

RESOLUTION TO APPROVE RIO29 SMALL AREA PLAN (CPA2018-00004)

WHEREAS, Chapter 8 of the Places29 Master Plan, a component of the Albemarle County Comprehensive Plan adopted by the Board of Supervisors on June 10, 2015, recommends the preparation of a Small Area Plan for the area around the intersection of US 29 and Rio Road; and

WHEREAS, as recommended by the Places29 Master Plan, County staff has developed a proposed Rio29 Small Area Plan that would amend the Land Use Plan section of the Albemarle County Comprehensive Plan and Places29 Master Plan by replacing portions of the existing profiles of Neighborhood 1 and Neighborhood 2, consisting of an approximately 1/2 mile radius from the Rio Road and Route 29 intersection; and

WHEREAS, the proposed Rio29 Small Area Plan would establish new land use policies, guidelines, recommendations, goals and strategies for future development within the Plan area; and

WHEREAS, the proposed Rio29 Small Area Plan would establish the following for the Rio29 Plan area: a vision for the development and redevelopment of the area and supporting recommendations; place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement; and a plan for implementation and supporting community facilities and infrastructure; and

WHEREAS, the Albemarle County Planning Commission has duly advertised and held a public hearing to consider the proposed Rio29 Small Area Plan; and

WHEREAS, the Planning Commission has carefully considered the proposed Rio29 Small Area Plan and its related analysis and other information provided by County staff, and the information and comments provided by the public; and

WHEREAS, the Planning Commission concludes that approval of CPA 2018-00004 is appropriate and consistent with the coordinated, adjusted, and harmonious development of Albemarle County and, in accordance with present and probable future needs and resources, CPA 2018-00004 will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of all inhabitants of the County.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, and for the purposes articulated in Virginia Code § 15.2-2223, the Albemarle County Planning Commission hereby recommends approval of the Rio29 Small Area Plan (CPA 2018-00004), as recommended by staff.