- Established hierarchy based on the four place types
- Help prioritize infrastructure projects and investments

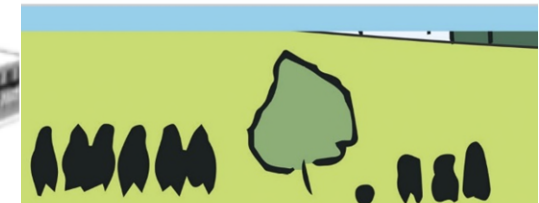
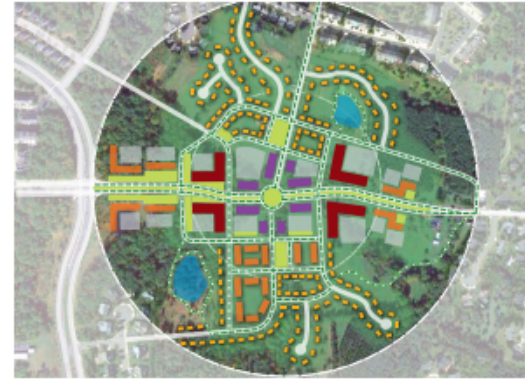


Activity Center Place Types - Example

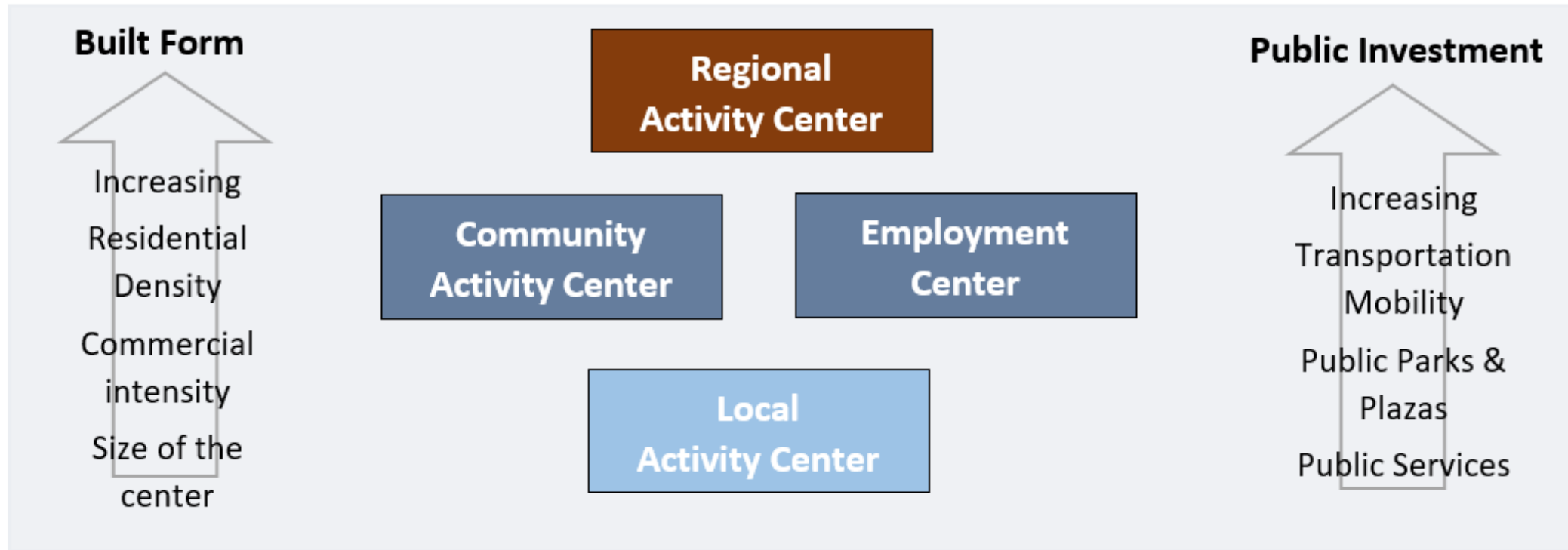


Community Center

Description	A focal point for commercial and cultural activities that are accessible by a variety of transportation options for surrounding neighborhoods and areas.
Walkshed & Center	Walkshed typically 1/2 mile radius from the center. The center area is generally a 1/4 mile radius from the middle of the Activity Center; however, the center may also be oriented toward a major multimodal corridor (e.g. Route 29 or Route 250).
Land Uses	Mix of uses (residential and non-residential) expected. Land uses should generally be consistent with underlying land use designations. Vertical mixed-use buildings are encouraged. Additional development intensity and infill encouraged with appropriate form and scale for Town Centers.
Building Height Recommended	At least 2 stories and up to 6 stories. Taller buildings may be considered depending on the surrounding context. The effects of heights, lighting, structured parking, and service and loading areas on neighboring properties also should be considered and mitigated, particularly when buildings are located adjacent to smaller-scale residences.
Ground Floor	Active ground story uses are encouraged. Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active ground story uses.
Multimodal Transportation	Bike and pedestrian connections to adjacent neighborhoods, Activity Centers, and Employment Districts. Enhanced transit stops are encouraged along transit routes. Wider sidewalks/pedestrian connections are encouraged in commercial and mixed-use, including to provide space for outdoor seating.
Parking	Parking relegated to the side or rear of buildings or on-street parking encouraged.
Public Civic & Open Space:	Interconnected publicly-accessible spaces encouraged, such as medium-scale plazas and parks with active recreational amenities. These spaces should be linked to other public open spaces and ideally be located along the public right of way frontage for easy access and visibility.



Activity Centers - Summary



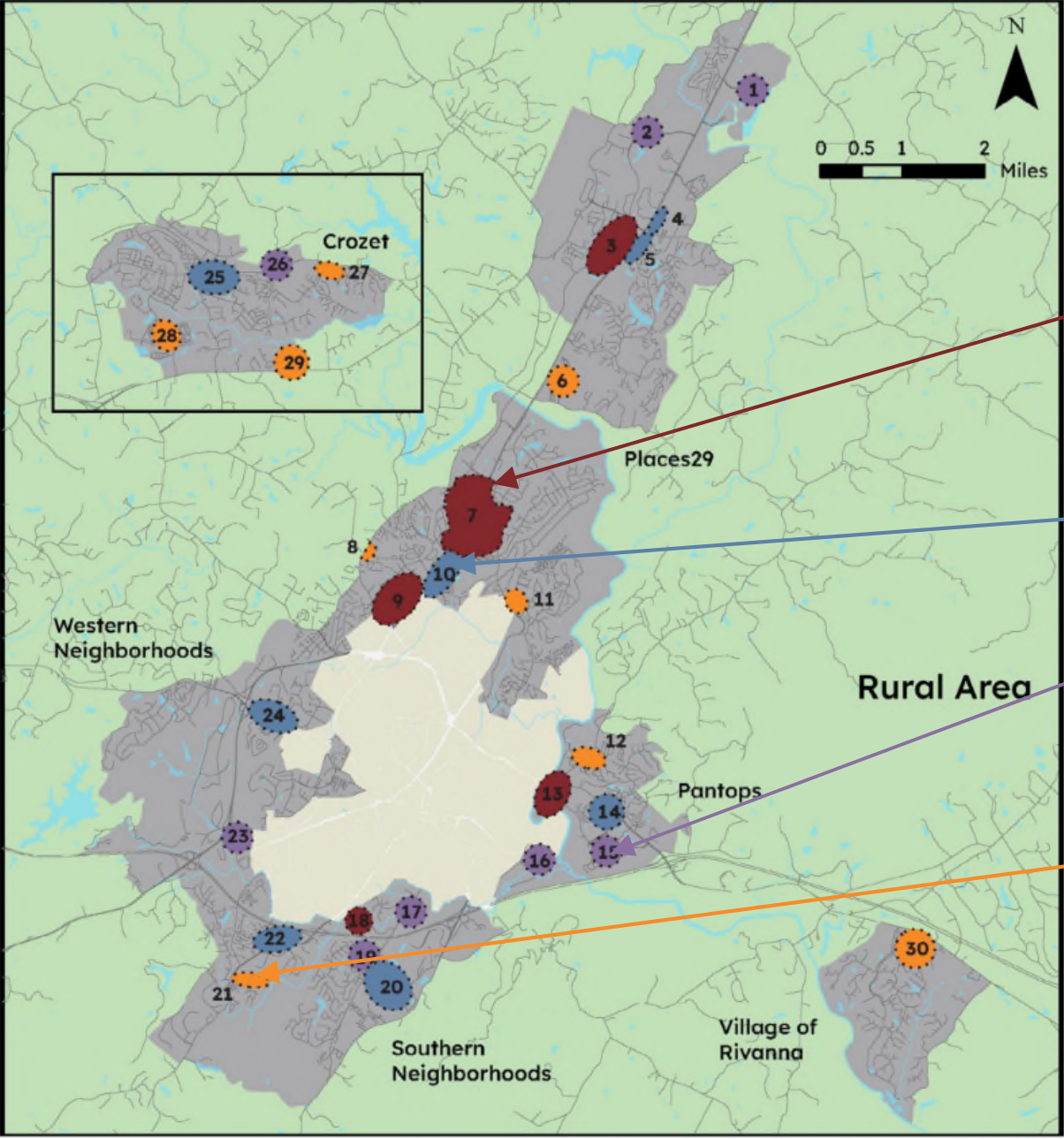
Activity Centers - Summary



Guidance	Local	Community	Employment	Regional
Height	Up to 4 stories	2-6 stories	2-6 stories	3-8 stories
Typical Features	<ul style="list-style-type: none"> • Small-scale retail/shops • Pocket parks 	<ul style="list-style-type: none"> • Retail/services/restaurants • Plazas/community gardens • Wide sidewalks • Transit stops 	<ul style="list-style-type: none"> • Offices/flex spaces • Open space for employees • Transit stops 	<ul style="list-style-type: none"> • Retail/services/entertainment/restaurants • Plazas/amphitheaters • Higher frequency transit • Wide sidewalks • Structured parking
Example	Riverside Village (Pantops)	Downtown Crozet	Fontaine Research Park	Stonefield



Activity / Employment Centers

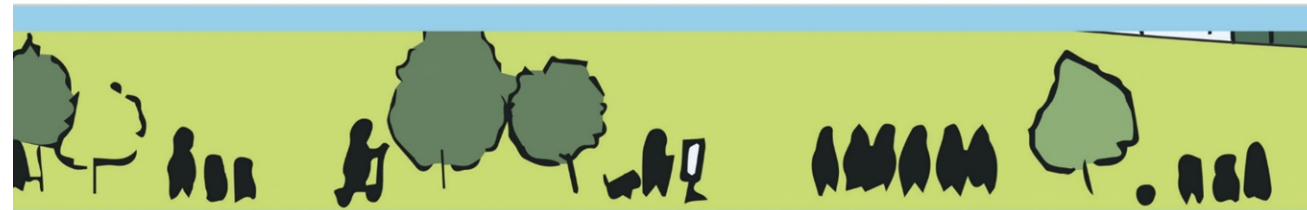


Regional
(Rio 29)

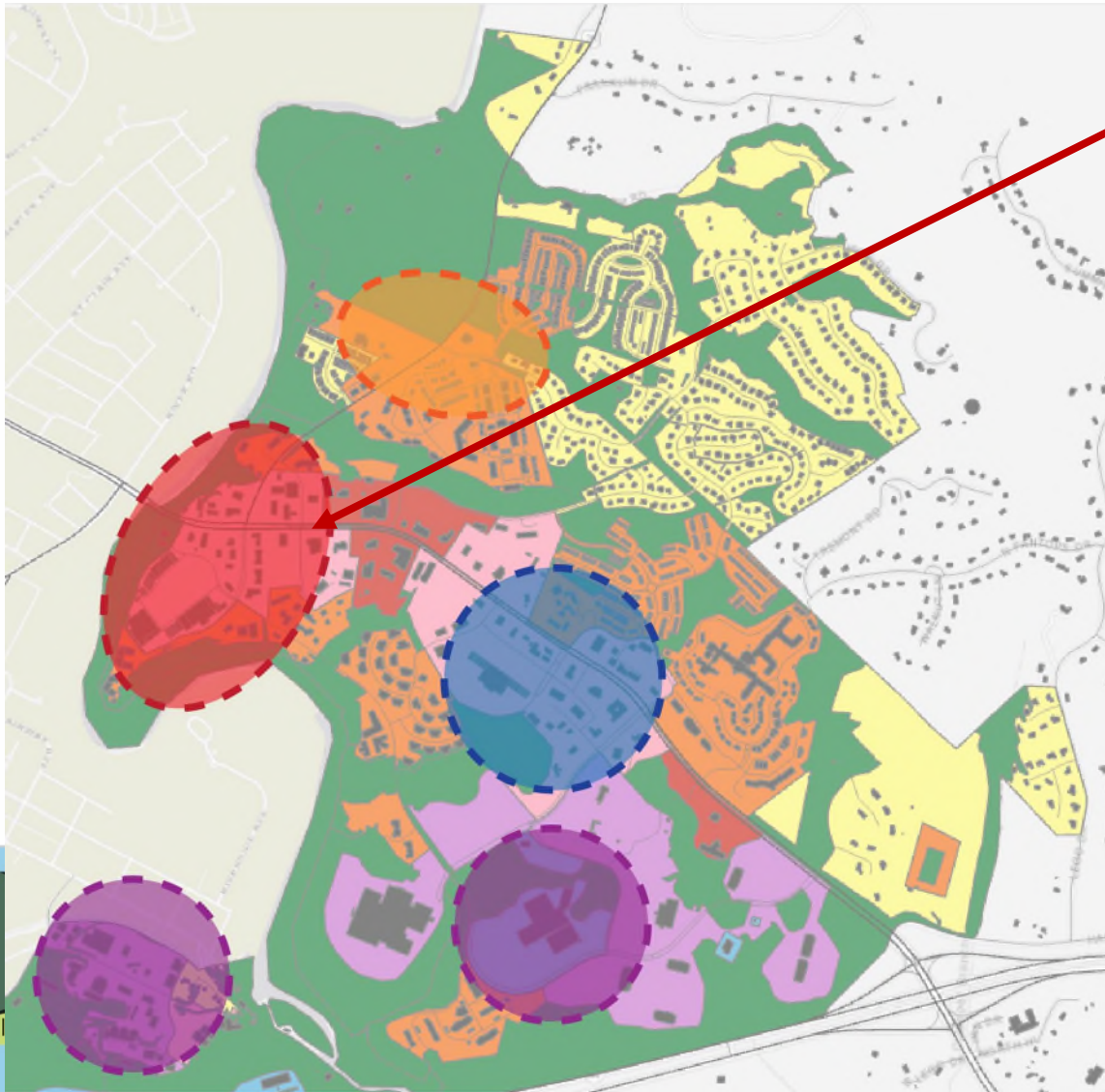
Community
(Hillsdale Drive)

Employment
(Sentara Martha Jefferson Hospital)

Local
(Southwood)



Activity and Employment Centers



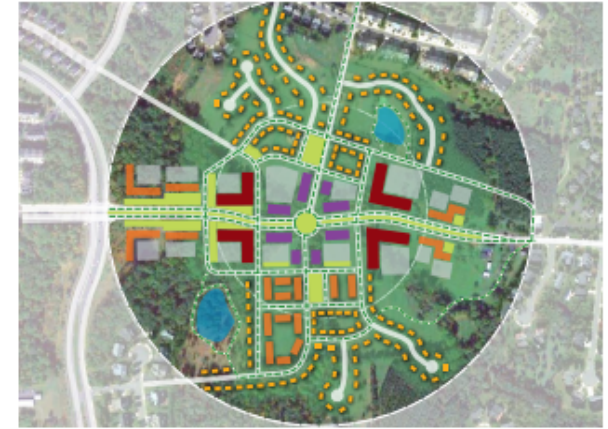
Regional
(Riverbend Shopping Center)



Activity and Employment Centers



Community
(Rivanna Ridge)



Activity and Employment Centers

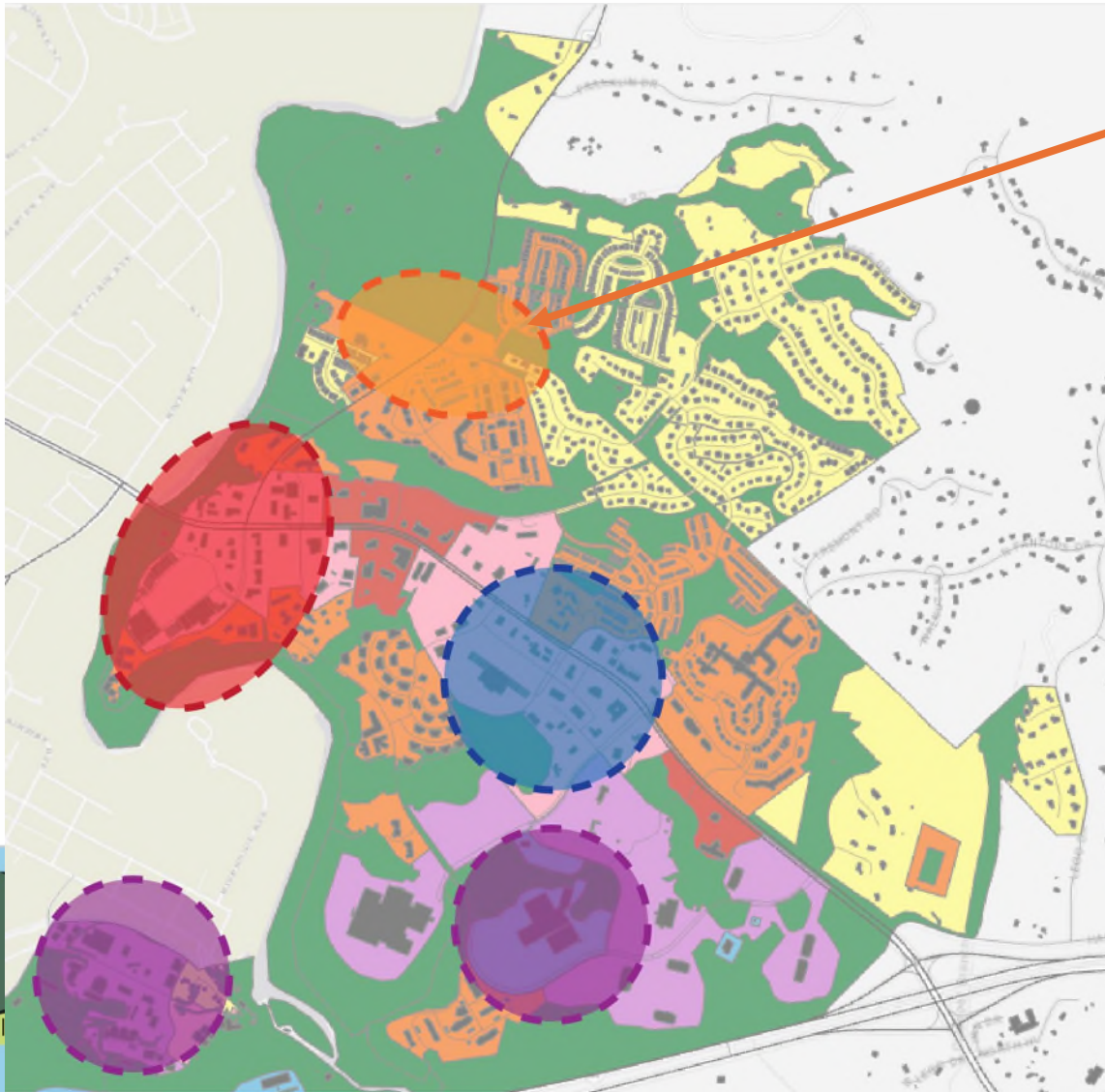


Employment

- (Broadway)
- (Sentara Martha Jefferson Hospital)



Activity and Employment Centers



Local
(Route 20/
Riverside Village)



Upcoming Events



DEVELOPMENT AREAS LAND USE

Tools & Policy

PC :: October 22 (completed)

BOS :: November 6 (today)

Community Check In :: Oct. 30
(completed)

Goals, Objectives, & Actions

PC :: November 12

BOS :: November 20

RURAL AREA LAND USE

Tools & Policy

PC :: November 19

Goals, Objectives, & Actions

PC :: December 10

Entire Chapter

BOS :: January 8



Board Feedback: Future Land Use Preview



- FLUM: Recommended distinguishing 'green' designation between what is publicly vs privately owned
- Centers: Consider what incentives (e.g. by-right approval with an optional FBC or similar) could be used



Summary of Planning Commission Feedback



LAND USE CATEGORIES

- Support using the 12 standard +3 legacy land use categories
 - Consider making Middle Residential the lowest density residential category instead of Neighborhood Residential
- Support for allowing Accessory Units including in low density residential; not by-right
 - Consider allowing by-right in/around Activity Centers
- Agree with Board direction to use two different green colors on the Future Land Use Map to distinguish between publicly and privately accessible open/recreation spaces -- Underway



Summary of Planning Commission Feedback



FUTURE LAND USE MAP

- Use the consolidation and matching approach for the Future Land Use Map
 - Moving forward, find ways to encourage more Middle Residential, especially within the 'Urban Ring' (areas around City of Charlottesville)
 - Consider additional land use categories/designations in the Rural Area that are specific to the Rural Area

(A current recommendation in the Rural Area chapter is to complete a Rural Area Land Use Plan, which could include multiple Rural Area distinctions.)



Summary of Planning Commission Feedback



ACTIVITY CENTERS

- Support Centers approach to implement Growth Management Policy and encourage higher intensity of uses
 - Add stronger ties to transportation
 - Encourage redevelopment of large/underutilized parking lots
- Overall support for Centers Place Types
 - Community Centers should also mention structured parking
 - Consider incentives for green stormwater management infrastructure
 - More public gathering spaces to build community



Summary of Planning Commission Feedback



ACTIVITY CENTERS

- Overall support for distribution of Centers with concern the Employment Center does not seem to fit with the other three
(Staff suggests changing reference to Employment District)
- Discuss County incentives and investments with the Actions for this chapter
 - Consider building/incentivizing structured parking
 - Consider investing in parks/gathering spaces



Community Input Themes



What we heard so far (10/30)

- The FLUM may need to make more substantiative changes to address current housing challenges.
- Connect land use and transportation planning.
- Encourage development via incentives.

Summary of feedback will be posted on the AC44 website

Community feedback will be incorporated at the direction of the Board of Supervisors.



Direction Topics



LAND USE CATEGORIES

- 12 standard +3 legacy land use categories
- Meeting Housing needs by:
 - Allowing (by-right, legislative or administrative review) Accessory Units with performance standards
 - Community MU range 12-34 du/ac
 - Map more Middle Residential vs. Neighborhood Residential

FUTURE LAND USE MAP

- Land use consolidation approach (crosswalk)

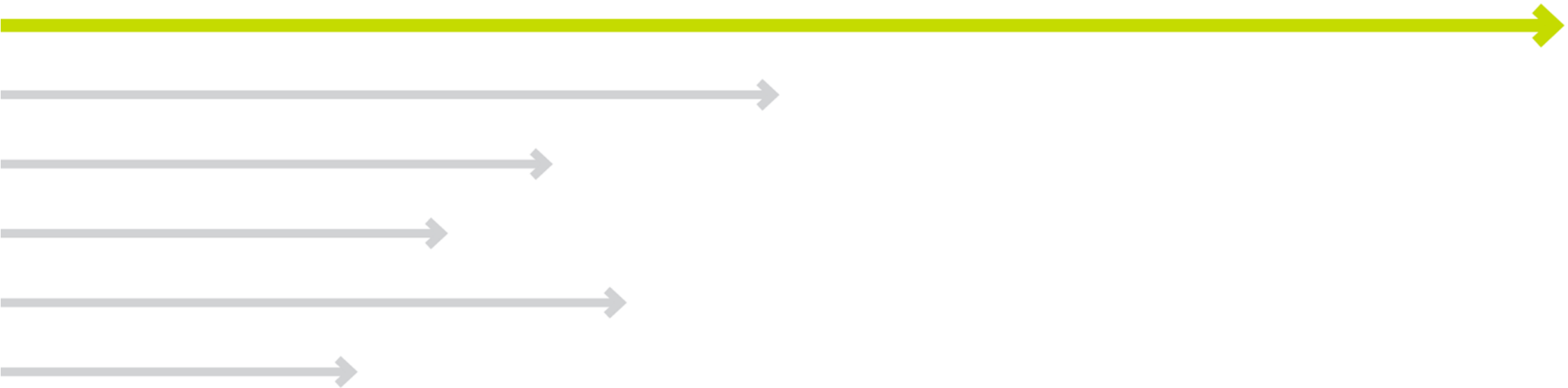
ACTIVITY CENTERS

- Focus growth/investment
- Functions as an overlay
- Attributes
- Distribution





Back Pocket Slides



Updates to Centers Since Phase 2



- Added Employment Center as one of the Center Place Types
- Whitewood Rd/Hydraulic Rd: New Local Center
- Rt 29/I-64 interchange: Removed
- Ivy Road: Local to Community Center
- Riverbend Shopping Center: Regional to Community Center
- Hillsdale/Rt 29: Regional to Community Center



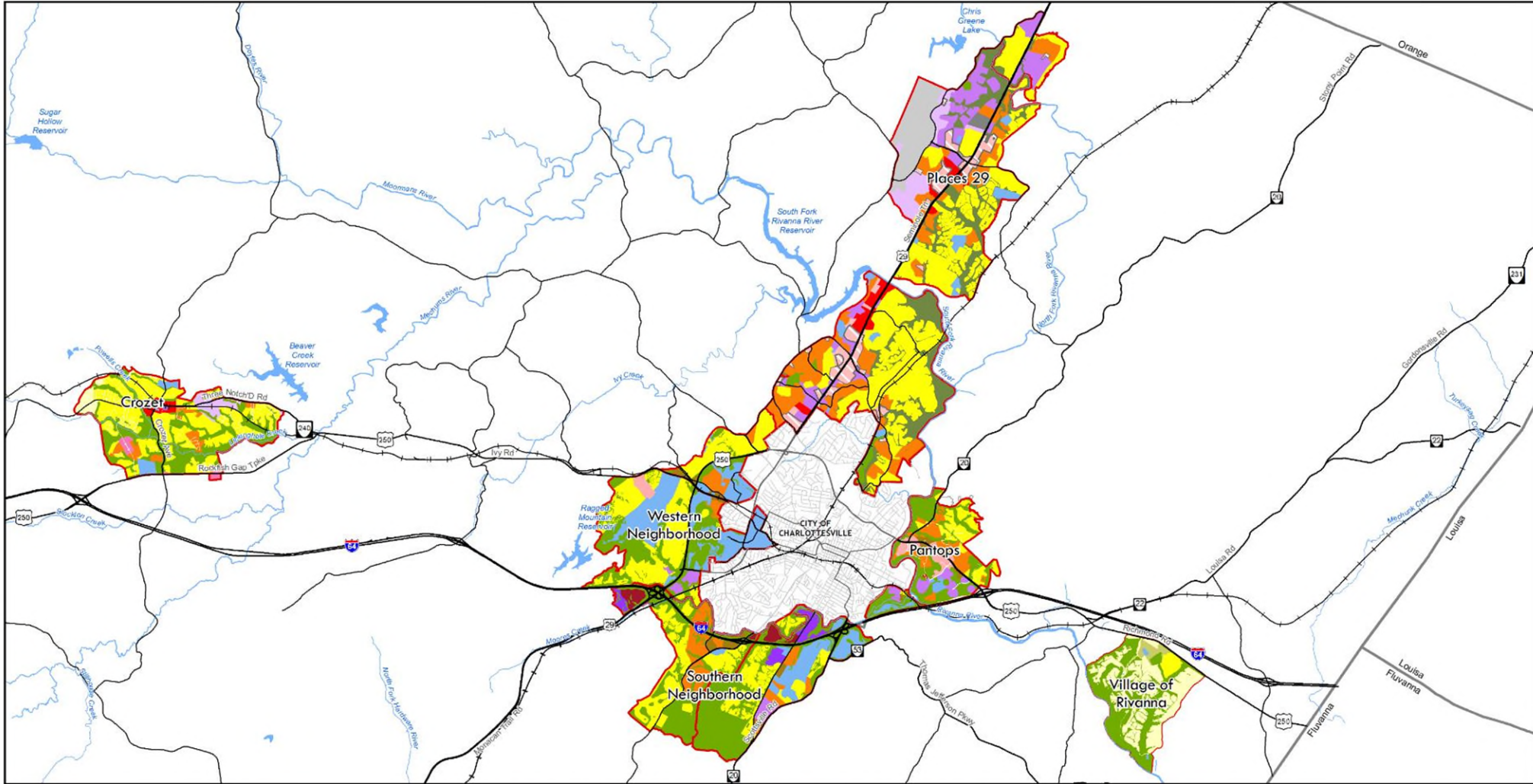
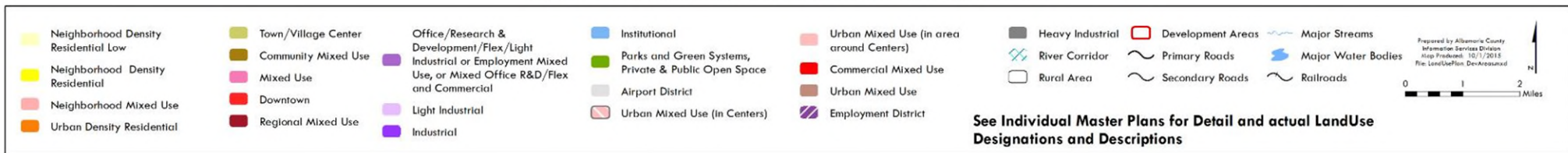
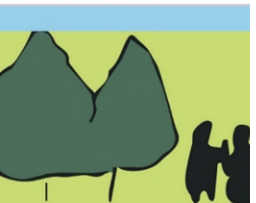


Figure 2: Generalized Land Use Plan for the Development Areas



AC44 Land Use	Current Master Plan Designations*	Future Plan Updates - How to Apply
Neighborhood Residential	Neighborhood Density Residential (all Master Plans)	Likely most applicable to already developed lower density areas
Middle Residential	Middle Density Residential (Crozet only currently)	Apply to other Development Areas (not just Crozet) to encourage a variety of housing types and small-scale mixed use
Urban Residential	Urban Density Residential (Crozet, Pantops, Southern Western, Places29)	Apply to areas for higher density primarily residential development
Neighborhood Mixed Use	Neighborhood Mixed Use (Crozet, Southern Western), Neighborhood Service Center (Places29)	Apply to areas for small-scale neighborhood-serving retail and mixed use and to Local Activity Centers
Community Mixed Use	Community Mixed Use (Crozet, Pantops, Southern Western, Places29), Regional Mixed Use (Southern Western), Urban MXU outside Centers (Places29), Community Center (Places29)	Apply to areas for mixed-use development that provides convenient access to goods and services for nearby community members and to Community Activity Centers
Corridor Mixed Use	Community Centers (Places29), Destination Centers (Places29), Uptown Center (Places29), Urban MXU outside Centers (Places29)	Apply to areas for higher intensity mixed-use development along major corridors, envisioned for pedestrian and transit-oriented development with goods, services, jobs, and to Regional Activity Centers
General Commercial	Commercial Mixed Use (Crozet, Pantops, Places29), Regional Mixed Use (Southern Western), Urban MXU outside Centers (Places29)	Apply to areas for development that is primarily car-oriented destinations for retail and services. Primarily for already developed areas
Office/Flex/LI/RD	Office/Flex/Light Industrial/Research and Development (Crozet, Pantops, Southern Western, Places29), Light Industrial (Places29)	Apply to areas for vibrant employment centers and mixed-use areas with employment-generating uses and basic industries that are supported by secondary commercial/retail and residential uses
Industrial	Industrial (Southern Western), Heavy Industrial (Places29)	Apply to employment areas that typically include uses such as manufacturing, processing, assembly, storage, and distribution, that may not be compatible with mixed-use or residential development
Institutional	Institutional (all Master Plans)	Apply to areas for development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major healthcare facilities, or unprogrammed government property
Recreation/Open Space	Various names across all of the Master Plans, e.g. open space, parks, green systems, etc.	Apply to areas for publicly-owned or publicly-accessible parks, greenway systems, recreational areas, and natural areas

***Note:** Some Area Plans have unique designations for specific areas that are not more broadly applied in the Development Areas. These designations include Downtown Crozet (Crozet Area Plan), Neighborhood Density (Low) (Crozet and Village of Rivanna Area Plans), and Village Center (Village of Rivanna). Guidance for those unique land use designations remains in the relevant Area Plans.



Development Areas Land Use Objectives



1. **Increase** the use of **infill, higher density development, adaptive reuse, and redevelopment** in the Development Areas.
2. **Increase** the number of **jobs and housing units** in designated Activity and Employment Centers.
3. **Invest in existing neighborhoods** in the Development Areas with increased connectivity and equitable access to Activity Centers, parks, open space, community facilities and services, and infrastructure improvements that prioritize under-served communities.
4. **Increase tree coverage** in the Development Areas, prioritizing neighborhoods with tree coverage below the County's Development Areas average tree coverage and neighborhoods with significant impervious surface.

