

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 11, 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 – May 14, 2019 – Pre- meeting and Regular meeting
2. Minutes – May 28, 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. ZM-19-00001 – (750 Hinton Avenue) (Hinton Avenue United Methodist Church)** – Hinton Avenue United Methodist Church (landowner) has submitted a rezoning petition to change the zoning district classification for a parcel of land located at 750 Hinton Avenue identified on City Tax Map 58 as Parcel 161 (“Subject Property”), having an area of approx. 0.76 acre. The rezoning petition proposes a change in zoning from the existing R-1S (low-density residential, small lot) to NCC (Neighborhood Commercial Corridor Mixed Use) subject to proffered development conditions. The purpose of the rezoning is to allow construction of a multifamily building containing up to 15 units (for a total density of 19.7 DUA). Within the current R-1S zoning district, multifamily dwellings are not permitted. The proffered conditions include: **(i) maximum residential density:** no more than 15 dwelling units shall be permitted on the Subject Property; **(ii) affordable housing:** a minimum of four residential units within multifamily dwelling building(s) on the Subject Property shall be restricted to residents with income at 80 percent or less of area median income for the Charlottesville Metropolitan Area; **(iii) resident safety:** access to all interior common areas serving residential units shall be controlled through the use of entry locks; **(iv) uses:** all non-residential uses other than educational facilities (non-residential) and day care facilities, which are not accessory to a house of worship or to residential uses located on the Subject Property, shall not be permitted on the Subject Property; **(v) access:** Permanent vehicular ingress and egress to the Subject Property shall be restricted to Rialto Street, provided that this restriction on vehicular access shall not take effect until such time as a building permit is issued for construction of any multifamily building; **(vi) height:** The maximum height on the property will be 38 feet; **(vii) streetwall:** Primary street frontage setback shall be six (6) feet minimum, ten (10) feet maximum. The Comprehensive Plan calls for Low Density Residential uses in this area (no greater than 15 units per acre). Information pertaining to this application may be viewed 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 may contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.org) or by telephone (434-970-3186).

2. ZM19-00002 - 209 Maury Avenue – Landowner Southern Property, LLC has submitted an application seeking a rezoning of approximately (1.6) acres of land identified within City tax records as Tax Map and Parcel (TMP) 17-18, TMP 17-18.1, TMP 17-18.2, TMP 17-184, TMP 17-185, and TMP 17-186 (collectively, “Subject Property”). The Subject Properties have frontage on Maury Avenue and Stadium Road. The application is proposing changing the current zoning of the Subject Properties from R-2U (Two-family University) to R-3 (Multifamily) with no Proffered conditions or development plan. The Comprehensive Land Use Map for this area calls for Low Density Residential (15 Dwelling Units per Acres). Information pertaining to this application may be viewed 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 may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.org) or by telephone (434-970-3636).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

1. ZM18-00003 - Flint Hill PUD

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, June 25, 2019 – 5:00PM	Work Session	Zoning Text Discussion – Access Requirements
Tuesday, July 9, 2019 – 4:30 PM	Pre- Meeting	
Tuesday, July 9, 2019 – 5:30 PM	Regular Meeting	<u>Preliminary Site Plan</u> - Gallery Court Hotel <u>Subdivision</u> – David Terrace ZTA Study Initiation – R-1 to R-2 in portions of Fry’s Spring

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, 602-616 West Main (University Tire site)

SUP and Critical Slopes – Seminole Square Mixed Use site (Old Giant building)

Work Session - July 23, 2019 - Fontaine Avenue Presentation

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
5/1/2019 TO 5/31/2019**

1. Preliminary Site Plans

2. Final Site Plans

- a. Preston Avenue Turn Lane – May 20, 2019

3. Site Plan Amendments

- a. 700 Harris Street – May 16, 2019
- b. Sunrise Park PUD – NE Parcel – May 21, 2019
- c. 1218 Avon Street – May 21, 2019
- d. Monticello Animal Hospital (building expansion) – May 28, 2019

4. Subdivision

- a. BLA – 411 B Valley Road Extended – May 14, 2019
- b. BLA -1185 Seminole Trail (TMP 41C-1 & 41C-3) – May 15, 2019