



# Albemarle County

## Legislation Text

---

**File #:** 19-173, **Version:** 1

---

**AGENDA DATE:** 3/6/2019

**TITLE:**

Resolution of Intent for Rio29 Form Based Code

**SUBJECT/PROPOSAL/REQUEST:** Resolution of Intent for staff to begin work on Rio29 Form Based Code in accordance with attached Work & Community Engagement Plan

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Herrick, Graham, McCulley, Gast-Bray, 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 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 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:** Infrastructure Investment: Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.

**DISCUSSION:** The Board's Strategic Plan directs staff to present a draft ordinance to implement the Rio29 vision and encourage by-right implementation of the desired urban land use and form by December 2019. To this end, staff has developed a Work and Engagement Plan (Attachment B) that strives to have a draft form based code before the Board in December. The scope of work proposes a four-pronged approach that would integrate the work of a staff technical working group with opportunities for input and feedback from stakeholders, the broader community, and the Board and Planning Commission.

The work and engagement plan proposes up to six meetings with a stakeholder steering committee, up to three broader community engagement events (designed to build off of the February 4 Joint CAC meeting), and three opportunities for work sessions with the Board and Planning Commission. It is staff's hope that this schedule will result in a draft ordinance by the December deadline that is supportive of the Rio29 vision and supported by stakeholders and the community.

The schedule builds in opportunities for stakeholder and community input on all the major elements of form based code and provides an opportunity for feedback on draft recommendations. However, should the community and stakeholders identify a need for further revisions after the initial feedback opportunities, it is unlikely the project will stay on track for the December deadline. The proposed schedule does not include time

for subsequent rounds of revisions or follow-up engagement opportunities. Staff will also note that more time may be desired after December to allow for additional internal and external vetting and trial runs prior to public hearing and final adoption.

The first step of the ZTA process is Board adoption of the Resolution of Intent ("ROI", Attachment A) and the work/engagement plan (Attachment B), which directs staff and the Planning Commission to begin work on developing a draft form based code ordinance to help realize the vision of a walkable, mixed use form of development for the Rio29 area.

**BUDGET IMPACT:** No additional impact is expected at this time, though future costs to support community engagement efforts during ordinance drafting or staffing needs for implementation could be identified through this process.

**RECOMMENDATION:**

Staff recommends the adoption of the ROI and approval of the work/engagement plan titled Getting to Form Based Code: 2019 Work and Community Engagement Plan.

**ATTACHMENTS:**

A - Resolution of Intent

B - Getting to Form Based Code: 2019 Work and Community Engagement Plan