RESOLUTION
APPROVING AMENDMENT OF THE 2007
COMPREHENSIVE PLAN TO CREATE AN
URBAN DEVELOPMENT AREA

WHEREAS, this Council on August 6, 2007 adopted an updated Comprehensive Plan for the City of Charlottesville upon completion of the five-year review required by §15.2-2230 of the Code of Virginia (1950), as amended (hereinafter, the “Comprehensive Plan”); and

WHEREAS, as authorized by Section 34-27 of the City Code an application was made by staff to the Planning Commission to amend Chapter 5 of the Comprehensive Plan to create an Urban Development Area; and

WHEREAS, on August 10, 2010 and September 20, 2010, following notice given in accordance with §15.2-2204 of the Code of Virginia, the Planning Commission and City Council respectively conducted public hearings with regard to the proposed amendment to Chapter 5; and

WHEREAS, on August 10, 2010, the Planning Commission recommended the proposed amendment to Chapter 5 to Council for approval, and the Director of Neighborhood Development Services, who serves as Secretary to the Planning Commission, has certified a copy of the proposed amendment to Chapter 5 to Council for its consideration; now, therefore

BE IT RESOLVED by the Council of the City of Charlottesville that the 2007 Comprehensive Plan is hereby amended as recommended by the Planning Commission to insert the attached language in Chapter 5 of the Comprehensive Plan.
Urban Development Areas (insert p. 79 of Comp. Plan above Development Trends)

House Bill 3202, passed by the Virginia General Assembly in 2008, mandated that certain high growth communities (those with populations in excess of 20,000 and growth rates of 5%) create Urban Development Areas (UDAs) within their Comprehensive Plan. The legislation mandated that these areas provide for the building of enough residential units to encompass the expected growth for the next ten years at densities of at least 4 dwelling units (DU) per acre and commercial density of 1.4 floor area ratio (FAR). In 2010, the General Assembly (HB1071) amended the standards to require that any locality with growth rates of 5% and populations between 50,000 and 130,000 create the UDAs with residential densities of 12 condominiums or apartments, 8 townhouses, or 4 single family homes per acre and commercial densities of .4 FAR.

The Urban Development Area defines the general area in which more intensive forms of residential development will occur. Commercial, and mixed use land uses are encouraged within the Urban Development Area.

The concept of the Urban Growth Boundaries, such as the City’s Urban Development Area is based upon the theory that within the City’s urban areas, a more compact, dense development is better and more efficient than extensive, low density development.

In order to manage growth effectively it is important to appropriately designate the general location of planned urban development. By identifying the Urban Development Area and confining urban development to that area, the City is able to determine where to direct special, intensive efforts at providing facilities and services.

Generally, within the urban areas there is a need to provide a diversity of types of locations for various types of development in order to accommodate a competitive land market, and provide for consumer choice. Therefore, sufficient land needs to be included in the Urban Development Area to accommodate a variety of development opportunities. A principal aim of the land use policy for the urban areas is to increase the opportunities available within the UDA by identifying focal points within the UDA that would enable greater potential to accommodate anticipated community growth in a well planned area.
It is anticipated that providing sufficient land and opportunity for development in the Urban Development Area should also decrease development pressures in the neighborhood areas.

In order for new areas of land uses to be established in the Urban Development Area, roads and public facilities of adequate capacity should be provided to serve the new urban areas. In order for any proposed rezoning to be approved, the applicants will be expected to contribute a reasonable portion of the cost of new or expanded infrastructure needed to serve the proposed development. Such contributions can be in the form of cash, or constructed improvements.

Creating Community in the Urban Areas

The Comprehensive Plan of 2007 evaluated current land use patterns, comprehensive policy plan language, development trends, and contemporary planning practices. Two ways of creating community were identified and are as follows: One is to infill where appropriate with both public facilities and non-residential uses where existing residents live, where children go to school, creating places where residents can shop, places where residents can recreate, and places where residents can work are examples.

The second is to promote a mixed use form of development as a desirable choice for the UDA, a form of development that is designed to accommodate anticipated community growth in an urban environment. Further, the approach promotes an increase in the overall residential density in the UDA. It is believed that such an approach will also provide efficiency in providing community facilities. It is an approach that will also provide an opportunity to address the multimodal transportation needs of the community.

In proposing a mixed use form of development of the UDA, the Comprehensive Policy Plan firmly seeks to create community within Urban Development Area.

In either of the above scenarios, the goal of the UDA is to enable the creation of livable communities within the UDA that are diverse and vibrant, appealing and functional, provides a high standard of living for a broad cross section of the community, and promotes a sense of place.

Development Principles in the Urban Areas

To further facilitate the growth and development of the City’s urban community, and to ensure that the right kind of development is occurring in the appropriate
places, a set of development principles is promoted to guide the new form of development.

New Urbanism and Traditional Neighborhood Design methods were studied and envisioned to be an effective tool for growth management of the City’s urban areas. In concept, the principles of New Urbanism or Traditional Neighborhood design are extremely appropriate for application throughout the urban areas of the City and have previously been applied in the Comprehensive Plan in 2001 and Zoning Ordinance in 2003. As such, it is intended that future land uses and new development within the City will be generally based upon the following principles.

- Mix and integration of a variety of uses
- Mix and diversity of housing opportunities
- Increased density in an urban form
- Walkability
- Connectivity
- Traditional neighborhood structure
- High quality architecture and urban design
- Sustainability and environmental quality
- Smart transportation
- Integrated community facilities
- Community focal points
- Enhanced design and planning

The application of the development principles in the appropriate locations seeks to ensure that the urban areas of the City will be made up of walkable, mixed-use neighborhoods, features a wide variety of housing choices, high quality retail, community facilities as focal points, employment opportunities, and will provide for land uses that are connected by an attractive, efficient, multi-modal transportation system. The mixing of uses will provide a greater choice in mobility. Further focusing development around walkable centers affords people the opportunity to work, live, shop, and play in locations that are near each other.

In order to manage growth it is important to appropriately designate the general location of planned urban development. The area designated would contain more intensive development and will therefore need to be provided with utilities, improved roads, and other urban facilities. By designating the Urban Development Area and confining urban development to that area, the City is able to determine where to direct special, intensive efforts at providing facilities and services. The
Urban Development Area is intended to contain enough land to accommodate the urban and suburban development that will occur throughout the next two decades.

To determine the shape, location, and size of the Urban Development Area, the existing patterns of land use, the suitability of land for development, and the existing and planned sewage facilities were considered.

There is a need to provide a diversity of types of locations for various types of development in order to accommodate a competitive land market, and provide for consumer choice. Therefore, sufficient land needs to be included in the Urban Development Area. In addition, providing sufficient land in the Urban Development Area should also decrease development pressures in the neighborhoods. Though there are no other areas that could potentially be included in the Urban Development Area, not all of that area is proposed for inclusion at this time.

The Urban Development Area is drawn primarily according to the existing development patterns, sewer facilities, and physical characteristics. It is not expected that the Urban Development Area will be fully developed during the next five or ten years. More urban land needs to be provided than will actually be developed to maintain a competitive housing and real estate market. The most intense urban development should be confined to the Urban Development Area in order to allow for the provision of the facilities and services needed to support such development.

**Goals and Objectives (add to p. 95 of Comp. Plan)**

The following should be added as new Goals and Objectives to the Comprehensive Plan.

**Goal VIII: Direct Urban Forms of Land Development to the Urban Development Area**

Objective A: Plan roads and facilities with sufficient capacity in the Urban Development Area.

Objective B: Use the Urban Development Area boundaries to evaluate the appropriateness of development proposals. Allow urban uses in the Urban Development Area.
Objective C: Insure that Road Improvement Plans and the Capital Improvement Plan are developed with the Urban Development Area in mind.

Goal IX: Provide Sufficient Land for a Competitive Market within the Urban Development Area

Objective A: Monitor development in the urban development area to insure that sufficient land is available.

Objective B: Utilize the geographic database to monitor and report on the cumulative impacts of new development.

Objective C: Using information in annual reports on conditions in the City, review the boundaries of the Urban Development Area on an annual basis.

Goal X: Provide Efficient and Environmentally Sensitive Uses of Land in the Urban Development Area

Objective A: Use performance standards in development ordinances to insure appropriate and environmentally sensitive development.

Objective B: Review the development ordinances to insure that sufficient performance standards are provided for urban development.