

# COUNTY OF ALBEMARLE

## EXECUTIVE SUMMARY

<b>AGENDA TITLE:</b> Hydraulic Small Area Plan	<b>AGENDA DATE:</b> October 17, 2017
<b>SUBJECT/PROPOSAL/REQUEST:</b> Review the proposed Hydraulic Small Area Plan and a staff recommendation to initiate a Comprehensive Plan Amendment that would s incorporate the Core Area part of the Small Area Plan into the County's Comprehensive Plan.	<b>ACTION:</b> x <b>INFORMATION:</b>
<b>STAFF CONTACT(S):</b> Graham, Gast-Bray	<b>CONSENT AGENDA:</b> <b>ACTION:</b> <b>INFORMATION:</b>
	<b>ATTACHMENTS:</b> Yes
	<b>REVIEWED BY:</b>

### BACKGROUND:

The purpose of this work session is to review a Small Area Plan (SAP) for the area at Hydraulic Road and Route 29 and then consider whether to proceed with incorporating this into the County's Comprehensive Plan. The SAP was developed by Kimley Horn and largely funded by the Virginia Department of Transportation (VDOT). The work was directed by VDOT and the Metropolitan Planning Organization (MPO) per agreement with the City of Charlottesville and Albemarle County. By incorporating this SAP into the City and County Comprehensive Plans, transportation improvements anticipated from this plan can then be submitted for State funding under Virginia's "Smart Scale" program, which is how the Commonwealth Transportation Board now prioritizes transportation funding requests. VDOT and their consultant, Michael Baker, are currently working on the transportation plan for this SAP, in anticipation it will serve as the basis for a Smart Scale application next summer. Preliminary Smart Scale applications for those transportation improvements are due by June 1, 2018, with a completed application due in August 2018. To assure this Smart Scale application scores well, it is necessary the County's Comprehensive Plan be consistent with the improvements shown in the Smart Scale application.

### DISCUSSION:

The Small Area Plan is provided as Attachment A and a staff analysis of this plan is provided as Attachment B.

Recognizing the SAP suggests few changes in the County outside of its Core Area and the timeline for the Smart Scale application, staff has recommended a Comprehensive Plan Amendment be limited to considering the Core Area shown in the SAP. Staff also recommends the Planning Commission begin work on this amendment next January, with staff using November and December to prepare for this work. This timing will also provide VDOT and Michael Baker more time to further develop this transportation improvement plan, assuring the Comprehensive Plan Amendment is consistent with the anticipated Smart Scale application. Assuming the Planning Commission and Board concur with this approach, staff will present a a Resolution of Intent for this amendment to the Planning Commission and begin preparation for

the Planning Commission's consideration in January.

**BUDGET IMPACT:** No additional resources are needed for consideration of the described Comprehensive Plan Amendment. Implementation of the recommended improvements in the SAP is anticipated to require significant funding, but this will be further defined as part of the work on the Comprehensive Plan Amendment.

**RECOMMENDATION:**

Staff requests that the Planning Commission and Board review the attached SAP, then provide direction for considering a Comprehensive Plan Amendment. A Resolution of Intent will be brought back to the Planning Commission based on the provided guidance, assuming the Board agrees the Small Area Plan should be considered for adoption into the Comprehensive Plan.

**ATTACHMENTS:**

Attachment A – [Hydraulic Small Area Plan](#)

Attachment B – [Staff Analysis](#)