

**RESOLUTION OF INTENT
FOR FORM BASED CODE**

WHEREAS, on November 7, 2018, the Board of Supervisors adopted priorities for the County's Strategic Plan FY 2020-2022, and

WHEREAS, one of the nine strategic priorities of the adopted plan is to "Redevelop Rio/Route 29 Intersection Area"; and

WHEREAS, one of the objectives of this priority is to present to the Board a draft ordinance to implement the Rio29 vision and encourage by-right implementation of desired urban land use form; and

WHEREAS, on December 12, 2018, the Board of Supervisors adopted the Rio29 Small Area Plan as a component of the Places 29 Master Plan portion of the Comprehensive Plan; and

WHEREAS, as identified in the Small Area Plan, the current Zoning Ordinance regulations do not support the plan's vision for a human-scale mixed-use area; and

WHEREAS, a stated intention of the Zoning Ordinance is to implement the policies, goals, and objectives of the Comprehensive Plan; and

WHEREAS, to implement the Small Area Plan's vision, a necessary step will be to update the Zoning Ordinance and development review processes to create an efficient by-right development process that establishes clear expectations for new development proposals; and

WHEREAS, to provide the regulatory framework needed to achieve the Plan's vision, thus the policies, goals, and objectives of the Comprehensive Plan, amending the Zoning Ordinance and Map to include a form-based code tailored to the Rio29 area is now desired; and

WHEREAS, amendments to the Zoning Ordinance to reflect the Plan's vision may include the creation of a new zoning district or overlay district and amending, adding and or repealing certain definitions.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to amend the Zoning Ordinance as described herein including Section 3.1, and any other sections deemed appropriate; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on this resolution of intent and return its recommendations to the Board of Supervisors at the earliest possible date.

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	_____	_____