The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, shop and play in proximity. Charlottesville’s land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City.
**GOAL 1**

**SENSE OF PLACE**

**ENHANCE THE SENSE OF PLACE THROUGHOUT CHARLOTTESVILLE.**

1.1 Examine opportunities in the following areas: Downtown to Elliott between Avon and Ridge; Woolen Mills; West Main/Ridge McIntire; Cherry/Roosevelt Brown; Fontaine Neighborhood Commercial; Rose Hill; Preston Avenue; McIntire/Harris/Allied; River Road; Emmet Street North of the 250 bypass; High Street/Martha Jefferson; and Fifth Street Extended.

1.2 Develop common elements of a Small Area Plan as well as a planning process that is both consistent and can be molded to the unique character of each area.

1.3 Create a plan for prioritizing and implementing proposed investments and strategies in Small Area Plans.

1.4 Create a map showing the Small Area Plans in context with the entire City.

**GOAL 2**

**MIXED USE**

**ESTABLISH A MIX OF USES WITHIN WALKING DISTANCE OF RESIDENTIAL NEIGHBORHOODS THAT WILL ENHANCE OPPORTUNITIES FOR SMALL GROUP INTERACTION THROUGHOUT CHARLOTTESVILLE.**

2.1 When considering changes to land use regulations, respect nearby residential areas.

2.2 Encourage small businesses that enhance existing neighborhoods and employment centers.

2.3 Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.

2.4 Enhance the role of schools and parks by expanding the community use of these places.

2.5 Expand the network of small, vibrant public spaces, particularly in areas that are identified for higher intensity uses and/or potential higher density.

*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.*
ENHANCE FORMAL PUBLIC SPACES OF COMMUNITY INTERACTION IN CHARLOTTESVILLE THAT SUPPORT THE CITY’S ROLE AS A CENTER OF URBAN VITALITY.

3.1
Respect natural resources and sensitive environmental areas, including designated flood plain areas, rivers and streams.*

3.2
Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential areas. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors.

3.3
Increase opportunities for employment centers and diverse employment opportunities, particularly for targeted industries and businesses.

3.4
Increase both passive and active recreational opportunities for Charlottesville residents.

GOAL 4
REGIONAL COOPERATION

FACILITATE THE CREATION OF NEW OPPORTUNITIES FOR REGIONAL COOPERATION ON LAND USE ISSUES.

4.1
Coordinate with Albemarle County and other regional stakeholders to create a link between the City's pedestrian infrastructure and Monticello.*

4.2
Work with regional partners to draft and implement a plan that better utilizes and protects the Rivanna River as an environmental, recreational and economic amenity.*

4.3
Coordinate with the University of Virginia to take advantage of opportunities that arise from any potential future expansion of the University and in particular the University Health System.*

4.4
Coordinate with Albemarle County on matters of land use that cross the jurisdictional border.*
EXPLORE PROGRESSIVE AND INNOVATIVE
LAND USE, DESIGN STANDARDS AND
ZONING REGULATIONS TO ACCOMPLISH
THE CITY’S VISION.

5.1 Evaluate whether the Planned Unit Development ordinance is successful in providing projects in line with the City’s vision for future development.

5.2 Explore the expansion of areas of the City where the Infill Special Use Permit can be utilized.

5.3 Update the Standards and Design Manual and subdivision ordinance so that these documents promote pedestrian-oriented, environmentally sensitive design where appropriate.

5.4 Update the zoning ordinance as needed so that it complements the City’s design guidelines and is sensitive to the history of the community. Provide for the protection of valuable historic resources.

5.5 Revise the Future Land Use Map so that it represents the desired vision for the City’s future. Pay special attention to increasing the supply of affordable housing, increasing employment opportunities for all citizens, and encourage the development of mixed income neighborhoods throughout the City.

5.6 Review and revise the light industrial zoning regulations to reflect contemporary uses. New regulations should increase buffering adjacent to low-density residential neighborhoods, while permitting uses that are compatible with surrounding land use.

5.7 Revise the zoning ordinance so that zoning classifications are based on intensity of use (as defined by density, height and maximum size of allowable use) as well as the type of use.

5.8 Be aware of and learn from applicable experiences, policies, procedures, ordinances and plans of other municipalities in Virginia and the United States.
Additional reading for Land Use:

1: LAND USE

• Future Land Use Map
• Build Out Analysis
• City Land Use Survey Summary
• Community Focus Group Summary
• Area B Report – Map and PACC Approval
• Urban Development Areas
• Small Area Plan Narrative
• Small Area Plan Development Map
The first Comprehensive Plan for the City of Charlottesville was adopted in 1979. This most recent version of the Comprehensive Plan was adopted by City Council on August 19, 2013. Previous plans and drafts may be accessed online through: CHARLOTTESVILLE.ORG

THE COMPREHENSIVE PLAN HAS BEEN DEVELOPED BY CHARLOTTESVILLE CITIZENS WITH THE HELP OF:

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