



# Albemarle County

## Legislation Details (With Text)

**File #:** 24-193      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 2/29/2024      **In control:** Board of Supervisors  
**On agenda:** 4/3/2024      **Final action:**  
**Title:** Resolution of Intent to Amend the Rio29 Form Based Code Zoning Ordinance.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Att.A - Proposed Resolution of Intent

Date	Ver.	Action By	Action	Result
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**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