

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 12, 2018 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 – March 13 & 14, 2018 – Pre- meeting and Regular meeting
2. Minutes – April 10, 2018 - Pre- meeting and Regular meeting
3. Zoning Text Initiation – Temporary Construction Laydown and Temporary Parking Areas

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. SP18-00002 – 946 Grady Avenue (Dairy Central) – Landowner Dairy Holdings, LLC, by its agent, has submitted an application seeking approval of a Special Use Permit (SUP) to allow for a mixed use development that will contain multiple buildings (some mixed-use buildings, some single-use buildings). The purpose of the SUP is to authorize residential density up to 60 dwelling units per acre, per City Code Section 34-780(b) within the entire mixed use development site and to authorize an increase in the maximum permitted building height from 50 feet to 65 feet per City Code Section 34-777(2). The Subject Property is identified on City Real Property Tax Map 31 Parcel 60 (Tax Map Parcel ID number 310060000) and has an area of approximately 4.35 acres. The Subject Property has frontage on Grady Avenue, Preston Avenue, 10th Street NW and West Street. The Subject Property is zoned “CC” (Central City Corridor), contains an Individually Protected [Historic] Property, and is situated within an Entrance Corridor Overlay Zoning District. If a residential density of 60 DUA is granted, that will allow a total of 261 dwelling units within the development site (under the current zoning, only 187 dwelling units could be developed (43 DUA, max)). The Comprehensive Plan Land Use Map calls for this area to be used and developed for mixed-uses. The Comprehensive Plan specifies that density of residential development should be greater than 15 DUA in this location. Information pertaining to request 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 special use permit petition may contact Brian Haluska by email (haluska@charlottesville.org) or by telephone (434-970-3186).

2. ZM18-03-01 – Parking Modified Zone Amendments – A proposed amendment to City’s Official Zoning Map to include within the Parking Modified Zone referenced in City Code § 34-971(e)(3) the following locations: the site of Friendship Court (Tax Map Parcel ID number: 280112000); the site of the Charlottesville Redevelopment and Housing Authority’s (CRHA) Crescent Halls building (Tax Map Parcel ID number: 280218000); the site of the CRHA’s Avon/Levy site located at 405 Levy Avenue and 405 Avon Street (Tax Map Parcel ID numbers: 580115000 and 580114000); and the CRHA’s 6th Street site located at 6th Street SE and Monticello Avenue (Tax Map Parcel ID number: 270019000). The purpose of the Parking Modified Zone is to reduce the number of on-site parking requirements for non-residential developments, exclude affordable dwelling units from the calculation of required parking spaces; and to provide multiple mechanisms for satisfying on-site parking requirements.

Charlottesville City Council and the Charlottesville Planning Commission will jointly conduct a public hearing, to receive public comment on the above proposed zoning text amendment. The proposed zoning text amendments and related materials are available for inspection at the Charlottesville Dept. of Department of NDS, 610 East Market Street, Charlottesville, 22902. Tel. 434-970-3182. Staff contact: Brenda Kelley, Email: kelleybr@charlottesville.org.

3. ZT18-04-01: Restaurants: Drive-through windows in Highway Corridor - A proposed amendment to the text of the City’s Zoning Ordinance, City Code section 34-796 to authorize restaurants with drive through windows in the Highway Corridor (HW) Mixed Use Zoning District with a special use permit.

Charlottesville City Council and the Charlottesville Planning Commission will jointly conduct a public hearing, to receive public comment on the above proposed zoning text amendment. The proposed zoning text amendments and related materials are available for inspection at the Charlottesville Dept. of Department of NDS, 610 East Market Street, Charlottesville, 22902. Tel. 434-970-3182. Staff contact: Heather Newmyer, Email: newmyerh@charlottesville.org

4. ZT18-05-02 – Mixed Use Development Standards - A proposed amendment to the text of the City’s Zoning Ordinance, Article VI (Mixed Use Districts), Division 1 (General), to specify that, in the event that any mixed use zoning district allows additional height for a mixed-use building, or allows additional residential density for a mixed use development the following requirements must be met by the building or development, in order to be eligible for the bonus height or development:

- If a zoning district allows additional height for a mixed-use building, then residential and non-residential uses shall each occupy at least 12.5% of the Gross Floor Area of the proposed building, unless different percentages are specified within the regulations for that zoning district.
- If a zoning district allows for additional residential density for a mixed-use building, then residential and non-residential uses shall each occupy at least 12.5% of the Gross Floor Area within the proposed building, unless different percentages are specified within the regulations for that zoning district.
- If a zoning district allows for additional residential density for a mixed-use development or project, then residential and non-residential uses shall each occupy at least 12.5% of total Gross Floor Area of the buildings within the proposed development or project, unless different percentages are specified within the regulations for that zoning district.

Charlottesville City Council and the Charlottesville Planning Commission will jointly conduct a public hearing, to receive public comment on the above proposed zoning text amendment. The proposed zoning text amendments and related materials are available for inspection at the Charlottesville Dept. of Department of NDS, 610 East Market Street, Charlottesville, 22902. Tel. 434-970-3182. Staff contact: Missy Creasy, Email: creasym@charlottesville.org

IV. COMMISSION'S ACTION ITEMS

Continuing: until all action items are concluded

1. Entrance Corridor Review Board
 - a. 916, 920 East High Street & 325 10th Street NE (10th & High)
 - b. Lexington Avenue and East High Street - Tarleton Oak
 - c. 2025 Fontaine Ave/Colony Plaza
2. Site Plan - Sunrise Park PUD Phase IV
3. 0 Carlton
 - a. Critical Slope Waiver
 - b. Special Use Permit

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, June 26, 2018 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, July 10, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, July 10, 2018 – 5:30 PM	Regular Meeting	<u>Rezoning</u> - 1206 Carlton Avenue <u>Entrance Corridor</u> - Seminole Square shopping center <u>Minutes</u> – April 24, 2018 – Work Session

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018)

SUP –MACAA (1021 Park Street), 167 Chancellor Street

Rezoning and Special Permit - 918 Nassau Street (Hogwaller Farm Development)

PUD - ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)
513 Rugby Road

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
5/1/2018 TO 5/31/2018**

1. Preliminary Site Plans

2. Final Site Plans

- a. Montessori School of Charlottesville 1602 Gordon Avenue (TMP 9-13) – May 4, 2018
- b. Extra Space – 2307 Hydraulic Road (TM 40C P 46) – May 21, 2018

3. Site Plan Amendments

4. Subdivision

- a. BLA – 1639 & 1643 Keith Valley Road (TM41A P 41 & 42) - May 8, 2018
- b. Burnet Commons Phase III & Oakwood Cemetery (TMP 27-1) – May 8, 2018