Section 7
GUIDELINES FOR IMPLEMENTATION

The Neighborhood Model is an important step towards achieving the County’s vision of vibrant, attractive Development Areas that will both help preserve the rural character of the Rural Areas and offer a high quality of life for all of the County’s citizens. It is intended to be used as a guide for planning the Development Areas. It provides both a “sketch” for the Development Areas as well as an outline of how to arrive at a more refined vision tailored to each individual area. To achieve implementation, several more steps must be taken, as described on the following page. It is important to note that the model is valid for the County as it seeks to promote a high quality of life for Development Area residents and property owners, even if major changes to development regulations do not occur, Master Plans are not created, or investments in infrastructure are not made.
Steps for Implementing the Neighborhood Model

1. Modify Zoning and Subdivision Ordinances

Many of the concepts and practices described in this document are not supported by current zoning and subdivision regulations in Albemarle County. Largely rewritten in 1980, the ordinances generally promote a “suburban” rather than “urban” development style. As a result, the regulations need to be rewritten to both support and promote a pattern of development that is in keeping with the Neighborhood Model.

2. Fund and develop individual Master Plans for the Development Areas.

The Neighborhood Model provides the framework for the County to create functional and appealing Development Areas that will attract the desired proportion of new growth in the region. The Master Plans are important because only through extensive advance work will development in these areas take a form that is both attractive enough to provide a high quality of life and compact enough to use the areas efficiently. This is especially important for the “public realm” features such as street networks and open space. Another important aspect of the Master Planning process is the involvement of citizens and property owners in the design of their community. These citizens will contribute their knowledge and desires and in turn will gain a greater understanding of the issues and options for responsible growth.

3. Create plans to build infrastructure.

Regulatory changes, while essential, are not the only step required to achieve implementation of the Neighborhood Model. Equally important will be the County’s strategy for building the infrastructure needed for build out of the Master Plans conceived under this model. Both physical and fiscal planning challenges abound. The County will have to arrive at a policy to address the expectations of many of its citizens for concurrency, or the provision of infrastructure simultaneous with new development.