

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, March 12, 2019 at 5:30 P.M. CITY COUNCIL CHAMBERS

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – February 12, 2019 – Pre- meeting and Regular meeting
2. Minutes – January 22, 2019 – Work Session

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1. **ZM18-00004 - (Lyman Street) (Lyman Street Residences)** –BKKW LLC (landowner) by its member Bruce Wardell, has submitted a rezoning petition for property identified on City Tax Map 58 as Parcels 289.2 and 358E (“Subject Property”). The rezoning petition proposes a change in zoning classification of the Subject Property, from the R-1 (low-density residential) on Parcel 289.2 to R-2 (two-family residential), and from Belmont Cottages Planned Unit Development on Parcel 358E to R-2 Residential. The Subject Property has approximately 145 feet of frontage on Lyman Street, and the total combined acreage of the Subject Property is approximately 0.2 acre (approximately 8,712 SF). Within the Belmont Cottages PUD, Parcel 358E was to be used for open space. Current zoning of Parcel 289.2 would allow that parcel to be used for one (1) single-family dwelling. The proposed rezoning would also allow one (1) single-family dwelling to be constructed on each parcel, or would allow additional unit(s) to be developed with a special use permit for infill development (see related application SP18-00011). The Land Use Plan within the City’s Comprehensive Plan projects that the Subject Property would be developed for Business and Technology uses. The Comprehensive Plan also indicates that residential density greater than 15 units per acre would be appropriate in this location.
2. **SP18-00011 – (Lyman Street) (Lyman Street Residences)** –BKKW LLC (landowner) by its member Bruce Wardell has submitted an application seeking approval of a Special Use permit (SUP) proposing a specific Infill Development to be constructed on property identified on City Tax Map 58 as Parcels 289.2 and 358E (“Subject Property”), having, together, an acreage of approximately 0.2 acre (approx. 8.712 SF) and approximately 145 feet of frontage on Lyman Street. (See related rezoning application ZM18-00004) The Infill Development SUP proposes construction of three (3) single-family dwelling units on the Subject Property (an effective density of 15.2-DUA), with building setbacks and lot area less than would be permitted by right under the R-2 zoning district classification without an SUP. The Land Use Plan within the City’s Comprehensive Plan projects that the Subject Property would be developed for Business and Technology uses. The Comprehensive Plan also indicates that residential density greater than 15 units per acre would be appropriate in this location.

Information pertaining to these requests may be viewed five days prior to the Public Hearing online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Rezoning and SUP petition may contact Brian Haluska by email (haluska@charlottesville.org) or by telephone (434-970-3186).

3. Community Development Block Grant (CDBG) and HOME Funding—1st Year Action Plan, FY 19-20: The Planning Commission and City Council are considering projects to be undertaken in the 1st Year Action Plan of the multi-year Consolidated Plan utilizing CDBG & HOME funds for the City of Charlottesville. In Fiscal Year 19-20 it is expected that the City of Charlottesville will receive about \$408,417 in Community Development Block Grant funds and about \$76,000 in HOME funds from the Department of Housing and Urban Development HUD. CDBG funds will be used in the City to address neighborhood improvements in Belmont and/or Ridge Street, economic development activities and public service projects that benefit low and moderate income citizens. HOME funds will be used to support the housing needs of low and moderate-income citizens through homeowner rehabilitation. **Report prepared by Tierra Howard, Grants Coordinator. Presented by Missy Creasy, Assistant Director**

IV. COMMISSION'S ACTION ITEMS

Continuing: until all action items are concluded

1. Long Range Transportation Plan - Presentation

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, April 9, 2019 – 4:30 PM	Pre- Meeting	
Tuesday, April 9, 2019 – 5:30 PM	Regular Meeting	<u>PUD, Critical Slope, Subdivision –Flint Hill</u> <u>SUP - Bellevue Pump Station</u> <u>Critical Slope – 915 6th Street SE</u>

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements
SUP –MACAA (1021 Park Street), 167 Chancellor, 1617 Emmet
Rezoning and Infill SUP – Lyman Street
Subdivision – David Terrace
SUP/Critical Slope – 0 Carlton
Work Session – Standards and Design Manual

**Persons with Disabilities may request reasonable accommodations by contacting
ada@charlottesville.org or (434)970-3182**

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
2/1/2019 TO 2/28/2019**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
- 3. Site Plan Amendments**
- 4. Subdivision**

a. BLA 1513 Chesapeake Street (TMP 55A-99.4 and 55A-88) – February 26, 2019