Albemarle County Planning Commission
October 31, 2006

The Albemarle County Planning Commission held a meeting and a public hearing on Tuesday, October 31, 2006, at 6:00 p.m., at the County Office Building, Room 241, Second Floor, 401 McIntire Road, Charlottesville, Virginia. Members attending were Calvin Morris, Vice-Chairman; Jon Cannon, Pete Craddock, Duane Zobrist, Bill Edgerton and Marcia Joseph, Chairman. Absent was Eric Strucko. Julia Monteith, Senior Land Use Planner for the University of Virginia, representative for David J. Neuman, FAIA, Architect for University of Virginia was absent.

Other officials present were Wayne Cilimberg, Planning Director; Francis MacCall, Senior Planner; Ron White, Director of Housing; Sean Dougherty, Bill Fritz, Chief of Current Development and Greg Kamptner, Deputy County Attorney.

***Call to Order and Establish Quorum**:*

Ms. Joseph called the regular meeting to order at 6:00 p.m. and established a quorum.

Other Matters Not Listed on the Agenda from the Public:

Ms. Joseph invited comment from the public on other matters not listed on the agenda. There being none, the meeting moved on to the next item.

Consent Agenda:

Approval of Planning Commission Minutes – June 20, 2006

Motion: Mr. Morris moved, Mr. Edgerton seconded, that the consent agenda be approved.

The motion passed by a vote of 6:0. (Commissioner Strucko was absent.)

Ms. Joseph stated that the consent agenda has been approved.

Deferred Item:

SDP-2006-096, Christian Aid Mission – Preliminary: Request for a preliminary site plan to redevelop the current Christian Aid Mission site on Ivy Road by removing the existing Church Social Hall and Church Annex buildings and constructing two buildings for the church, offices and guest house/dormitory totaling 83,000 square feet along with new parking and travel ways. The site is a 3.82 acre portion of 12.87 acre parcel zoned CO9Commercial Office). The property, described as Tax Map 59, Parcel 23G1 is in the Samuel Miller Magisterial District on Ivy Road (US Route 250W) at the intersection of Ivy Road and Broomley Road (Route 677). The Comprehensive Plan designates this property as Rural Areas.
DEFERRED FROM THE OCTOBER 24, 2006 PLANNING COMMISSION MEETING

Staff presented the staff report. (See Staff Report)

Ms. Joseph opened the public hearing and invited the applicant to address the Commission.

Eric Woolley, of the Cox Company, represented Christian Aid Mission.

Ms. Joseph invited public comment. There being none, the public hearing was closed and the matter before the Planning Commission.

Motion: Mr. Cannon moved, Mr. Morris seconded, that SDP-2006-096, Christian Aid Mission – Preliminary Site Plan and Critical Slopes Waiver be approved with the following conditions:

1. The parking space should be minimized.
2. The retaining walls shall be installed or used where feasible to minimize the disturbance of critical slopes as determined by the agent.
3. Any critical slopes that are disturbed in grading will be restored to the wooded areas as defined in Section 3 based on the time of installation.
4. The final site plan shall be reviewed by the Planning Commission.

The motion passed by a vote of 6:0. (Mr. Craddock was absent.)

Ms. Joseph stated that SDP-2006-096, Christian Aid Mission – Preliminary Site Plan and Critical Slopes Waiver was approved with conditions. The Commission will expect to see the applicant back with a final site plan.

Work Session:

ZMA 2004-022 Treesdale Park (Sign #33)
PROPOSAL: Rezone 6.60 acres from R4 zoning district which allows residential uses (4 units per acre) to PRD (Planned Residential District) - which allows residential uses (3 - 34 units/acre) with limited commercial uses. This request proposes a total of 90 units at a density of 14 units per acres and no commercial uses.
PROFFERS: No
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential (6 - 34 units per acre).
ENTRANCE CORRIDOR: No
LOCATION: The property is located in the Rio Magisterial District at 640 E. Rio Road, south of Towne Lane on the west side of East Rio Road.
TAX MAP/PARCEL: Tax Map 61, Parcels 182, 183, and 183A
MAGISTERIAL DISTRICT: Rio
STAFF: Sean Dougherty

In summary, the Planning Commission held a work session on ZMA-2004-022, Treesdale Park to introduce the Commission to the applicant's proposal and provide the Commission an opportunity to discuss how well the applicant's proposals for this property relates to the Comprehensive Plan. The Commission was also asked to consider the impact that this development would have on Rio Road. Staff presented a power point presentation to explain the rezoning proposal and explain the character of the property. The Commission answered the questions staff outlined in the staff report and received comments and questions from the applicant and the public. Bruce Wardell, architect, and Theresa Tapscott, of AHIP, represented the request. The Commission discussed what additional information may be needed to better evaluate the project. The Commission requested additional information and provided general direction and on the appropriateness of the proposal with respect to timing and infrastructure, land use and density, transportation, general layout, and interconnections. Additional work sessions will be held in the future so that the applicant can amend the proposal in response to the Commission's direction.

The Commission replied to the following questions outlined in the staff report:

Timing and Infrastructure

1. ***Question for the Commission: Given the schedule for the Meadow Creek Parkway and anticipated construction start in June of 2008, should the proposal proceed or should it be tied to the construction schedule of the Meadow Creek Parkway?***

All of the Planning Commissioners were concerned about the issue, but could not reach a consensus. Some Commissioners felt that the merits of the project might at least neutralize the timing concern and the others were more concerned with the project proceeding ahead of the Meadow Creek Parkway. The Commission requested more information about transportation in the area of this project.

- Written comments from VDOT regarding the traffic light at Pen Park Lane and Rio Road to understand how that will alleviate some of the traffic problems on Rio Road.
- If the different entities are working together to have some type of access at that traffic light the Commission needs to understand that.
- A copy of the 2000 Planning Commission minutes regarding the issue of future development as it relates to construction of the Meadow Creek Parkway.

2. ***Question for the Commission: Is the applicant's proposal for land use and density acceptable considering the recommendations of the Land Use Plan and the Jones and Jones Meadow Creek Parkway study?***

It was the consensus of the Planning Commission that the density is okay, but the massing needs to be addressed, particularly as it relates to the adjacent properties, which have a lower density and lower scale units. The Commission examined preliminary site concepts that the applicant composed before selecting the proposal reviewed by the Commission. The Commission liked different aspects of these preliminary concepts and asked the applicant to try to incorporate some of the design features contained therein, particularly strategies that deal with massing and the existing character of the area.

3. ***Question for the Commission: Is the proposed connection acceptable considering the recommendations of the Jones and Jones study?***

It was the consensus of the Planning Commission that the proposed connection was generally acceptable considering the recommendations of the Jones and Jones study. Mr. Morris added that the connection was very acceptable, but they need to look at the possibility of the development being transit ready.

The Commission asked staff to look into what transit service is available in that area.

The Commission noted the following concerns raised by the public or of interest to the Commission that need to be considered:

- Noise
- Impact on schools
- Traffic issues
- Drainage issues
- Height of buildings
- Safety – The Commission requested staff to obtain a copy of an accident report.
- Development plans across Rio Road in the City of Charlottesville that might take access off of Pen Park Lane.
- Pedestrian traffic on Rio Road.
- Units being out of character

- How the affordable housing aspect is going to work, particularly where the affordable units are to be located. Crime and security concerns

An action memo will be completed within a couple of weeks. Another work session will be scheduled in the future.

Old Business:

Ms. Joseph asked if there was any old business. There being none, the meeting moved on to the next item.

New Business:

Ms. Joseph asked if there was any new business.

Carriage Hill Apartments – Private street standards and interconnection (Bill Fritz)

Mr. Fritz passed out information on the private street standards and interconnection at Carriage Hill Apartments. The representative of the Carriage Hill Development came and met with staff. Their proposal was to put a gate up at this location to prevent general public access through this development between South Pantops and either Route 250 or the shopping center. When staff originally met with them they knew they could approve the location of a gate there as an amendment, but they were uncomfortable doing it because of the efforts that the Commission has made with the Neighborhood Model with interparcel connection. However, after further analysis it is staff's opinion that they could not deny this request. Originally, they were bringing this to the Commission to find out how they would feel about it. He wanted to take this as an educational opportunity to let you know. This was done as a site plan. It was not done as a private street that was reviewed and approved by the County under any interparcel connection requirements. Not only that, in the review of the files and talking to a few staff members that have been here since 1988 there was never any written correspondence that they need to provide this access. Based on staff's recollection, it was simply one of those things that the designers and staff felt that it would be nice to provide a connection back through to here. So it was done and they were appreciative of it. Staff is still encouraging the applicant to look at doing traffic calming measures as opposed to a gate. The gate would be controlled by the residents. It would still meet all requirements of the ordinance. This was brought to the Commission as awareness as they are doing these multiple developments if they are doing private streets if they don't get an easement to grant public access to these private streets or require them as public roads these kinds of situations can happen. It is being brought to the Commission as an informative piece of information as they are doing fairly large and phased developments. It is something to be thinking about at the time of special use permits or rezonings.

Ms. Joseph asked if there was anyway this could be accepted as a public road.

Mr. Fritz replied that it does not meet the design standards.

Ms. Joseph requested that the developer do traffic calming.

Cad Turner, representative for the developer and Condominium Board, noted that they were installing a push button garage system with one gate because of the cost of maintaining the road.

- The November 7 meeting will begin at 4:00 p.m. in the auditorium for a work session on the Pantops Master Plan.

- Regarding the letter to the editor in today's newspaper regarding Green County, the Commission deferred discussion until Mr. Strucko was present.
- Ms. Joseph asked the Commission to think about whether Critical Slope Waivers should be placed on the consent agenda or as a regular item.

There being no further new business, the meeting proceeded.

Adjournment:

With no further items, the meeting adjourned at 9:05 p.m. to the Tuesday, November 7, 2006 meeting at 4:00 p.m. at the County Office Building, 401 McIntire Road in the auditorium.

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V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon Claytor Taylor, Recording Secretary.)