



Albemarle County

Legislation Text

File #: 18-184, **Version:** 1

AGENDA DATE: 2/14/2018

TITLE:

Rio/29 Small Area Plan

SUBJECT/PROPOSAL/REQUEST: Presentation and discussion of Rio29 schedule for adoption and implementation

ITEM TYPE: Regular Action Item

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

PRESENTER (S): Rachel Falkenstein, CDD; Andrew Gast-Bray, CDD

LEGAL REVIEW: Not Required

REVIEWED BY: Choose an item.

BACKGROUND: At a January 30, 2018 joint meeting, staff and consultants shared the Phase 2 final designs and framework with the Board and Planning Commission. The team presented a connectivity plan demonstrating transportation facilities and green infrastructure/amenities. The designs also included renderings and a sample quadrant plan to demonstrate community form. The Board and Planning Commission expressed support for the framework and designs, but wanted further discussion on implementation prior to moving the project forward to a Comprehensive Plan Amendment (CPA).

STRATEGIC PLAN: Objective 1 - Redevelop Rio/Route 29 Intersection Area

DISCUSSION: On February 14 staff will present alternative schedules for moving the project forward to adoption and implementation. Timelines will relate to the CPA process paired with the development of a Zoning Text Amendment (ZTA) to allow the desired form by-right for this area through Form Based Code. Staff is looking for the Board's input on the project timeline moving forward. Staff will also present additional considerations that affect implementation and implementation strategies.

BUDGET IMPACT: Portions of consultant services for Phase 2 of the *Small Area Plan* were funded through a \$65,000 Urban Development Area Planning Grant through the Office of Intermodal Planning and Investment. Additional funds for Phase 2 consultant work have been covered by the \$120,000 FY17 budget allocation for the *Small Area Plan*.

RECOMMENDATION:

After staff's presentation, questions and discussion, staff recommends the Board provide direction on the project schedule.

ATTACHMENTS: None