



# Albemarle County

## Legislation Text

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**File #:** 18-225, **Version:** 1

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**AGENDA DATE:** 3/14/2018

**TITLE:**

Rio29 Small Area Plan - NMD Priority Review Process

**SUBJECT/PROPOSAL/REQUEST:** Request for approval of Priority Review Process for NMD applicants in the Rio29 Area

**ITEM TYPE:** Consent Action Item

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

**PRESENTER (S):** N/A

**LEGAL REVIEW:** Not Required

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** At its February 14 meeting the Board discussed timelines and scope for the remaining work relating to the Rio29 Small Area Plan. The Board agreed to deviate from the previously approved Strategic Plan timeline to allow additional time for stakeholder engagement and further refinement of the designs and implementation recommendations. While staff is continuing the work of design refinement and modeling, Stantec is beginning their pre-marketing work to engage property owners and developers.

**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:** The Board also agreed that applicants who are ready to develop their properties consistent with the endorsed vision and designs should not be required to wait for the adoption of a form based code and should be provided priority review to encourage the desired development and/or redevelopment. To this end, staff has drafted a Priority Review Process for Neighborhood Model District (NMD) applicants in the Rio29 Area (Attachment A). The document lays out a formalized process and guidelines by which staff would provide priority status during the review of eligible applications. The document identifies criteria for eligibility as well as guidelines for providing a more expedited review.

Applications reviewed under the priority review process will still be required to comply with all applicable procedures and regulations from the County's Code and Zoning Ordinances. The proposed process mirrors the Target Industries Priority Review Process previously adopted by the Board in 2012.

**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:**

Staff recommends that the Board approve the Priority Review Process for NMD Applicants in the Rio29 Area (Attachment A).

**ATTACHMENTS:**

- A - Priority Review Process for NMD Applicants in the Rio29 Area
- B - Map of Rio29 Node
- C - Rio29 Connectivity Plan
- D - Design Character