

**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: Places29 Draft Master Plan—Chapter 7, Design Guidelines for the Places29 Area	Staff: Judith Wiegand
Planning Commission Worksession: June 16, 2009	Board of Supervisors Public Hearing: NA
Magisterial Districts: Jack Jouett, Rio, Rivanna, White Hall	DAs (Development Areas): Neighborhood One, Neighborhood Two, Community of Hollymead, and Community of Piney Mountain
RECOMMENDATION: After staff review of the chapter and public input, the Commission should ask any questions of staff that it has and provide guidance to staff to finalize the chapter.	

STAFF PERSON:
PLANNING COMMISSION:

JUDITH WIEGAND
JUNE 16, 2009

PLACES29 DRAFT MASTER PLAN—Chapter 7, Design Guidelines for the Places29 Area

Background

Staff has presented the first six chapters and the eighth chapter of the draft Places29 Master Plan to the Commission at several worksessions. Staff is now presenting the draft text of Chapter 7, Design Guidelines for the Places29 Area to the Commission for review and comment. Following review of Chapter 7 on June 16, staff will also provide further information and another opportunity to review the Land Use Tables and Future Land Use Map from Chapter 4. Following staff presentations and Commission questions, there will be an opportunity for public comment.

Chapter 7. Design Guidelines for the Places29 Area

This chapter gives design guidance for development and redevelopment in the Places29 area. It is based on material provided by the Places29 design consultants. When the consultants presented their initial design guidelines material to the staff for review, it was apparent that much of the material would apply not only to the Places29 area, but also to most, if not all, of the County's Development Areas. Staff has split the proposed guidelines and supporting material into two parts:

1. Chapter 7, which is specific to the Places29 area
2. An appendix to be adopted as part of the County's Comprehensive Plan, which would apply to all of the Development Areas. Staff is still working on the appendix entitled, *General Design Guidelines for the Development Areas* and will present it to the Commission at a later worksession.

It is important to note, as stated in Chapter 7, that future development in the Places29 area will need to reference both Chapter 7 and the General Design Guidelines for the Development Areas appendix.

Staff requests the Commission's guidance specifically on the following matter, in addition to any other matters the Commission would like to raise:

- Architectural Review Board staff has reviewed this draft of Chapter 7 and noted that the only inconsistency with current ARB regulations is in the treatment of the backs of buildings and parking lots that face an Entrance Corridor. Current ARB regulations discourage these practices. Chapter 7, as drafted, would permit either or both under certain circumstances. For example, where Centers face streets that are parallel or perpendicular to US 29, the backs or sides of these buildings may end up facing an Entrance Corridor (particularly US 29). In some cases, in order to relegate parking behind or beside a building that faces a parallel or perpendicular street, the parking may end up facing an Entrance Corridor or located between a building and the Entrance Corridor. Chapter 7

includes guidelines that would permit this only where the lot depth is too shallow to allow buildings to face both an Entrance Corridor and a parallel street. In all cases, the guidelines state that the side or back of buildings that face an Entrance Corridor must be a fully designed elevation, even though it is not the primary elevation. Further, parking lots must be screened from both the pedestrian path or sidewalk and the Entrance Corridor itself.

Next Steps for Chapter 7

Staff believes that the text of this chapter is complete, except for any changes or additions the Commission (or the Board at a later date) would like to make. Following this worksession, staff will make any necessary revisions to the chapter and prepare to present the revised version as a part of the complete Master Plan.

Staff will present the text of the Appendix, General Design Guidelines for the Development Areas, to the Commission at another worksession.

Conclusions and Recommendations

After staff review of the chapter and public input, the Commission should ask any questions of staff it has and provide guidance to staff to finalize the chapter, particularly as regards the treatment of the backs of buildings and parking lots that face an Entrance Corridor.

Attachments

Chapter 7, Design Guidelines for the Places29 Area