

**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: Places29: A Master Plan for the Northern Development Areas, Chapters 1 - 6	Staff: Judith Wiegand, AICP
Planning Commission Worksession: February 10, 2009	Board of Supervisors Public Hearing: not scheduled
Magisterial District: Rio, Rivanna, Jack Jouett, and White Hall	DA (Development Area): Neighborhood 1, Neighborhood 2, Community of Hollymead, and Community of Piney Mountain
Purpose of Worksession: To review the status of and changes to the Places29 Master Plan, Chapters 1 – 6, to obtain the Planning Commission's direction regarding several questions from staff, and to answer additional questions from the Planning Commission.	

**STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS**

**Judith C. Wiegand, AICP
February 10, 2009
Not scheduled**

Places29: A Master Plan for the Northern Development Areas

- Chapter 1, Introduction
- Chapter 2, Vision & Guiding Principles
- Chapter 3, Existing Conditions & Future Trends
- Chapter 4, Future Land Use Plan & Transportation Network
- Chapter 5, Place Types
- Chapter 6, Community Facilities & Services

[Chapters remaining: #7, Design Guidelines and #8, Implementation]

PLANNING COMMISSION BACKGROUND

During 2007, the Commission held a series of worksessions on the Transportation Study and the first six chapters of the Places29 Master Plan:

- July 10, 2007: Transportation
- July 17, 2007: Chapters 1 – 4
- July 31, 2007: Chapters 5 & 6
- October 23, 2007: Planning Commission Public Comment Worksession
- November 27, 2007: Discussion of Future Land Use Map, Neighborhoods 1 and 2
- December 18, 2007: Discussion of Future Land Use Map, Hollymead and Piney Mountain

MAJOR CHANGES SINCE THE PREVIOUS WORKSESSIONS

Since these worksessions, County, Thomas Jefferson Planning District Commission (TJPDC), and Virginia Dept. of Transportation (VDOT) staff have worked with the consultant team to complete the US 29 North Corridor Transportation Study (Transportation Study) and the draft of the Places29 Master Plan. The Transportation Study is complete, and the Final Report was issued on August 18, 2008. The results of the study have been used to complete the draft Master Plan.

County staff has completed the revisions to the first six chapters of the Plan that were requested by the Commission during the 2007 worksessions. Staff has also shortened, reorganized, and rewritten these chapters.

Staff has made the following major changes to specific chapters and will provide a brief overview and take comments from the Commission at the worksession:

1. **Chapter 4, Future Land Use Plan & Transportation Network:**
 - Renumbered the chapter from 5 to 4
 - Deleted the Transect Map and Tables
 - Made the changes to the Future Land Use Map that were requested by the Commission

- Made some changes to the Centers, as designated on the Future Land Use Map
 - Simplified the Land Use Tables (LU1 and LU2)
 - Broadened the nonresidential and mixed land use designations to allow additional industrial uses and industrial-like service uses.
2. **Chapter 5, Place Types:**
 - Renumbered the chapter from 4 to 5
 - Simplified the Place Types chart (Figure 5-1)
 - Deleted all of the Transect-related material
 3. **Chapter 6, Community Facilities & Services:**
 - The chapter has been completely rewritten to take into account the County's CIP and master plans/programs for some of the facilities.

QUESTIONS FOR THE COMMISSION

Staff has several matters on which we would like direction from the Commission. These are listed in approximately the order that the material is covered in the Master Plan:

1. **How should the two proposed expansion areas that were discussed previously be illustrated at this time?** Staff recognizes that the Commission previously recommended against any expansion to the Northern Development Areas, but staff recommends the boundaries of the potential expansion areas be kept on the draft Future Land Use Maps with a note indicating that the Commission recommended against the expansion areas. If adopted by the Board without the expansion areas, the areas and notes would be deleted from the Future Land Use Map.
2. **Should the area occupied by the NGIC be added to the Development Area?** Some of the land east of the current NGIC compound, which has been purchased for the expanded Rivanna Station Military Facility, currently lies outside the Development Area boundary. Staff understands that the Commission does not want to expand the Development Area boundaries. However, staff believes that there is merit in recognizing development that will occur in this area, especially since it is different than the type of development normally expected in the Rural Areas, so staff recommends moving this portion of the NGIC property into the Development Area.
3. **Is the distinction between the 20 year Master Plan implementation timeframe and the longer Plan buildout clear?** In the Master Plan, staff has recommended language to distinguish between those projects and activities that are expected to be completed during the "20-year implementation timeframe" of the Master Plan and the concept of Development Capacity, which represents the consultant's and staff's best estimate of residential and nonresidential capacity at buildout. (see pages 4-33—34)
4. **Should further changes for the Master Plan industrial land designations be deferred until after adoption of the County's Economic Development Policy?**

The County has undertaken, as part of the Economic Development Policy amendments previously reviewed by the Commission and now under consideration by the Board of Supervisors, a more in-depth assessment of the inventory of industrial land. As this time, staff has evaluated where additional land could be designated Light Industrial—beyond that currently shown on the Master Plan's Future Land Use Map. However, staff recommends that any further changes to the Master Plan be made after the County's Economic Development Policy is adopted.

QUESTIONS & COMMENTS FROM THE COMMISSION FOR STAFF

Staff would like to know if the Commission has any other questions, if the material is clear, and/or if the Commission would like to recommend any additional changes.

REVIEW SCHEDULE AND PUBLIC COMMENT

Below is the proposed schedule for completing review of the chapters of Places 29. During the previous series of worksessions in 2007, the Commission had public comment following a short presentation by staff. Then, after the public comment, staff presented each chapter in detail, asking for questions and direction from the Commission. Following a worksession on each chapter, the Commission held a worksession devoted to public comment. Since Chapters 1-6 have previously been before the Commission with public comment provided, staff proposes that additional public comment on these chapters, if any, be taken during the final public comment worksession on the entire plan. This will allow the Commission to devote its time to review of the six chapters in preparation for worksessions on the last two chapters (7 and 8).

As Chapters 7 and 8 are new information, staff proposes that each of them be the subject of a worksession, as listed below, and that public comment be taken as a part of these worksessions.

Once all eight chapters have been reviewed by the Commission and initial comment taken, both the Commission and the public will have an opportunity to consider and comment on the Master Plan as a whole.

Staff's proposed schedule is:

- February 10:** Planning Commission worksession on Chapters 1 - 6
- February 17:** Commission receives the text of Chapter 8, Implementation
- March 17:** Planning Commission worksession: complete any items remaining from February 10 worksession, then address Chapter 8 text. At the end of this worksession, staff will distribute copies of the Implementation Table portion of Chapter 8.
- March 31:** Commission receives Chapter 7, Design Guidelines
- April 14:** Planning Commission worksession: Chapter 8, Implementation Table and, time permitting, move on to Chapter 7.

May 12: Planning Commission worksession on the complete Master Plan (if necessary, may complete discussion of the Implementation Table and/or Chapter 7).

ATTACHMENT: **Places29: A Master Plan for the Northern Development Areas, Chapters 1 – 6, with Table of Contents (draft)**