

Summary of Revisions since November 2020

Below is a summary of revisions that have been made to the Draft Rio29 FBC text since the November Planning Commission Work Session, based on feedback from the Planning Commission, Board of Supervisors, Architectural Review Board, and public comment.

Source	Comment	Summary of changes
Planning Commission (11/17/20 work session) Board of Supervisors (12/18/20 work session)	Consider needs for electric vehicles/bicycles and autonomous vehicles	Added language to parking standards to allow for modifications to parking design to accommodate compact or autonomous vehicles
Planning Commission (11/17/20 work session)	Sustainability/green buildings should be prioritized	Added this as a high priority item in list of future work
Board of Supervisors (12/18/20 work session)	Review Edge Character Area locations, especially adjacent to single family residential	Revised regulating plan to expand western "Edge" character area to include parcels directly adjacent to residences on northern end of Commonwealth Drive
Board of Supervisors (12/18/20 work session)	Review boundaries of Core area, especially on Fashion square mall property so areas are not split between Character Areas.	Revised regulating plan to adjust boundaries of "Core" character area on Fashion Square Mall property and adjacent parcels to align with current parcel boundaries.
Community/stakeholder feedback	Drive-through windows should not require special use permits, especially considering need for these during COVID.	Revised Use table to require a special exception (rather than Special Use Permit) for drive-through windows in Flex and Edge character areas.
Architectural Review Board (1/19/2021)	General review of materials list	Revised the materials list based on ARB feedback
Architectural Review Board (1/19/2021)	Supportive of the by-right process, but would like to retain the option for ARB review of EC parcels when staff deems necessary	Added process for staff reviewed/approved County-Wide Certificate of Appropriateness. This process allows staff to request ARB review in certain circumstances (includes revisions to Sec 30.6)