



**Creating and
Connecting
Communities
in Northern Albemarle**

COUNTY OF ALBEMARLE

Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
(434) 296 - 5832
Fax (434) 972 - 4126

MEMORANDUM

TO: Interested Parties
FROM: V. Wayne Cilimberg, Director of Planning *UWC*
SUBJ: Places29 Expansion Areas
DATE: August 18, 2009

During its on-going review of Places29, the Albemarle County Planning Commission has considered four areas for expansion of the plan's Future Land Use Map boundaries. The four areas are:

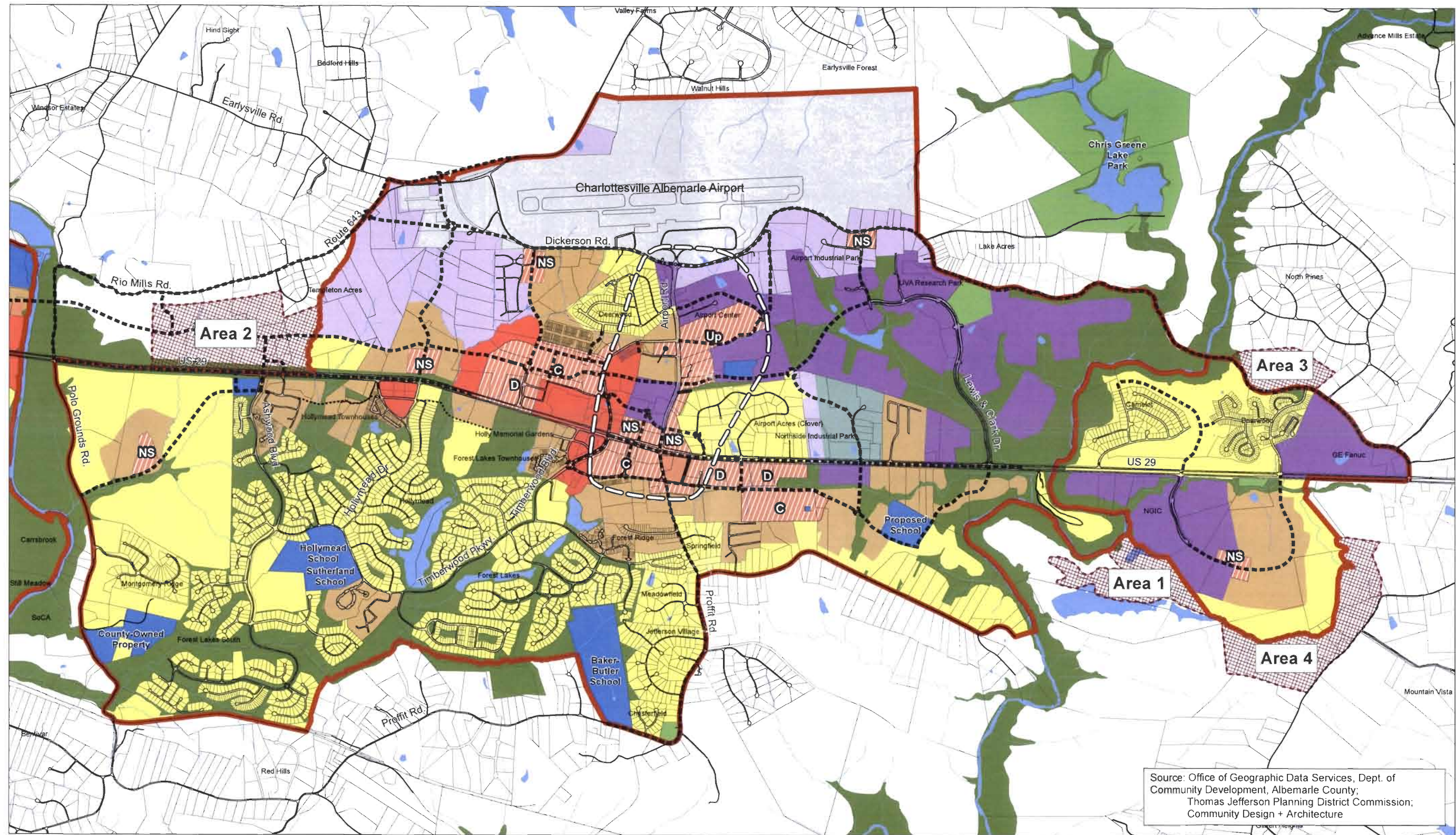
1. Piney Mountain—South: east of US 29 and south of the existing Piney Mountain Development Area, adjacent to the National Ground Intelligence Center complex.
2. Hollymead—South: immediately west of US 29, north of the South Fork of the Rivanna River, and south of the current Hollymead Development Area, extending westward not as far as Rio Mills Road.
3. Piney Mountain—West: a parcel west of Dickerson Road and between the Briarwood subdivision and the North Pines subdivision.
4. Piney Mountain—North & East: some or all of the Rural Areas north and east of the eastern half of the existing Piney Mountain Development Area (east of US 29).

These areas are shown on the map in Attachment 1.

The Piney Mountain - South expansion area (noted as Area 1 in Attachment 1) was considered at the direction of the Board of Supervisors. (Please see Attachment 2 - Resolution of Intent.) The remaining three expansion areas were considered at the request of the landowner.

After deliberating in several work sessions, the Commission decided not to include any of the four expansion areas in the draft Places29 text and on the Future Land Use Map now being made available for public review. Instead, the Commission is concurrently seeking public input on possible plan text language and land use map for one of the areas, Area 2. Staff had provided this text language and land use map to the Commission on August 11, 2009 at the Commission's request. (Please see Attachment 3 - Chapter Four Proposed Text Amendment and associated map of Future Land Use North.) Therefore, at the Planning Commission's direction as part of the Places29 review process, this package is being provided separately for your review and feedback as to whether Area 2 should be included as part of Places29.





Source: Office of Geographic Data Services, Dept. of Community Development, Albemarle County; Thomas Jefferson Planning District Commission; Community Design + Architecture

TRANSPORTATION STUDY
 Thomas Jefferson Planning District Commission
 Virginia Department of Transportation
 Consulting Team:
 Meyer Mohaddes Associates, Inc.
 Community Design + Architecture, Inc.
 Urban Advantage

MASTER PLAN
 Albemarle County
 Consulting Team:
 Community Design + Architecture, Inc.
 Meyer Mohaddes Associates, Inc.
 ZHA, Inc.
 Kathleen M. Galvin, Architect
 Timmons Group
 Urban Advantage

Legend

- Proposed Roadway Network (1)
- - - Possible Additions to Roadway Network (beyond 2025)
- Potential Connections (Pedestrian, Bicycle, or Vehicular)
- NS Neighborhood Service Center
- C Community Center
- D Destination Center
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- ▭ Development Area Boundary
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- ▭ Airport District
- ▭ Urban Mixed Use (in Centers)
- ▭ Urban Mixed Use (in areas around Centers)
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- ▭ Residential - Urban Density

- ▭ Residential - Neighborhood Density
- ▭ Office / R & D / Flex / Light Industrial
- ▭ Light Industrial
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- ▭ Public Open Space
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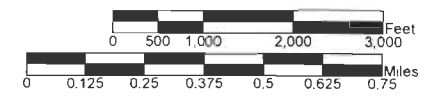
(1) FOR BREAKDOWN OF PROPOSED ROADS INTO DIFFERENT CATEGORIES SEE TRANSPORTATION NETWORK DIAGRAM
 (2) BOUNDARIES ARE FLEXIBLE AND SUBJECT TO CHANGE

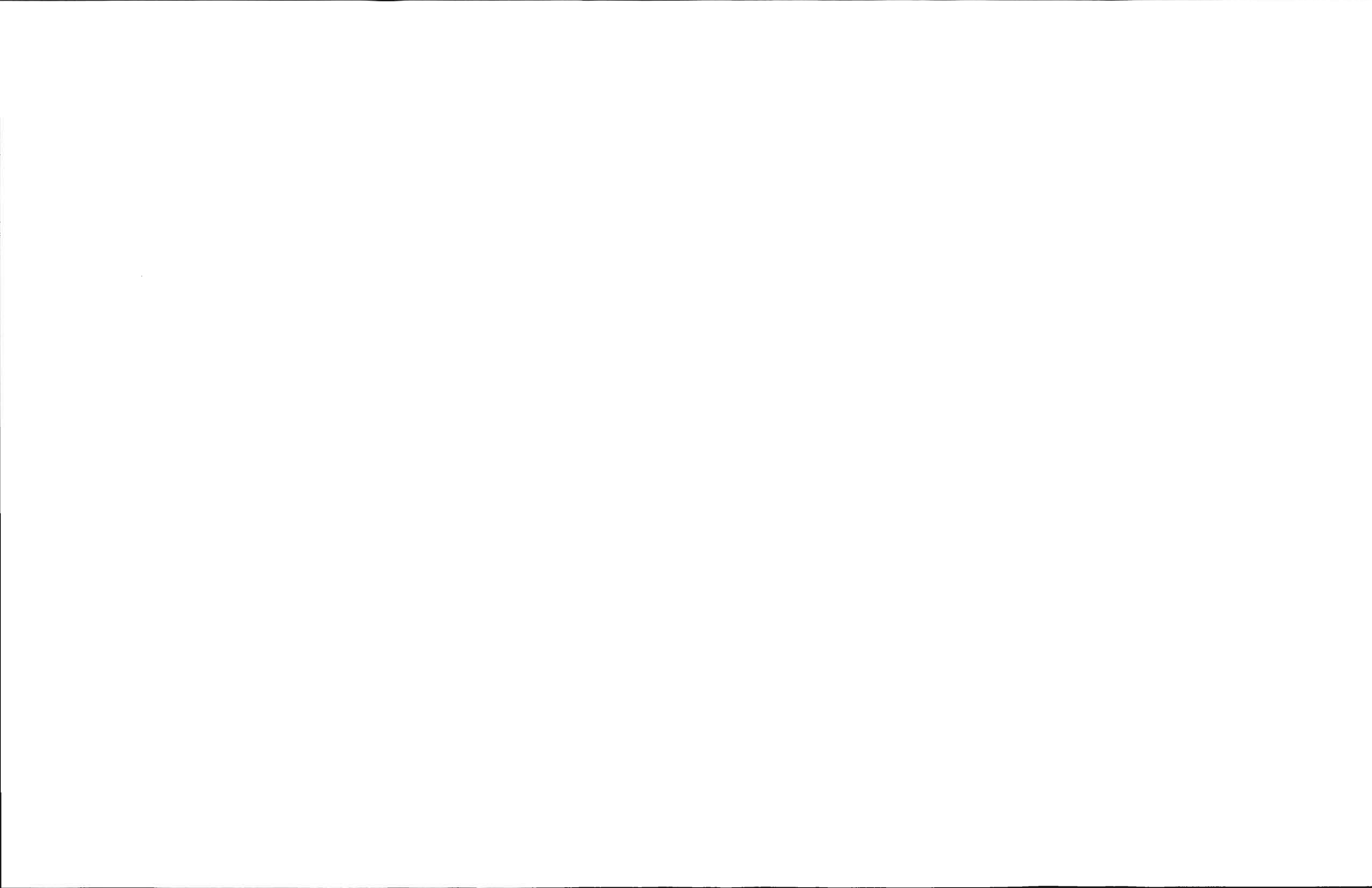
EXPANSION AREAS
 Attachment 1



Creating and Connecting Communities in Northern Albemarle

Date: 8/17/2009





5-3-06

Agenda Item #: 34 (K. Boyd)

Article: DM

RESOLUTION OF INTENT

WHEREAS, the Albemarle County Comprehensive Plan's Land Use Plan designates certain areas of the County for urban development, referred to as designated Development Areas, and certain areas of the County for rural development, referred to as designated Rural Areas; and

WHEREAS, the Land Use Plan designates the Piney Mountain Area as a Development Area; and

WHEREAS, an owner of land within, and adjacent to, the Piney Mountain Development Area has requested an amendment to the Land Use Plan to amend the Piney Mountain Community boundary to expand the Development Areas designation to approximately thirty (30) acres of land now designated as Rural Areas; and

WHEREAS, there is currently under review a request to reduce the extent of the Development Areas designation in the Pantops Development Area by changing the designation of approximately eighty (80) acres of land from Development Areas to Rural Areas.

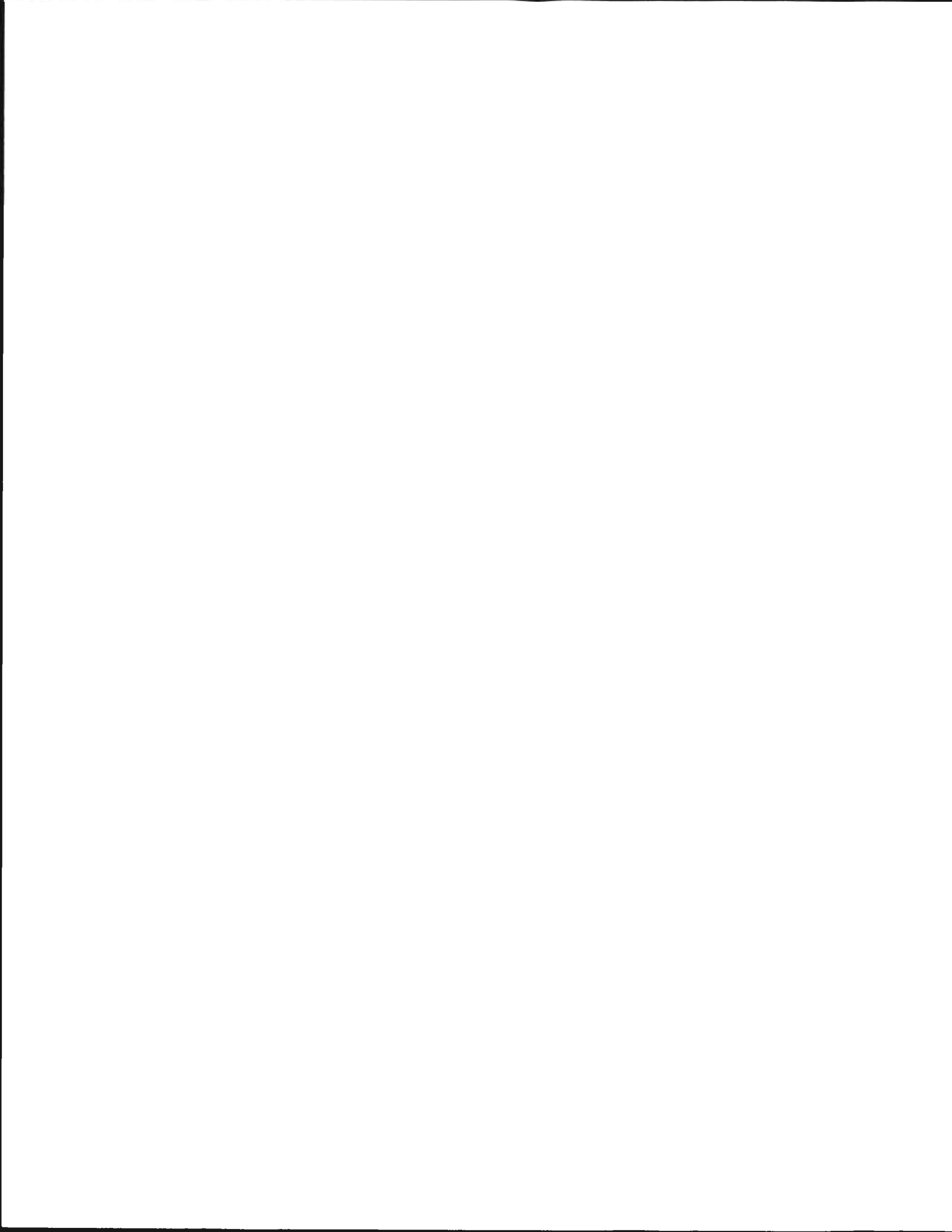
NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good planning and land use practices, the Albemarle County Board of Supervisors hereby adopts this Resolution of Intent to propose to amend the Albemarle County Comprehensive Plan's Land Use Plan to modify the boundary of the Piney Mountain Community to designate approximately thirty (30) acres of land not previously included within the Community as Development Areas in such location to further the purposes of the Development Areas, and to make any other changes to the Comprehensive Plan deemed to be necessary in order to achieve the purposes described herein.

BE IT FURTHER RESOLVED THAT the Planning Commission is directed to prepare this amendment to the Albemarle County Comprehensive Plan and to hold a public hearing on this proposed amendment as part of the Places29 Comprehensive Plan Amendment.

I, Ella W. Carey, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County by a vote of _____ to _____, as recorded below, at a meeting held on _____.

Clerk, Board of County Supervisors

	<u>Ave</u>	<u>Nav</u>
Mr. Boyd	___	___
Mr. Dorrier	___	___
Mr. Rooker	___	___
Mr. Slutzky	___	___
Ms. Thomas	___	___
Mr. Wyant	___	___





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ATTACHMENT 3

PROPOSED TEXT AMENDMENT TO CHAPTER 4:

The following is a draft of language that could be added to Places29 Master Plan text should the Board of Supervisor choose to include this area in the Master Plan. The text change would be added to Chapter 4.

Hollymead Southern Expansion Area

The newly expanded portion of the Hollymead Community is located west of US 29 approximately 2000 feet north of Rio Mills Road, east of the critical slopes and stream adjacent to Rio Mills Road, and south of an unnamed stream. This area is to the east of the Templeton Hills Subdivision located off of Rio Mills Road. This area consists of approximately 140 acres of rolling terrain, with wooded and open areas. Existing development consists of radio and cellular communication towers.

This expansion of the Hollymead Community is related to the proposed extension of Berkmar Drive north across the South Fork Rivanna River to Meeting Street in the Hollymead Town Center. The cost for this improvement is significant and will require a combination of public and private funding. The Master Plan expands the Development Area and designates urban uses along the alignment corridor for Berkmar Drive to support the development of the road. An alignment for Berkmar Drive through a Development Area (as opposed to a Rural Area) will create more opportunities and incentives for new development to finance the new road, and the road would be necessary to support the new development around it.

The selection and distribution of the land uses within the expansion area reflect the community's desire to maintain the appearance of the forested stretch of US 29, and to facilitate a transition from the high intensity of the Hollymead Town Center to the open space at the south end of this corridor and along the South Fork of the Rivanna River. A Neighborhood Service Center designation is provided, surrounded by an Urban Mixed Use designation that would permit a single large-format retail store as an additional incentive for development to finance the road. It is important that commercial development (Neighborhood Service Center/Urban Mixed Use) be oriented primarily to the side street(s) and Berkmar Drive and not directly to US 29 in order to avoid replicating the commercial strip development pattern currently prevalent along the US 29 corridor. VDOT's access management regulations and the Access Management Plan component of Places29 will also guide access decisions in this area.

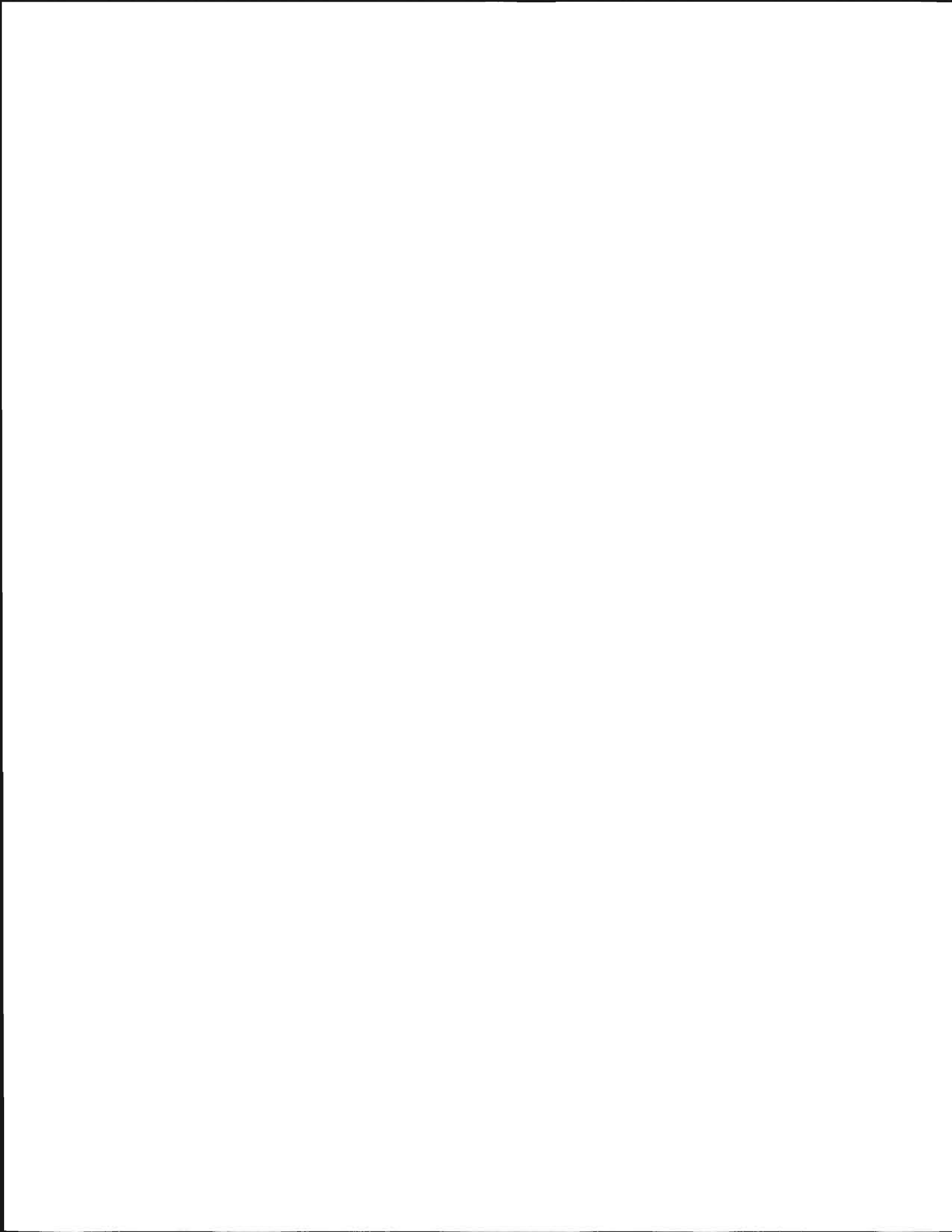
Expectations for development within this expansion area include:

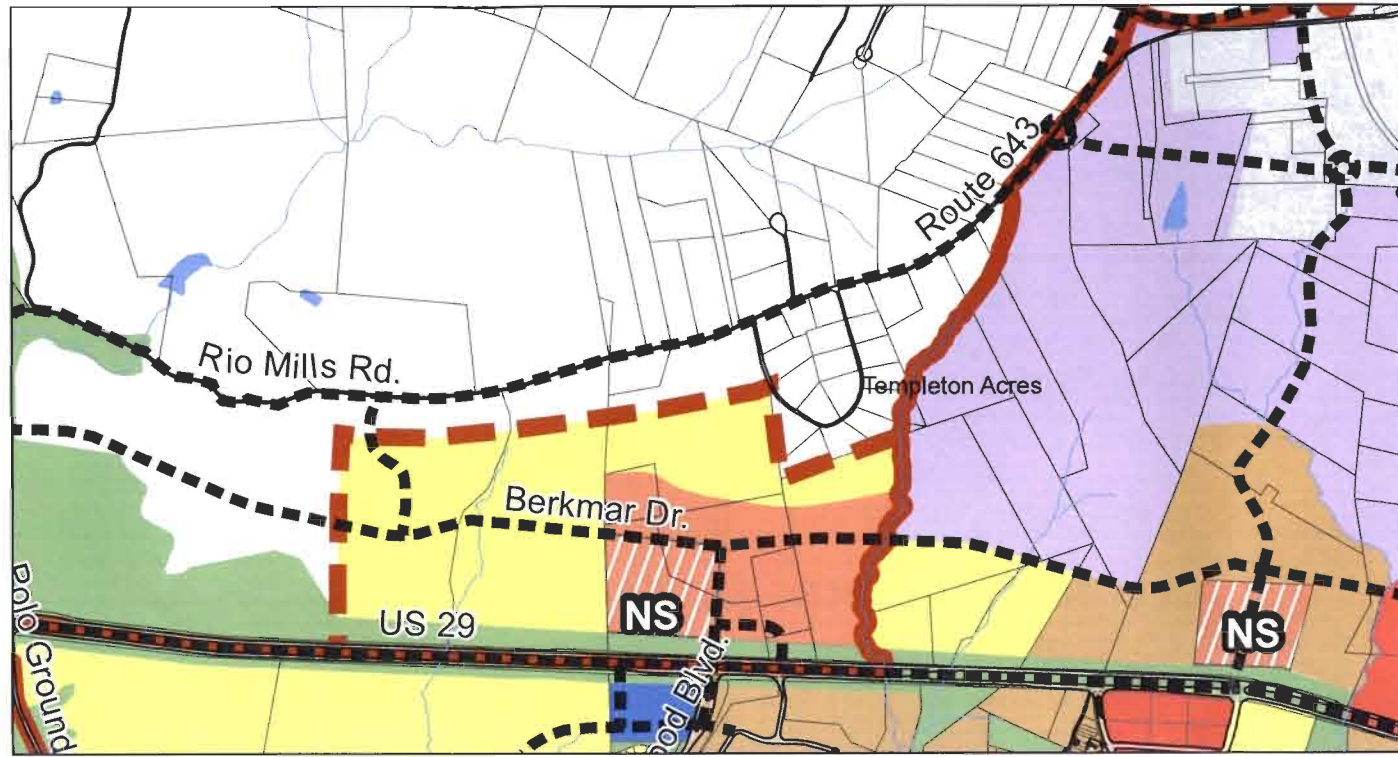
- Within the Urban Mixed Use area, one large-format (big box) retail use of up to 120,000 square feet may be constructed, provided it is developed in a manner otherwise consistent with design/development expectations for the Urban Mixed Use designation. If no large-format retail use is developed, the area designated Urban Mixed Use should retain the character described in the definition of that designation.
- The large-format retail building should adhere to the following guidelines for the purpose of creating an appropriate streetscape:
 - The building's facades and rooflines should be of visual interest and should reduce the massive scale and the uniform, impersonal appearance of such large buildings.
 - The building should have architectural features and patterns at a pedestrian scale to provide visual interest, reduce massive aesthetic effects, and recognize local character. These elements should be integral parts of the building fabric and not applied trim, graphics, or paint.
 - A large building's design should integrate small liner stores with entrances onto the sidewalk in order to break up the façade of the larger user.
 - The large building's location should be integrated with other buildings and site features to encourage a more pedestrian-friendly composition.
 - All large buildings should present at least a two-story elevation to the streetscape.
 - Loading docks, trash collection facilities, outdoor storage and related facilities should be incorporated into the building design or site to limit visibility.
- Retail uses within the Neighborhood Service Center should be those neighborhood scale uses typically expected in such a Center (see Land Use Table 1).
- Office/R&D/Flex and space for contractor services are encouraged to be provided within or near (north of) the Urban Mixed Use area.
- All development, including the Neighborhood Center and Urban Mixed Use area, should be primarily oriented to Berkmar Drive and/or the east-west connecting road(s) from US 29 to Berkmar Drive.
- Access to all development within the Expansion Area, including the Neighborhood Service Center and the Urban Mixed Use area should be provided from Berkmar Drive and/or the planned perpendicular roads (consistent with the recommendations of the Access Management Plan). No new commercial entrances should be constructed on US 29 to serve individual properties or developments.
- Provision of public active recreation space (playfields/practice fields) in this area should be considered to meet the larger community needs.
- A wooded, naturalistic buffer along US 29 from Rio Mills Road to the southern edge of the Hollymead Town Center development should be provided to avoid or minimize the appearance of uninterrupted urban development from the City to northern end of Piney Mountain.

This expansion area is not within a Priority Area for public capital investment and land use activity. Approval of any development within this new DA expansion area, as with other lands within the non-priority areas, will be predicated on the completion of a number of transportation and infrastructure improvements needed to support development in these areas. These improvements include:

- The widening of US 29 to six lanes total between the South Fork Rivanna River and the existing six-lane section near Hollymead Town Center, including the grade separation/jug handle road system at US 29 and Ashwood Blvd.
- The extension of Berkmar Drive north across the South Fork Rivanna River to Meeting Street in the Hollymead Town Center.
- The construction of the east-west road from US 29 to Earlysville Road.
- The construction of a road connecting Rio Mills Road to Berkmar Drive Extended.
- All of the above improvements are needed to better distribute traffic generated from within this Expansion Area to various roads in the transportation network and to minimize the impact to US 29.

Provision of an easement for the upgrade to the RWSA water distribution line to serve the Hollymead and Piney Mtn. Development Areas. The easement is expected to run approximately adjacent to Berkmar Drive Extended and must be acceptable to RWSA.





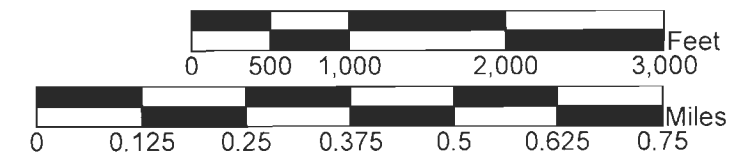
Source: Office of Geographic Data Services, Dept. of Planning and Community Development, Albemarle County; Thomas Jefferson Planning District Commission; Community Design + Architecture

FUTURE LAND USE NORTH



Creating and Connecting Communities in Northern Albemarle

Date: 8/3/2009



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TRANSPORTATION STUDY

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Virginia Department of Transportation

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MASTER PLAN Albemarle County

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