



**Neighborhood Development
Services Department**

**Development Code Implementation and
FY26 Workplan**

June 2025

An aerial photograph of a city, likely New Haven, Connecticut, showing a mix of urban architecture. In the foreground, there are several multi-story buildings, some with flat roofs and others with more traditional gabled roofs. A train track with several passenger cars is visible at the bottom of the frame. The background shows more dense urban development and trees with autumn foliage. The text "Vision: To be a place where everyone thrives." is overlaid in a large, bold, dark blue font.

Vision:
**To be a place where
everyone thrives.**

Agenda

1. NDS Organization
2. Accomplishments
3. Key Workplan Considerations
4. Workplan Priorities
5. Development Code Amendments

NDS Organization – Dedicated to Creating a Sustainable and Vibrant Community



Zoning: Ensures compliance with city zoning ordinances, manages zoning applications, and reviews land use proposals (3).

Building Inspections: Manages permitting processes for construction projects, ensuring safety and code compliance in building development (5).

Development Services: Provides oversight and support for land development; site planning, subdivision, and developer coordination (4).

Historic Preservation: Promotes preservation, interpretation of historic sites and structures and ensures that new buildings complement those resources (2).

Property Maintenance: Oversees the enforcement of property maintenance codes to ensure public health, safety, and aesthetic standards (3).

Support Services: Provides administrative, technical, and customer service support for all divisions within NDS (2).

Transportation: Focuses on planning, design, and implementation of transportation projects to improve mobility and connectivity (4).

Long-Range Planning: Guides future growth through visionary, justice-centered planning initiatives that shape policy, land use, and urban design (2).

Together, these divisions work to promote responsible development, foster community engagement, and work towards a community where Charlottesville's residents thrive.



Strategic Outcome Areas

1. Climate Action
2. Economic Prosperity
3. Education
4. Housing
5. Organizational Excellence
6. Partnerships
7. Public Safety
8. Recreation, Arts, and Culture
9. Transportation
10. Commitment to JEDI

Strategic Outcome Areas

- 
1. Climate Action
 2. Economic Prosperity
 3. Education
 4. Housing
 5. Organizational Excellence
 6. Partnerships
 7. Public Safety
 8. Recreation, Arts, and Culture
 9. Transportation
 10. Commitment to JEDI



NDS

Key Accomplishments



Notable Accomplishments

Project Completion and Funding (FY25)

- Regional Transit Authority (CARTA)
- Move Safely Blue Ridge Adoption and Pilot
- Pump Track Installation at McIntyre Park
- ID'ed 60+ Urgent Transportation Improvements
- Café Standards Updates
- Court Square & Carver Inn Historical Markers
- Development Review Improvements
- Development Code Amendments (1st Batch)
- NDS Webpage Refresh (e.g STR Guide)
- Stabilizing Property Taskforce

Staff Development (FY25)

- Director
- Development Review Planning Manager
- Long Range Planning Manager
- Long Range Senior Planner
- Permit Technician
- Student Housing Property Maintenance Inspector
- Transit Planner
- Property Maintenance & Housing Inspector Certification
- Combination Building Inspector Certification

Key Workplan Considerations and Priorities



Key Workplan Considerations

1. Timely accomplish non-discretionary, core mission services
(Building Code review and enforcement, Property Maintenance Code review and enforcement, Development plan review and approvals, Historic preservation, Zoning enforcement)
2. Prioritize efforts in support of health, safety, and implementation of new Development Code, before adding new initiatives
3. Consistently apply an equity lens to our work and the selection of it
4. Align workplan commitments with staff capacity, while growing capacity through professional development and training



Workplan Priorities

Organizational Excellence	Status and Anticipated Completion	Other Strategic Outcome Areas
<u>Regulatory Review, Permitting and Enforcement:</u> Continue to manage the City's review of all property development and property maintenance with applicable local and state regulatory compliance.	Ongoing	All Strategic Outcome Areas
<u>Electronic Plan Review System Improvements:</u> Continue to make improvements to Cityworks and Onbase for plan intake and review	Ongoing	All Strategic Outcome Areas
<u>Recruitment:</u> Zoning Inspector, UVA Property Maintenance Inspector	Completion by Fall 2025	All Strategic Outcome Areas
<u>Training and Professional Development:</u> Complete Required certifications and professional development (i.e. AICP, VAZO, Building Code Certifications, NACTO, Manager Training)	Ongoing	All Strategic Outcome Areas
<u>Development Review Process Improvements:</u> Implement 21-day review process for by-right development applications	Implementation by Fall 2025	All Strategic Outcome Areas

Workplan Priorities

Housing	Status and Anticipated Completion	Other Strategic Outcome Areas
<u>10th and Page and Rose Hill Visioning Plans:</u> This project, although previously identified as the 10th and Page Small Area Plan, is a priority of the 2025 Neighborhood Development Services workplan and City Manager's office. Neighborhood Development Services is attempting to take on a different planning process, launching this summer, to better serve the needs of the 10th and Page and Rose Hill neighborhoods, by forecasting the next five years.	Anticipated 1 year process	JEDI Economic Prosperity Transportation
<u>Development Code Training and Education:</u> Develop training webinars and graphics-based informational materials to illustrate development parameters commonly referenced in the development review process, with a focus on making the materials easy to understand and accessible. Creation of a Development Plan template that would standardize submissions for Zoning compliance.	Ongoing/Spring 2026 Training and education materials initiated through webpage refresh in Spring 2025	JEDI Economic Prosperity
<u>Development Code Monitoring, Evaluation, and Amendments:</u> Initiate annual program of proposing amendments for Council consideration and adoption: 1) technical corrections 2) clarifications to support the intent of regulations as adopted 3) policy-based amendments.	First batch of proposed amendments Fall 2025 Additional amendments Summer 2026	Organizational Excellence Economic Prosperity
<u>Stabilizing Property Task Force:</u> Convene task force to develop customized plans to address limited number of most neglected/deteriorating properties and return them to stabilized housing opportunities.	Ongoing Initiated in spring 2025	Economic Prosperity

Workplan Priorities

Other Priorities	Status and Anticipated Completion	Strategic Outcome Areas
<u>Short Term Rentals:</u> improve enforcement by investing in software with CoR that enables better tracking of homestays and conducting zoning study to refine existing regulations to make enforcement easier	Initiate in Spring 2025 and complete by Winter 2026	Economic Prosperity Housing
<u>Environmental Policy Review and Ordinance Revisions:</u> Develop a new policy framework, implementation recommendations, and regulatory revisions to align the City's regulations for natural resources with the Comprehensive Plan	Complete scoping effort in Summer 2025; Anticipated 2 years	Climate and Sustainability Housing Economic Prosperity
<u>Charlottesville Design Guideline Review:</u> Develop scope of work to study local districts and Development Code requirements, identify key policy issues and recommendations, and amend design guidelines and the Development Code to balance Comp Plan goals for housing and historic resources	Complete scoping in FY26	Historic Preservation Housing Economic Prosperity JEDI
<u>Opportunities for Historic and Cultural Resource Recognition:</u> Document accomplishments, areas of additional need and opportunities, potential prioritization of future efforts and resource needs	Complete review in FY26	Historic Preservation Housing Economic Prosperity JEDI
<u>5-Year Comp Plan Review:</u> Initiate review of Comp Plan required by 2026, along with discussion around indicators that can track the City's success towards the objectives of the plan, as required	Develop scope and complete by end 2026	All Strategic Outcome Areas

Workplan Priorities

Transportation	Status and Anticipated Completion	Other Strategic Outcome Areas
<u>Comprehensive Transportation Plan:</u> To update the policies and priorities in a consistent manner, across all of the modes, in a way that aligns with guidance from Council on the City's transportation goals, staff will begin scoping a new comprehensive transportation plan.	Initiate procurement of consultant support by Spring 2026	All Strategic Outcome Areas
<u>Safe Streets:</u> Test strategies and demonstration project identified in the Move Safely Blue Ridge Safety Action Plan. Conduct testing of traffic calming devices on local, low-volume streets. Work with Traffic Engineering to assess effectiveness of temporary traffic calming measures. Develop a strategy for lower traffic speed limits throughout the City. Create a new non-motorized counter network to better understand the scale and locations of pedestrian and bicycle travel in the City.	Ongoing	Public safety Partnerships Organizational Excellence Economic Prosperity JEDI
<u>Pedestrian Facilities and Sidewalks:</u> Create initial conceptual plans for all Tier 1 and Tier 2 sidewalks to develop updated cost estimates for FY2027 budgeting. Complete 3 permanent Safe Routes to School projects. Continue to identify potential quickbuild locations for Neighborhood Transportation Improvements and SRTS in collaboration with BPAC.	Ongoing	Public safety Partnerships Organizational Excellence JEDI

Workplan Priorities

Transportation	Status and Anticipated Completion	Other Strategic Outcome Areas
<u>Regional Transit and CAT Planning:</u> Work with the regional transit authority (CARTA) to identify regional priorities, opportunities for near-term investments, and potential funding structures, working with CARTA and state legislators to develop enabling legislation for a dedicated funding source for transit.	Ongoing	Partnerships Economic Prosperity JEDI
<u>Biking, Bikes, and Bike Facilities:</u> Complete implementation plans for 5th St Road Diet and implement the demonstration project alternative with a protected bikeway. Add more than 200 new bike parking spots. Expand the school bike fleets and identify opportunities to increase their use through afterschool programs. Promote low-stress routes for bicycling and other biking information through the BikeCville website.	Ongoing	Public safety Partnerships Economic Prosperity JEDI Recreation, Arts, Culture
<u>Neighborhood Walking Tours:</u> NDS staff will continue the monthly Neighborhood Walking Tour series in FY26. Started in January 2024, the Neighborhood Walks have drawn residents and students out on one Sunday a month, to see the City and learn more about the neighborhoods and people who make it a great place to live.	Ongoing	Organizational Excellence Partnerships JEDI Recreation, Arts, Culture
<u>Micro Mobility:</u> Update and enforce regulations to make City-management of the permit less burdensome and encourage Veo's investment in resources and staff that would further improve its performance. Continue the e-bike voucher pilot program and work with Office of Sustainability to develop a new pilot to provide e-bikes to residents working with Social Services and Human Services programs	Ongoing	Public safety Partnerships Organizational Excellence JEDI

Environmental Policy Review and Ordinance Revisions



Environmental Policy and Regulatory Review

- Focus on balancing Comp Plan goals for housing with community vision for healthy air, water, and ecosystems, as well as ample, high-quality, and accessible open space and natural areas, and a preserved and enhanced tree canopy.
- Key emerging question: how to meet state stormwater management requirements and also allow additional housing units and lot coverage allowed by the Development Code?
- Study work plans will chart a path for evaluating:
 - potential impacts and mitigation strategies from lowering the threshold of on-site stormwater management requirements
 - Opportunities for coordination with City stormwater utility planning
 - other natural resources in need of additional study (i.e. trees, critical slopes, streams, green buildings, floodplains), and potential regulatory changes or City investment

2.2.2. **R-A** RESIDENTIAL A

A. LOT



10th and Page and Rose Hill Visioning Processes



Timeline

April 2025 – Stage 1: ORGANIZE

- Prepare for visioning process
- Develop engagement strategies & materials

May–July 2025 – Stage 2: IDENTIFY

- Identify issues & opportunities
- Finalize engagement strategies

July–Dec 2025 – Stage 3: STRATEGIZE

- Finalize vision statement
- Develop projects/programs

Winter–Spring 2026 – Stage 4: FORMALIZE

- Assemble, review, & finalize plan

Stage 5: VISUALIZE

- Begin plan implementation
- Bi-annual review process

2026–2031 (Five Year) – Implementation



Engagement Process

Phase 1: PREPARE (Organize & Build Trust)

- Inform public of process shift
- Partner with neighborhood associations
- Develop website & plan public launch
- Focus on trauma-informed, equity-centered relationship-building

Phase 2: DISTRIBUTE (Inform, Involve)

- Share draft materials for input
- Host open houses & community meetings
- Collaborate with stakeholders

Phase 3: REVIEW (Inform, Consult)

- Final edits made with feedback
- 30-day public review period

Phase 4: DECISION-MAKING

- Present plan to Planning Commission & City Council
- Public hearings and transparent communication

• Phase 5: FOLLOW-UP

- Bi-annual updates
- Continued engagement & plan transparency

Short Term Rental Study

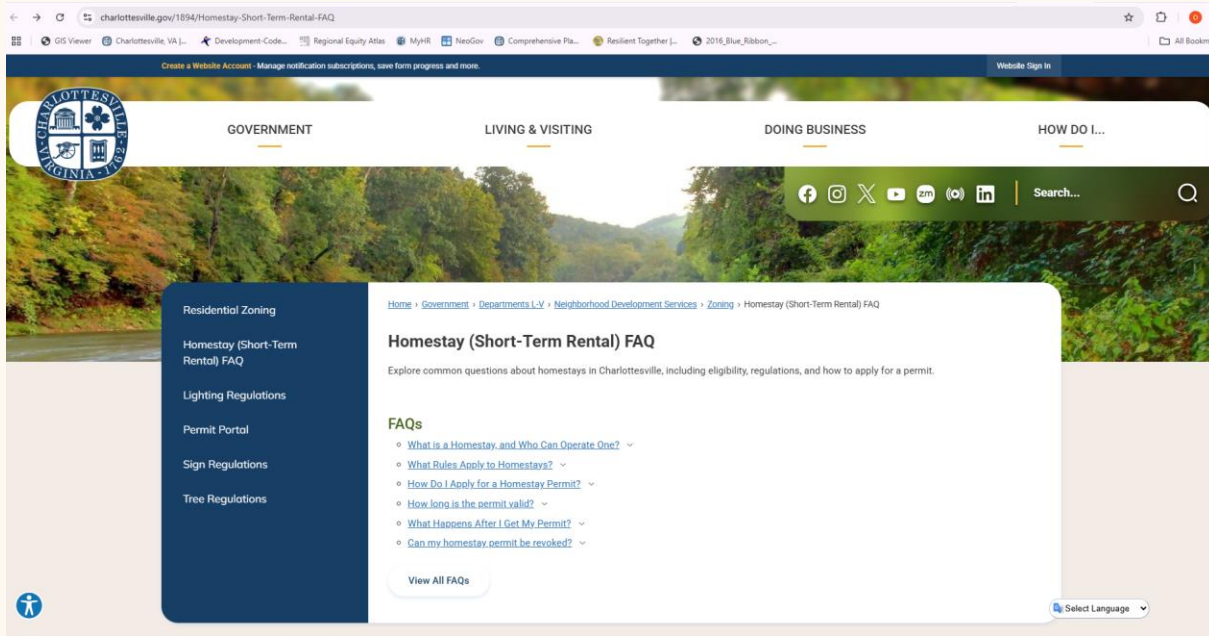


Overview

- Neighborhood Development Services (NDS) is leading the Short-Term Rentals (STR) ordinance update to:
 - Increase equity (address benefits, burdens, who has been missing/left out) and compliance
 - Ensure clear enforcement mechanisms
 - Streamline digital application/ recertification process
 - Conduct inclusive community engagement
 - Launch Request or Proposals (RFP) for Short-Term Rentals (STR) monitoring software and database

Timeline

- March–April: Internal prep, draft workplan and engagement materials
- April–June: STR recertification window opens (applications due June 15th); survey distributed
- June–August: Internal drafting of ordinance and survey/data integration
- September–October: Public engagement, focus groups, draft revision
- December – January : Planning Commission and City Council Work Sessions and determination of next steps based on stakeholder feedback
- February/March (tentative) : Planning Commission and City Council hearings
- March/April 2026: Ordinance becomes effective



Accessing short-term Rentals

CITY OF Charlottesville

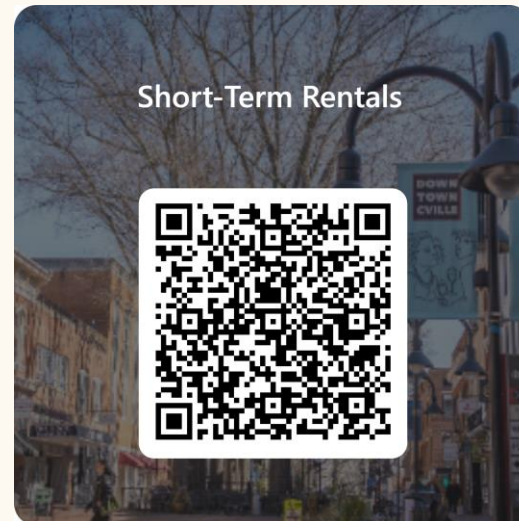
ATTENTION SHORT-TERM RENTAL OPERATORS IT'S THAT TIME OF YEAR, AGAIN!

RECEITIFY TODAY! PERMITS.CHARLOTTESVILLE.GOV

PROPERTY OWNER MUST OCCUPY THE RESIDENCE AT LEAST 185 DAYS A YEAR

\$100
APPLICATION FEE
BY JUNE 1ST!

LATE FEE APPLIED AFTER 14 DAYS
SUBMIT YOUR ONLINE APP TODAY!
VISIT PERMITS.CHARLOTTESVILLE.GOV
SELECT: HOMESTAY PROVISIONAL USE



Thank You

