



Albemarle County

Legislation Details (With Text)

File #: 21-420 **Version:** 1 **Name:**
Type: Zoning Text Amendment **Status:** Public Hearing
File created: 8/11/2021 **In control:** Board of Supervisors
On agenda: 9/1/2021 **Final action:**

Title: ZTA 201900006 Rio29 Form-Based Code and ZMA 202100002 Rio29 Form-Based Code Overlay District (Sign #29, 35, 36, and 45). To receive comments on a proposed ordinance to amend the Albemarle County Code to establish an optional form-based code overlay district in the Rio29 Small Area Plan Area, and a proposed amendment to the zoning map under Albemarle County Code § 18-1.7, Zoning Map, by adding one or more maps delineating the boundaries of the Rio29 Form-Based Code Overlay District and depicting the Core Character Area, the Flex Character Area, and the Edge Character Area therein. This overlay district is proposed for the area within a half-mile radius of the intersection of Rio Road and U.S. Route 29, except for (a) the Berkeley, Four Seasons, Woodbrook, Greenfields, Northfields, and Raintree subdivisions, (b) the Oakleigh NMD, and (c) Tax Parcels 04500000002600, 045000000026A1, 045000000026A2, 04500000002700, 045000000027A0, 045000000027B0, 045000000029A0, 045000000093A0, 045000000093D0, 04500000009500, 045000000095A0, 04500000010800, 06100000013400, 061Z0030000600, 061Z0030000700, and 061Z0030000800. Among other revisions, the proposed ordinance would: Add § 18-20C – Rio29 Form-Based Code to encourage development consistent with the Rio29 Small Area Plan vision, establishing compact development patterns of massing and density at an urban scale with a mixture of uses within close proximity to each other; permit property owners to opt into the Form-Based Code regulations or to retain their existing zoning; establish three Character Areas with different uses and forms; create street standards, building standards, parking standards, architectural design standards, and civic space standards to achieve the goals of the Rio29 Small Area Plan vision; establish affordable housing requirements for residential developments of 5 or more residential dwelling units developed under the Rio29 Form-Based Code; and permit increased building heights in exchange for additional affordable housing units. Amend § 18-30.6.4 to allow structures developed under the Rio29 Form-Based Code to qualify for a county-wide certificate of appropriateness.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att.A - Proposed Rio29 Zoning Text Amendment - redline version, 2. Att.B - Proposed Rio29 Zoning Text Amendment, 3. Att.C - Proposed Rio29 Zoning Map Amendment

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 9/1/2021

TITLE: ZTA 201900006 Rio29 Form-Based Code and ZMA 202100002 Rio29 Form-Based Code Overlay District (Sign #29, 35, 36, and 45)

SUBJECT/PROPOSAL/REQUEST: Public hearing for ZTA 201900006 Rio29 Form-Based Code and ZMA 202100002 Rio29 Form-Based Code Overlay District

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Herrick, Filardo, Rapp, Falkenstein

PRESENTER (S): Rachel Falkenstein, Michaela Accardi, Lea Brumfield

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey Richardson

BACKGROUND: At its meeting on March 17, 2021, the Board of Supervisors held a public hearing for ZTA201900006 Rio29 Form-Based Code and ZMA202100002 Rio29 Form-Based Code Overlay District. The Board deferred the item to a later date and directed staff to come back with revisions.

STRATEGIC PLAN: Thriving Development Areas - Attract quality employment, commercial, and high-density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

DISCUSSION: The Board of Supervisors deferred the earlier draft Form-Based Code and proposed Zoning Map Amendment to coordinate the Code's affordable housing requirement with the Housing Albemarle policy, to allow light industrial uses in the Core Character area, and to clarify the phased redevelopment process. In response, staff has drafted proposed changes to the Rio29 Form-Based Code to:

- align the affordable housing requirement (Sec. 20C.12) with the County's Housing Albemarle policy,
- update the uses table to allow industrial uses in the Core Character Area,
- clarify the conceptual plan and special exception review process (Sec. 20C.2), and
- correct typographical errors and remove inconsistencies based on these updates.

Attachment A notes in red proposed changes within the August 11, 2021 draft from the earlier (March 17) draft Rio29 Form-Based Code.

BUDGET IMPACT: No additional impact is expected at this time, through future costs for implementation projects identified in the Rio29 Small Area Plan are expected.

RECOMMENDATION: Staff recommends that the Board adopt:
1) the proposed Rio29 Form-Based Code Zoning Text Amendment (Attachment B) and
2) the proposed Rio29 Form-Based Code Zoning Map Amendment (Attachment C).

ATTACHMENTS:

A - Draft Rio29 Form-Based Code Zoning Text Amendment - Redlined version

B - Proposed Rio29 Form-Based Code Zoning Text Amendment

C - Proposed Ordinance to establish Rio29 Form-Based Code Overlay District