



Albemarle County

Legislation Text

File #: 23-392, **Version:** 1

AGENDA DATE: 9/6/2023

TITLE:

AC44 Phase 2: Planning Toolkits

SUBJECT/PROPOSAL/REQUEST: Receive Board feedback on the approach for how to update Comprehensive Plan recommendations for each of the four planning toolkit topics: Activity Centers in the Development Areas, Factors for Development Areas Expansion, Rural Crossroads Communities, and Rural Interstate Interchanges.

ITEM TYPE: Regular Information Item

STAFF CONTACT(S): Richardson, Filardo, McDermott, Kanellopoulos

PRESENTER (S): Tori Kanellopoulos, Principal Planner

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Albemarle County's Comprehensive Plan Update (AC44) is currently in Phase 2. At the beginning of Phase 2, staff shared a series of topic reports with data, trends, challenges, and opportunities for each Plan chapter. Community members shared input on their priorities by topic through an online questionnaire, community chats, and pop-up events. The second round of Phase 2 engagement focused on planning toolkits, a consolidated approach to land use and transportation planning. The four toolkit topics are: Activity Centers in the Development Areas, Factors for Development Areas Expansion, Rural Crossroads Communities, and Rural Interstate Interchanges. A detailed description of each planning toolkit topic may be found in the staff report, Attachment E. Planning toolkits will build on current Comprehensive Plan recommendations including the Growth Management Policy and implement the Framework for an Equitable and Resilient Community (Attachment F), developed in Phase 1 to provide guidance for AC44. Community members shared feedback for each topic through online questionnaires, online and in-person open houses, and several community chats. A summary of all community input shared to date in Phase 2 is provided in Attachment A. A more detailed timeline of Phase 2 and upcoming fall engagement is provided in Attachment B.

STRATEGIC PLAN: Quality of life - Encourage a vibrant community with economic and recreational opportunities that serve all community members.

DISCUSSION: At the August 8, 2023 Planning Commission work session, the Commission provided feedback on which option should be pursued for each of the planning toolkit topics. A summary of Commission input is provided in Attachment C. The minutes from the Planning Commission meeting are included as Attachment D and a recording of the meeting is available on the Albemarle County Planning Commission website. At the meeting, the Commission reached general consensus on which options should be used for AC44, with some requested changes and noted concerns.

Based on the Commission's input, staff recommends the following options for each toolkit topic, noting that the

options for Topics 2, 3, and 4, have been updated from the original staff report. The updated recommendations, based on Planning Commission feedback are indicated by red text within Attachment E.

Topic 1: Activity Centers in the Development Areas

Option 2: Update all of the Center locations in the Development Areas using the mixed-use Activity Center place types (Neighborhood, Town, Destination) in this Comprehensive Plan update. This would give a consistent format and terminology for all Centers in the current Master Plans. Continue to use Districts to identify areas of activity that are primarily single use (e.g. parks, employment centers) and identify updated Districts. *This option is unchanged from the staff report.*

Topic 2: Factors for Future Development Areas Expansion

Option 3: Develop a set of location, process, and timing factors for consideration in potential future Development Areas Expansion. Along with draft factors that have been shared for community input (Attachment 2 of the Commission's staff report), these factors should also include an analysis of whether the Development Areas are achieving a mix of uses, higher density, walkability, redevelopment, and quality open spaces prior to expansion. Conduct an analysis on the feasibility of potential areas for future Development Areas expansion by first using factors related to location to develop a generalized map of broad potential locations for future Development Areas expansion and second, by using the factors related to timing and infrastructure feasibility to develop possible timeframes for future expansion with this Comprehensive Plan update. *This option has been updated from the staff report based on the Commission's input.*

Topic 3: Rural Crossroads Communities

Option 2: Develop a clear definition for crossroads communities and apply this definition to identify an updated list of crossroads communities. In crossroads communities, continue to encourage adaptive reuse of existing structures, including for small-scale uses that support surrounding community members, such as community resilience hubs, small medical offices, and country stores. Evaluate opportunities to provide 'community resilience hubs' in crossroads communities, which would provide local support services, such as: healthcare, food access, emergency preparedness/response and local gathering spaces. The community resilience hubs would be created with coordination from Fire/Rescue and the Virginia Department of Health. Prior to any changes of recommended land uses or existing zoning districts in a crossroads community, engage with members of each community to determine what small-scale uses are appropriate, desired, and feasible. *This option has been updated from the staff report based on the Commission's input.*

Topic 4: Rural Interstate Interchanges

Option 2: In the updated Comprehensive Plan, include recommendations for future Small Area Plans for the Shadwell (southeast of the interchange primarily on the northern side of Route 250 E) and Yancey Mills (east of the interchange primarily on the southern side of Route 250 W) rural interstate interchanges, with the Shadwell Small Area Plan prioritized. Small Area Plans for these interchanges should include recommended future land uses, transportation networks and needed improvements, protection of natural, scenic, and historic resources, public water and sewer feasibility, and any other infrastructure needs. *This option has been updated from the staff report based on the Commission's input.*

BUDGET IMPACT: There is no budget impact associated with this agenda item.

RECOMMENDATION:

Staff recommends that the Board provide feedback on the four planning toolkit topics, specifically, which option should be pursued for each topic, to provide staff with direction to draft relevant Goals, Objectives, and Action Steps for the updated Comprehensive Plan.

ATTACHMENTS:

- A - Summary of Phase 2 Community Input (January - July 2023)
- B - Phase 2 Timeline

C - Summary of Commission Input from August 8, 2023 Planning Commission Work Session

D - Planning Commission Meeting Minutes, August 8, 2023

E - Staff Report from August 8, 2023 Planning Commission Work Session - with Planning Commission recommendations added

F - Framework for an Equitable and Resilient Community