TENTATIVE
DECEMBER 4, 2018
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD

1. Call to order and establish quorum.

2. Other Matters Not Listed on the Agenda from the Public.

3. Consent Agenda (on next sheet).

4. Public Hearing Items.

a. **SP201800015 Albemarle Montessori School**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 046B20100002F0
LOCATION: 1562 Insurance Lane, Charlottesville VA 22911
PROPOSAL: New Special Use Permit to establish a 1,970 sq. ft. Montessori School in an existing building for grades 1-6, with a maximum enrollment of 36 students. The building would include one classroom and four office/storage areas. No residential units are proposed.
PETITION: Sections 20.4.2 and 23.2.2(6) School of Special Instruction
ZONING: PUD- Planned Unit Development – residential (3 – 34 units per acre), mixed with commercial, service and industrial uses.
OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area, Steep Slopes- Managed
COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses in the Hollymead area of the Places29 Master Plan. (Tori Kanellopoulos)

b. **ZMA201800008 Commonwealth Senior Living**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 078000000055A1
LOCATION: 1550 Pantops Mountain Place, Charlottesville, VA 22911
PROPOSAL: Request to amend proffers associated with ZMA201500004 to allow the increase of the square footage of enclosed space, through the repurposing of structured parking, along with a special use permit for professional office use in an existing structure in a Planned Residential Development.
PETITION: Request to amend proffers and application plan on a 3.851-acre property zoned PRD, Planned Residential Development, which allows residential uses at a density of 3 – 34 units/acre with limited commercial uses, to allow the total square footage of the building to increase from 110,000 square feet to 120,000 square feet to accommodate professional office space, which is allowed by special use permit. Request for special use permit for professional office use in an existing structure under Section 19.3.2.9 of the zoning ordinance. No additional residential units proposed.
ZONING: PRD Planned Residential Development which allows residential (3 – 34 units/acre) with limited commercial uses; ZMA201500004.
OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed
PROFFERS: Yes
COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 3, Pantops Master Plan Area.
POTENTIALLY IN MONTICELLO VIEWSHED: Yes
(Andy Reitelbach)

AND

c. **SP201800017 Commonwealth Senior Living**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 078000000055A1
LOCATION: 1550 Pantops Mountain Place, Charlottesville, VA 22911
PROPOSAL: Request to amend proffers associated with ZMA201500004 to allow the increase of the square footage of enclosed space, through the repurposing of structured parking, along with a special use permit for professional office use in an existing structure in a Planned Residential Development.
PETITION: Request to amend proffers and application plan on a 3.851-acre property zoned PRD, Planned Residential Development, which allows residential uses at a density of 3 – 34 units/acre with limited commercial uses, to allow the total square footage of the building to increase from 110,000 square feet to 120,000 square feet to accommodate professional office space, which is allowed by special use permit. Request for special use permit for professional office use in an existing structure under Section 19.3.2.9 of the zoning ordinance. No additional residential units proposed.
ZONING: PRD Planned Residential Development which allows residential (3 – 34 units/acre) with limited commercial uses; ZMA201500004.
OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed
PROFFERS: Yes
COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 3, Pantops Master Plan Area.
POTENTIALLY IN MONTICELLO VIEWSHED: Yes
(Andy Reitelbach)

5. Committee Reports.

6. Old Business.
   a. 2019 Planning Commission meeting schedule DRAFT#2

7. New Business.

8. Items for follow-up.

9. Adjournment—8:00 p.m.

CONSENT AGENDA

a. Approval of Minutes: October 30, 2018