



# Albemarle County

## Legislation Text

---

**File #:** 24-193, **Version:** 1

---

**AGENDA DATE:** 4/3/2024

**TITLE:**

Resolution of Intent to Amend the Rio29 Form Based Code Zoning Ordinance

**SUBJECT/PROPOSAL/REQUEST:** Consider a Resolution of Intent for a potential Zoning Text Amendment to amend the Rio29 Form Based Code Ordinance

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Wall, Rosenberg, Herrick, Filardo, Barnes, McDermott, Maliszewski

**PRESENTER (S):** Margaret Maliszewski, Planning Manager

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** The Rio29 Small Area Plan was adopted by the Board on December 12, 2018. The Plan establishes a vision for the Rio29 area that calls for improving multi-modal connectivity, creating a vibrant mixed-use community, and enhancing the area through conservation and public amenities. The Rio29 Form Based Code (*County Code* § 18-20C) was adopted on September 1, 2021, to help achieve the Rio29 Small Area Plan vision and to allow the desired form of development through a by-right process.

**STRATEGIC PLAN:** Infrastructure and Placemaking: Invest in infrastructure and amenities that create connection, opportunity, and well-being.

**DISCUSSION:** The first two site development plan applications received under the Form Based Code were reviewed beginning in 2022. Those reviews have revealed some problematic ordinance provisions. A Zoning Text Amendment would improve both the Form Based Code, the application review process, and the ultimate development of the Rio29 area.

**BUDGET IMPACT:** This planned work will be completed with the assistance of a consultant using funds in the Community Development Department budget.

**RECOMMENDATION:**

Staff recommends adoption of the Resolution of Intent (Attachment A) to amend the Rio29 Form Based Code (*County Code* § 18-20C) and any other Zoning Ordinance sections deemed appropriate.

**ATTACHMENTS:**

A - Proposed Resolution of Intent