



# Albemarle County

## Legislation Text

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**File #:** 17-507, **Version:** 1

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**AGENDA DATE:** 8/15/2017

**TITLE:**

Rio/29 Small Area Plan Phase II Update

**SUBJECT/PROPOSAL/REQUEST:** Review concept plan under development and provide guidance as appropriate

**ITEM TYPE:** Regular Information Item

**STAFF CONTACT(S):** Walker, Graham, Gast-Bray, Falkenstein

**PRESENTER (S):** Andrew Gast-Bray, Director of Planning

**LEGAL REVIEW:** Not Required

**REVIEWED BY:** Douglas C. Walker

**BACKGROUND:** This work session is intended to update the Board and Planning Commission on the status of Rio/29 Small Area Plan and provide an initial opportunity for input and guidance on a concept plan. Phase 1 of this Small Area Plan was completed in April with Board endorsement of a plan vision. Phase 2 immediately commenced with the milestone of providing a concept plan to the Board by October 2017. Phase 3 will commence with endorsement of this concept plan, with a milestone of delivering a Comprehensive Plan Amendment and related Zoning Ordinance Amendments to the Board by May 2018.

**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:** Attachment A provides an update on the progress of Phase 2 and Attachment B provides materials from the July 27<sup>th</sup> Charrette where community input was provided. Staff will provide a review of this material at the work session and solicit input from both the Planning Commission and Board. Following this work session, staff will work towards completion of the concept plan, with an anticipated delivery to the Planning Commission and Board in October. The importance of this meeting is to minimize potential delays once the concept plan is presented in October. To maintain the May 2018 milestone for the Comprehensive Plan Amendment, staff will need to start Phase 3 by the end of October.

**BUDGET IMPACT:** No additional funding is requested. Phase 2 has received a second project grant of \$65,000 for the {urban} design template and that funding is supplemented by current CIP funding (\$113 Thousand) already designated for this project. This grant allows current CIP funding to be used for transportation and economic development analysis without the need for an additional funding request in FY 17-18.

**RECOMMENDATION:**

Staff will request input from the Planning Commission and Board at the work session to guide completion of

the Phase 2 concept plan, but no final decisions are being requested. Endorsement of the Phase 2 concept plan will be requested in October.

**ATTACHMENTS:**

A: Update Memo

B: Phase II Draft Design Concepts