

**COUNTY OF ALBEMARLE**  
**MEMO TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> ZTA201900006 Rio29 Form-Based Code	<b>AGENDA DATE:</b> October 2, 2019
<b>SUBJECT/PROPOSAL/REQUEST:</b> Discussion of proposed amendments to zoning regulations in the Rio29 area consistent with the Rio29 Small Area Plan's vision	<b>STAFF CONTACT(S):</b> Filardo, Benish, Falkenstein, Accardi
<b>SCHOOL DISTRICT:</b> Agnor-Hurt & Woodbrook – Elementary; Burley & Jouett – Middle; Albemarle – High	<b>PRESENTER (S):</b> Rachel Falkenstein, Michaela Accardi

**BACKGROUND:**

The Board of Supervisors adopted the Rio29 Small Area Plan on December 12, 2018. The Plan establishes a vision and recommendations for transforming Rio29 into a connected, multimodal hub with a “vibrant, mixed-use community” enhanced through conservation and public amenities. In March 2019, the Board directed staff to begin work on drafting a form-based code consistent with the Plan's vision. Staff has scheduled four work sessions with the Planning Commission to discuss a series of topics that may be incorporated into a form-based code. Staff will bring a summary of recommendations to the Board for discussion and consideration in December.

**DISCUSSION:**

Staff presented background information, research and recommendations for form-based code regulations on building standards and uses in Rio29. Staff brought five questions to the Planning Commission:

1. Is light industrial an appropriate use in the Rio29 area? If so, should there be supplemental regulations for light industrial uses to mitigate impacts?
2. Should vertical mixed use with “active uses” on the ground-floor be required within any areas of Rio29? If so, what uses, or qualities, would qualify as an active use? t
3. Should larger blocks be permitted in areas of Rio29 if “pedestrian passages” are provided at specified intervals?
4. Is six stories an appropriate height in the Core and Urban Core areas of Rio29? If so, should six stories be allowed by-right, by special exception or only as a “bonus” for developments providing certain features such as affordable housing or green building design?
5. Should views of the mountains be preserved in the Rio29 area? If so, which views from which vantage points should be preserved?

**RECOMMENDATIONS:**

The Planning Commission:

1. Supported staff's recommendation to develop a refined light industrial definition that allows uses with small manufacturing or fabrication components, using the City of Nashville's Artisan Manufacturing zoning district as a precedent.
2. Supported staff's recommendation that ground-level floors in the Urban Core and along key streets in the Core are required to meet design standards, such as ground-level ceiling heights and transparency, to allow for future conversion to “active, ground-floor uses” if not feasible at the time of construction.
3. Supported staff's recommendation to permit larger block sizes if pedestrian passages are provided at specified intervals. The Commission recommended providing a range in setbacks and stepbacks to allow for variation along streets.
4. Modified staff's height recommendations to allow 4 stories by-right in Urban Core and Core areas, up to 5 stories for bonus factors and 6 stories by special exception.
5. Requested that staff conduct viewshed analysis and consider the “foreground, middle ground and vistas” in the form-based code and identify specific areas where vistas should be prioritized.

**ATTACHMENTS:**

- A – August 20, 2019 Planning Commission Worksession | Staff Report
  - A1 – Updated Project Work and Community Engagement Plan
  - A2 – Uses | Research and Overview
  - A3 – Uses | Public Engagement Summary
  - A4 – Building Standards | Research and Overview
  - A5 – Building standards | Public Engagement Summary
- B – Summary of Planning Commission Discussion