



Albemarle County

Legislation Text

File #: 24-184, **Version:** 1

AGENDA DATE: 3/20/2024

TITLE:

Rivanna Futures Land Use Applications

SUBJECT/PROPOSAL/REQUEST: Authorize the County Executive to submit applications for rezoning (with proffers), a special use permit for office use, and a special exception for residential uses associated with employment generating uses, each for the Rivanna Futures property

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Wall, Rosenberg, Herrick, Filardo, Barnes, Svoboda, Fritz

PRESENTER (S): Bill Fritz

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: On May 24, 2023, the Board of Supervisors announced its intent to purchase 462 acres to protect the security of the existing Rivanna Station and to facilitate development supportive of and consistent with Rivanna Station. On June 21, 2023, the Board conducted a public hearing and adopted a resolution to expressly authorize development of business and industry on the acquired property. In December 2023, Albemarle County acquired the property following a due diligence analysis.

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

DISCUSSION: The current zoning of the acquired land (Planned Residential Development and Rural Areas) does not permit the business and industrial development envisioned by the Board of Supervisors. To strengthen the County's efforts to build partners for site readiness and site development, addressing the permissible uses of the Development Area parcels is deemed a critical path on this project. Staff recommends that the Board authorize the County Executive to submit the following applications on behalf of the County (as property owner) to advance the future development of the Development Area portions of the acquired property:

- Rezone to Light Industry (LI) to facilitate the County's economic development efforts and improve the County's ability to qualify for grant funding of improvements.
- Obtain a special use permit for office use, which would allow supportive office uses for Rivanna Station.
- Obtain a special exception for residential use, which would allow worker housing to be provided onsite for employees and their family members.

This approach would provide flexibility while the County further develops a conceptual master plan, develops partners, and applies for state and federal funding opportunities to support the project.

The proposed Resolution (Attachment A) authorizes the County Executive to submit certain applications on

behalf of the County, as property owner. Those applications would then be subject to review by staff and the Planning Commission (as applicable) and to final approval by the Board of Supervisors.

BUDGET IMPACT: The Economic Development Fund would support contract services for the development of application materials to make the application, if approved by the Board.

RECOMMENDATION:

Staff recommends that the Board adopt the proposed Resolution (Attachment A).

ATTACHMENTS:

A - Proposed Resolution