



# Albemarle County

## Legislation Text

---

**File #:** 21-420, **Version:** 1

---

**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