

FINAL ACTION MEMO
Planning Commission Meeting of December 15, 2020

<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 Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Ms. More; Mr. Bailey; Mr. Keller; Mr. Randolph; Mr. Clayborne; and Mr. Carrazana (UVA Rep.) • PC Member absent: None • Staff members present were: Charles Rapp, Bart Svoboda, Stacy Pethia, Tori Kanellopoulos, Megan Nedostup, Andy Reitelbach, Kevin McDermott, Jodie Filardi, Amelia McCulley, Andy Herrick and Carolyn Shaffer 	
<p>2. Consent Agenda Approval of Minutes: November 10, 2020, November 17, 2020 and November 24, 2020.</p> <p>Action: The Planning Commission approved the minutes with a vote of 7:0.</p>	<u>Clerk:</u> Post to County Website.
<p>3. Pubic Hearing</p> <p>3a. ZMA202000011 Premier Circle PROJECT: ZMA202000011 – Premier Circle MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 061M0000000600 LOCATION: 405 Premier Circle, Charlottesville VA 22901. Located off of Route 29 approximately 600 feet south of the intersection of Branchlands Boulevard and Route 29. PROPOSAL: Request to rezone the property from C-1 Commercial to NMD Neighborhood Model District to allow a mixed-use development with up to 140 dwelling units and commercial, retail, office, research and development, light manufacturing/storage/distribution, and institutional uses. PETITION: Rezone 3.748 acres from C-1 Commercial – retail sales and service; residential by special use permit (15 units/acre) to NMD Neighborhood Model District – residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Between 80 and 140 dwelling units are proposed with a density between 22 units/acre and 38 units/acre. Non-residential uses are also proposed (no maximum square footage). ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) </p>	<u>Clerk</u> None <u>Staff:</u>

OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area, Steep Slopes – Managed
COMPREHENSIVE PLAN: Primary designation is Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Small portions of the property are also Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses and Urban Mixed Use (in Centers) – commercial and retail uses that are in Centers and residential (3 – 34 units/ acre). Located in the Urban Development Area in the Places29 Master Plan.
(Megan Nedostup / Tori Kanellopoulos)

Action: The Planning Commission recommended approval of ZMA202000011 Premier Circle with the conditions stated in the staff report, and with the changes recommended by staff outlined in the staff report to be addressed prior to the Board of Supervisors public hearing.

Approved with a vote of 7:0

Action: I move to recommend approval of the modification for the requirement for two housing types within a Neighborhood Model District for ZMA202000011 Premier Circle for the reasons stated in the staff report.

Approved with a vote of 7:0

3b. **SP202000015 Animal Wellness Center**

PROJECT: SP202000015 Animal Wellness Center

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 056A2010000700

LOCATION: 1100 Crozet Avenue, Crozet, VA 22932

PROPOSAL: Request to amend existing special use permit SP200800009 to permit an expansion of an existing veterinary clinic to allow for additional parking, for expansion of the existing building, for the construction of an additional building, and for the option to provide overnight animal boarding services.

PETITION: Special Use Permit request for a veterinary office and animal hospital in accordance with Section 20B.2.E.17 of the Zoning Ordinance on a 3.4-acre parcel. No dwelling units proposed. Associated requests for a special exception to 5.1.11(b) of the

<p>Zoning Ordinance for the setback of buildings to be closer than 200 feet to a residential lot line and for a special exception to 20B.3(J) of the Zoning Ordinance for alternative locations of parking areas and parking area setbacks in the Downtown Crozet District.</p> <p>ZONING: DCD Downtown Crozet District – commercial, office, service, mixed with residential (up to 36 units/acre); light industrial uses and single-family detached dwellings by special use permit.</p> <p>OVERLAY DISTRICT(S): EC – Entrance Corridor; FH – Flood Hazard Overlay District.</p> <p>COMPREHENSIVE PLAN: Downtown – mixed commercial, employment, office uses, residential (36 units per acre maximum); and Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area.</p> <p>(Andy Reitelbach)</p> <p>Action: The Planning Commission recommended approval of SP202000015 Animal Wellness Center, with the conditions and revisions as recommended by staff in the staff report.</p> <p>Approved with a vote of 7:0</p> <p>Action: The Planning Commission recommended approval of special exception request SE202000022 to modify the permitted building location requirements of §18-5.1.11(b), to allow the proposed veterinary use to be located within 200 feet of a residential property line, with the conditions as recommended by staff in the staff report.</p> <p>Approved with a vote of 7:0</p>	
<p>4. Committee Reports:</p> <p>Commissioner Bailey discussed the Places 29 Rio CAC.</p>	
<p>5. Review of Board of Supervisors Meeting: December 2, 2020 Mr. Rapp gave a brief overview of the last meeting.</p>	
<p>6. Old Business/New Business:</p>	
<p>7. Items for follow-up</p>	
<p>Adjourn to January 12, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 9:13 p.m.</p>	