



# Albemarle County

## Legislation Text

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**File #:** 22-204, **Version:** 1

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**AGENDA DATE:** 3/16/2022

**TITLE:**

Resolution of Intent to Amend the Zoning Ordinance to Incorporate Housing Policy Bonus Density Updates

**SUBJECT/PROPOSAL/REQUEST:** Adopt a Resolution of Intent to initiate a zoning text amendment to incorporate the Housing Albemarle Policy definitions and standards into the bonus density provisions available in residential zoning districts and to create further consistency between the zoning districts.

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Herrick, Filardo, Svoboda, Brumfield

**PRESENTER (S):** Lea Brumfield

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Bonuses to allow additional residential units above the default density are available in all residential zoning districts to encourage development that meets the County's strategic goals of environmental protection, dedication of public land, preservation of open space, affordable housing, and others. Following a Resolution of Intent initiated on August 18, 2021, these bonuses were amended in December 2021 for consistency and clarity, and were condensed into a single section. That amendment was intended to prepare the density bonus ordinance for incorporation of the Housing Albemarle Policy. The Zoning Text Amendment (ZTA) being proposed in this Resolution of Intent is part of a larger effort to modernize the Zoning Ordinance, as shown on the work plan for Fiscal Year 2022.

**STRATEGIC PLAN:** Quality Government Operations - Ensure County government's capacity to provide high quality service that achieves community priorities.

**DISCUSSION:** This proposed Zoning Text Amendment would incorporate the goals and definitions of the Housing Albemarle Policy into the Zoning Ordinance and would be developed parallel to additional affordable housing incentives, as previously discussed during the February 16, 2022 Board of Supervisors work session. This effort would likely separate the incentives from this amendment, but any public engagement with developers and housing advocates would involve discussions of both initiatives. If necessary, staff would schedule a Board work session to discuss policy changes beyond incorporation of the approved Housing Albemarle definitions and minimum standards.

This Zoning Text Amendment is part of an ongoing effort towards the County's Comprehensive Plan goal to encourage high quality, mixed-use areas and neighborhoods in the Development Area, but it is not intended to be an all-inclusive amendment to address all of the County's affordable housing needs.

If the Board adopts the Resolution of Intent, a draft ordinance would be prepared, with public hearings planned

for the Planning Commission in May or June 2022 and for the Board in June or July 2022, with potential delays if a work session became necessary.

**BUDGET IMPACT:** There is no anticipated budget impact related to this zoning text amendment.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Resolution of Intent (Attachment A).

**ATTACHMENTS:**

A - Resolution of Intent