

COUNTY OF ALBEMARLE
MEMO TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA201900006 Rio29 Form-Based Code	AGENDA DATE: October 16, 2019
SUBJECT/PROPOSAL/REQUEST: Discussion of proposed amendments to zoning regulations in the Rio29 area consistent with the Rio29 Small Area Plan's vision	STAFF CONTACT(S): Falkenstein, Accardi
SCHOOL DISTRICT: Agnor-Hurt & Woodbrook – Elementary; Burley & Jouett – Middle; Albemarle – High	PRESENTER (S): Rachel Falkenstein, Michaela Accardi

BACKGROUND:

The Board of Supervisors adopted the Rio29 Small Area Plan on December 12, 2018. The Plan establishes a vision and recommendations for transforming Rio29 into a connected, multimodal hub with a “vibrant, mixed-use community” enhanced through conservation and public amenities. In March 2019, the Board directed staff to begin work on drafting a form-based code consistent with the Plan’s vision. Staff has scheduled three work sessions with the Planning Commission to discuss a series of topics that may be incorporated into a form-based code with a fourth work session in November 2019 to discuss the draft framework comprehensively.

DISCUSSION:

At a September 17 Planning Commission Work Session, staff presented background information, research and recommendations for form-based code regulations on streets, parking, and amenity spaces in Rio29. Staff brought three questions to the Planning Commission:

1. Which conceptual streets on the Rio29 Future Connectivity Plan should be subject to higher street improvement standards, known as “destination streets”?
2. Should the parking policy for the Rio29 area use a market-driven approach, such as instituting parking maximums?
3. How should a form-based code for Rio29 balance the goals of a community “enhanced through conservation and public amenities” with increased flexibility for the development community?

RECOMMENDATIONS:

The Planning Commission:

1. Supported staff’s recommendation to have local streets within the Core be subject to higher street standards; however, they did not support using the term “destination streets.”
2. Some members of the Commission agreed with staff’s recommendation to eliminate parking minimums and to impose parking maximums. Others felt that eliminating minimums is a worthy long-term goal for the future, but recommended we continue to require parking minimums and allow off site and shared parking to count towards minimum parking requirements.
3. Recommended that staff to revise the plan to incorporate more amenity spaces, specifically small parks, plazas, greenways, and green streets.

ATTACHMENTS:

- A – September 17, 2019 Planning Commission Work session | Staff Report
 - A1 – Updated Project Work and Community Engagement Plan
 - A2 – Aug 20th PC Work Session Summary
 - A3 – Streets, Parking and Amenity Space | Public Engagement Summary
 - A4 – Streets | Research and Overview
 - A5 – Parking | Research and Overview
 - A6 – “The High Cost of Parking Requirements” by Donald Shoup
 - A7 – Public Space | Research and Overview
- B – Summary of Planning Commission Discussion