

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

AGENDA TITLE: ZTA201900006 Rio29 Form-Based Code	AGENDA DATE: November 6, 2019
SUBJECT/PROPOSAL/REQUEST: Discussion of proposed amendments to zoning regulations in the Rio29 area consistent with the Rio29 Small Area Plan's vision	STAFF CONTACT(S): Falkenstein, Accardi
SCHOOL DISTRICT: Agnor-Hurt & Woodbrook – Elementary; Burley & Jouett – Middle; Albemarle – High	PRESENTER (S): 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 three work sessions with the Planning Commission to discuss a series of topics that may be incorporated into a form-based code with a fourth work session on November 12, 2019 to discuss the draft framework comprehensively.

DISCUSSION:

At an October 15 Planning Commission Work Session, staff presented background information, research and recommendations for form-based code regulations on architecture, housing, and public art in Rio29. Staff brought four questions to the Planning Commission:

1. Should we include criteria specific to the architectural design into the form-based code and subsequently eliminate ARB review within the Rio29 area?
2. Should we regulate density through the Rio29 form-based code; i.e. setting maximum or minimum density limits measured in dwelling units per acre?
3. Should we require a minimum percentage of affordable housing through zoning, assuming the code is structured as an “optional overlay” and therefore considered incentive zoning?
4. What types of bonuses are appropriate for public art provision?

RECOMMENDATIONS:

The Planning Commission:

1. Was supportive of the intent to create a more efficient process through the elimination of ARB review, but were concerned with impacts it would have on creative design and the loss of expert review from the ARB. The PC wanted more information on what the architectural regulations would look like before making a decision on this question. There was discussion of an interim step that would allow for a transition away from ARB review over time.
2. Supported staff’s recommendation to not regulate density through minimum and maximum numbers of dwellings per acre.
3. Was supportive of staff’s recommendation and had additional suggestions for affordable housing tools that should be examined through form based code and during the broader housing policy update.
4. Were supportive of incentives for public arts but had concerns about administration of a program for the arts and long-term maintenance of the public art. The PC also recommended incentives for artists studio spaces to bring artists to the area.

ATTACHMENTS:

A – October 15, 2019 Planning Commission Work session | Staff Report
A1 – Updated Project Work and Community Engagement Plan

- A2 – Sept 17th PC Work Session Summary
- A3 – Architecture, Housing and Public Arts | Public Engagement Summary
- A4 – Architecture | Research and Overview
- A5 – Housing | Research and Overview
- A6 – Public Arts | Research and Overview
- A7 – Economic Development Focus Groups | Feedback Summary
- B – Summary of Planning Commission Discussion