



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
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**MEMORANDUM**

**TO:** Albemarle County Planning Commission  
**FROM:** Andrew Gast-Bray, Planning Director  
**RE:** **Resolution of Intent: Comprehensive Plan Amendment**  
**(Birdwood Master Plan / Area B Study)**  
**DATE:** April 10, 2018

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Per the Commission's request on February 20, 2018, the attached Resolution of Intent to amend the Comprehensive Plan (CPA) is attached for Commission action. This resolution establishes the beginning of a process that is expected to ultimately result in a CPA for the Southern and Western (S+W) Urban Neighborhoods Master Plan.

Because the area to be studied is part of Area B, which is an area of joint planning by the County, the City, and the University, it also requires endorsement by the Planning and Coordination Council (PACC). The general process to be used involves County staff working with the University of Virginia (UVA), their representatives at the University of Virginia Foundation (UVAF), and City staff (if the City wishes to participate in the study). Opportunities for public involvement will be provided before the plan is taken to PACC for endorsement. After endorsement by PACC staff will bring the proposal to the Commission for consideration of adoption into the S+W Master Plan. A public process will take place prior to the completion of the Commission's work and recommendation to the Board of Supervisors.

**RESOLUTION OF INTENT  
COMPREHENSIVE PLAN AMENDMENT  
BIRDWOOD MASTER PLAN / AREA B STUDY  
SOUTHERN AND WESTERN URBAN NEIGHBORHOODS MASTER PLAN**

**WHEREAS**, the Birdwood Property (hereinafter “the Property”) is located on Tax Map Parcel Number 07500-00-00-06300, within Area B, which is an area covered by a 3-Party Agreement among the City of Charlottesville, the University of Virginia, and Albemarle County; and

**WHEREAS**, the three entities have agreed to engage one another in cooperative planning activities regarding the future use of properties that are intended to serve the University of Virginia but which are owned by the University of Virginia (real estate) Foundation; and

**WHEREAS**, the University of Virginia Foundation, which exists to serve University purposes, is the owner of property within Area B and, as a separate property owner is committed to abide by all City and County land use laws and regulations; and

**WHEREAS**, the University of Virginia Foundation and Albemarle County, Virginia, desire to undertake an Area B study of the Property and develop a Birdwood Master Plan (hereinafter “Birdwood Master Plan”) that will address various aspects of the current and potential future uses of the Property, including new and/or more intensive land uses, green infrastructure, and potential opportunities for multi-modal connectivity; and

**WHEREAS**, elements of the Birdwood Master Plan will be evaluated for inclusion as an amendment into the Comprehensive Plan’s Southern and Western Urban Neighborhoods Master Plan; and

**WHEREAS**, the Comprehensive Plan may be amended by the Board of Supervisors, acting upon a recommendation by the Planning Commission, in response to criteria first adopted by the Board of Supervisors on April 17, 1985, and amended December 11, 1991, effective April 1, 1992; and

**WHEREAS**, one of the criteria is whether there is updated information since the future land use designation was established for the Property.

**NOW, THEREFORE, BE IT RESOLVED THAT** for purposes of public necessity, convenience, general welfare and good land use planning practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to amend the Comprehensive Plan for the Birdwood Property which is part of Area B.