

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of November 29, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Chair Firehock; Vice-Chair Clayborne; Mr. Bivins; Mr. Murray; Mr. Missel; and Mr. Carrazana • Staff members present were: Charles Rapp; Rebecca Ragsdale; Kevin McCollum; Kevin McDermott; Cameron Langille; Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda None</p>	<p><u>Clerk:</u> None</p>
<p>4. Public Hearings</p> <p>4a. SP202200017 Maple Grove Day Care Center MAGISTERIAL DISTRICT: Rivanna PARCEL: 03200-00-00-029D0 LOCATION: 3210 Proffit Rd PROPOSAL: Special use permit request for a child day center. PETITION: A request for a special use permit under Section 18-13.2.2 to use existing space within the Maple Grove Christian Church located at 3210 Proffit Rd which measures 6.86 acres for a child day center for up to 50 children ages 0-5. The proposed child day center plans to use the existing building and parking area while operating from 7:00am to 5:30pm Monday through Friday year-round except for national holidays. (Kevin McCollum)</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Missel, by a vote of 6:0, the Planning Commission recommended approval of SP2022-17 Maple Grove Day Care Center, for the reasons stated in the Staff Report, and with the staff recommended conditions, except that condition 4 allow hours of operation to be extended to 6:00 pm.</p> <p>4b. SP202200024 Ivy Proper Water Consumption and SP202200031 Ivy Proper Catering MAGISTERIAL DISTRICT: Samuel Miller PARCEL: 058A2000002000</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p> <p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p>

<p>LOCATION: A 0.87 acre parcel at the intersection of Route 250/Ivy Rd and Ivy Depot Lane, between the railroad and 4282 Ivy Rd., across Ivy Road from the Ivy Post Office.</p> <p>PROPOSAL: Request to consume up to 875 gallons of water per day for uses within a 6,500 square foot multi-tenant mixed commercial building, including proposed veterinary office, office, and potential retail or catering uses. The potential catering(restaurant) would be limited to no more than 2,000 square feet and there would be no on-site dining (SP202200031). By-right, 348 gallons per day may be consumed.</p> <p>PETITION: Section 22.2.2.11(a)- Not served by public water, involving water consumption exceeding 400 gallons per site acre per day and Section 22.2.2.16(c) restaurant not served by public water.</p> <p>ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) O</p> <p>VERLAY DISTRICT: Entrance corridor</p> <p>PROFFERS: No</p> <p>COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots). (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Firehock, by a vote of 6:0, the Planning Commission recommended approval of SP2022-24 Ivy Proper Water Consumption, for the reasons stated in the Staff Report, to increase daily permitted water consumption to 850 gallons, with the conditions outlined in the Staff Report.</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Missel, by a vote of 6:0, the Planning Commission recommended approval of SP2022-31 Ivy Proper Catering, for the reasons stated in the Staff Report and with the conditions outlined in the Staff Report, except that condition 2 not prohibit customer pick-up of food.</p> <p>4c. SP202200025 Ivy Proper Veterinary Office MAGISTERIAL DISTRICT: Samuel Miller PARCEL: 058A2000002000 LOCATION: An 0.87 acre parcel at the intersection of Route 250/Ivy Rd and Ivy Depot Lane, between the railroad and 4282 Ivy Rd., across Ivy Road from the Ivy Post Office. PROPOSAL: Request for a 2,500-3,000 square foot veterinary office within a new 6,500 square foot, multi-tenant building under construction.</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p>
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PETITION: Veterinary offices-Section 22.2.2.5 of the zoning ordinance, including a special exception request (SE202200051) to waive the requirements of Sec. 5.1.11(b) to allow the proposed location of the veterinary building to be within 200 feet of a residential property line. No dwelling units proposed.

ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)

OVERLAY DISTRICT: Entrance corridor

PROFFERS: No

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots). (Rebecca Ragsdale)

Action: On motion of Commissioner Firehock, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended approval of SP2022-25 Ivy Proper Veterinary Office, for the reasons stated in the Staff Report, and with the conditions outlined in the Staff Report, except that condition 2 permit Sunday operations for emergencies only.

4d.

ZMA202100008 Old Ivy Residences

MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCELS): 06000000005100, 060000000024C0, 060000000024C1, 060000000024C3, 060000000024C4
LOCATION: 2441 Old Ivy Road, Charlottesville, VA

PROPOSAL: Rezone multiple properties to the R15 Zoning District, and amend existing proffers, to allow a maximum of 525 residential units (14 units/acre). This proposal also includes two special exceptions, SE202200012 to waive the 15' building step back requirement and SE202200017 to reduce required parking.

PETITION: Rezone the 5.52-acre Tax Map Parcel 06000000005100 from the R-1 Zoning District (1 unit/acre) to the R-15 Residential Zoning District (15 units/acre). Rezone the approximately 1.8 acre portion of Parcel 060000000024C1 that is zoned R-10 Residential (10 units/acre) to the R-15 Residential (15 units/acre). Amend the proffers of ZMA198500021 as they apply to Parcels 060000000024C0, 060000000024C1, 060000000024C3, 060000000024C4. Amend the concept plan and proffers of ZMA199600020 as they apply to Parcel 060000000024C1.

OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, and

Clerk:

Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses; Parks and Green Systems - parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in Neighborhood 7 of the Southern & Western Neighborhoods Master Plan. (Cameron Langille)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Murray, by a vote of 4:2 (Commissioners Clayborne and Missel opposed), the Planning Commission recommended denial of ZMA2021-08 Old Ivy Residences, because the Old Ivy Road traffic conditions, while different from 1985 when the Proffer in ZMA1985-21 was established, do not appear at a level to satisfy the condition precedent established by ZMA 1985-21.</p> <p>4e. ZMA202100009 Old Ivy Residences – Preserved to Managed Slopes MAGISTERIAL DISTRICT: Jack Jouett PARCEL(S): 060000000024C1, 060000000024C3, 060000000024C4 LOCATION: 2441 Old Ivy Road, Charlottesville, VA, adjacent to Route 250/29 Bypass PROPOSAL: Rezone areas of the Preserved Steep Slopes Overlay District to Managed Steep Slopes Overlay District. PETITION: Rezone areas of existing Preserved Steep Slopes Overlay District to the Managed Steep Slopes Overlay District on Parcels 060000000024C1, 060000000024C3, and 060000000024C4. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses; Parks and Green Systems - parks, playgrounds, play fields, greenways,</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p>
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<p>trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in Neighborhood 7 of the Southern & Western Neighborhoods Master Plan. (Cameron Langille)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Missel, by a vote of 6:0, the Planning Commission recommended approval of ZMA2021-09 Old Ivy Residences – Preserved to Managed Slopes, for the reasons stated in the Staff Report.</p>	
<p>5. Committee Reports: None</p>	
<p>6. New Business: Mr. Rapp is leaving the county for a new opportunity.</p>	
<p>7. Old Business: None</p>	
<p>8. Items for follow-up: None</p>	
<p>Adjournment: Adjourned at 11:10 pm to next scheduled meeting on Tuesday, December 13, 2022, at 4:00 p.m.</p>	