

**RESOLUTION TO APPROVE CPA 2018-00004
RIO29 SMALL AREA PLAN**

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, on November 13, 2018, the Albemarle County Planning Commission held a duly noticed public hearing on CPA 2018-00004, at the conclusion of which it: (i) concluded 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, will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of all inhabitants of the County, and (ii) adopted a Resolution recommending approval; and

WHEREAS, on December 12, 2018, the Board of Supervisors held a duly noticed public hearing on CPA 2018-00004.

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 Board of Supervisors hereby approves CPA 2018-00004 and amends: (i) the Land Use Plan section of the Albemarle County Comprehensive Plan as shown on the draft Rio29 Small Area Plan dated November 26, 2018, and (ii) the Places29 Master Plan as shown on the proposed Places29 Master Plan reflecting an amendment date of December 12, 2018 with maps dated November 5, 2018.

BE IT FURTHER RESOLVED that the land use designation of the Lands and the applicable map in the Comprehensive Plan are amended accordingly.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County by a vote of _____ to _____, as recorded below, at a meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____