



# Albemarle County

## Legislation Details (With Text)

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**On agenda:** 7/9/2019      **Final action:**  
**Title:** Rio29 Form Based Code Joint Work Session.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Att.A - Overview of form based code "elements", 2. Att.B - Rio29 Steering Committee prioritization summary, 3. Att.C - Getting to Form Based Code: updated work plan

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 7/9/2019

**TITLE:**

Rio29 Form Based Code Joint Work Session

**SUBJECT/PROPOSAL/REQUEST:** Priority Setting for Rio29 Form Based Code Project

**ITEM TYPE:** Regular Information Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Herrick, Graham, Benish, Falkenstein

**PRESENTER (S):** Rachel Falkenstein, Principal Planner

**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 established 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 Implementation Chapter of the Plan includes a recommendation to implement form based code as one method to achieve the vision and to allow the desired form of development through a by-right process.

**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:** Staff is looking for Board and Planning Commission (PC) feedback on the elements that should be prioritized in the Rio29 Form Based Code. Topics for discussion will include building location, area/bulk regulations, streets, uses, parking, green/public space, architecture, and affordable housing (Attachment A). Staff will conduct a ranking activity during the work session in which Board and PC members will be asked to choose their top three priorities from among the list. The prioritization activity will help staff

determine where to focus efforts during the next six months of research and engagement. A similar exercise was conducted with the Rio29 Steering Committee, which is made up of stakeholders from the Rio29 area, including residents, developers, architects, and others. A summary of the Steering Committee's feedback can be found in Attachment B.

Additionally, staff will be presenting an updated work plan to the Board and PC. The Board's Strategic Plan directs staff to present a draft ordinance that supports implementation of the Rio29 vision and encourages by-right development consistent with the Plan's desired urban land use and form by December 2019. Through previous discussions with Board and PC members, staff has suggested that the deliverable for the December 2019 deadline be a "framework" for an ordinance, rather than a completed draft ordinance. The form based code framework will be a comprehensive summary of recommendations for the content of the draft ordinance. The framework will be developed through staff research, feedback from the Rio29 Steering Committee, stakeholders, citizens, and PC and Board members. The revised work plan shows the updated deliverable and projected timeline to final ordinance adoption (Attachment C).

**BUDGET IMPACT:** No additional impact is expected at this time, though future costs for implementation projects identified within the Rio29 Small Area Plan will be expected.

**RECOMMENDATION:**

The Board and the Planning Commission are asked to provide feedback and direction on priorities for the Rio29 Form Based Code and to review and provide input on the revised work plan.

**ATTACHMENTS:**

- A - Overview of form based code "elements"
- B - Rio29 Steering Committee prioritization summary
- C - Getting to Form Based Code: updated work plan