

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	February 5, 2024
Action Required:	Consideration of a Rezoning Application
Presenter:	Carrie Rainey, Urban Designer/City Planner
Staff Contacts:	Carrie Rainey, Urban Designer/City Planner
Title:	Consideration of a request to rezone the property at 108 Lankford Avenue from R-1S (Single Family Small Lot Residential) to R-3 (Multifamily Residential)

Background

Green Retro Salvage II Holdings, LLC (applicant and owner) has submitted a Rezoning application per Code Section 34-41 for property located at 108, 110, and 112 Lankford Avenue and identified in the City's land records as Tax Map and Parcel (TMP) 260012000 (Subject Property). The applicant is pursuing a rezoning to change the existing zoning of the Subject Property from R-1S (Single Family Small Lot Residential) to R-3 (Multifamily Residential) with proffers. In order to implement the project as presented, the applicant has also applied for a Special Use Permit (SUP) (SP23-00003) to increase residential density from 21 dwelling units per acre (DUA) to 49 DUA and modify required setbacks and screening buffers. Please see the following report for more information on the Special Use Permit application.

Discussion

The Planning Commission and City Council held a joint public hearing on this matter on November 14, 2023. The staff report and application materials are available starting on page 167 of the packet: <https://charlottesvilleva.portal.civicclerk.com/event/1836/files/4422> After the hearing, the Planning Commission granted the applicant's request to defer the application in order to make revisions.

The Planning Commission considered the revised application at their January 9, 2024 meeting. The staff report and application materials are available starting on page 104 of the packet: <https://charlottesvilleva.portal.civicclerk.com/event/1956/files/4528> The Planning Commission discussed the modified preliminary proffer statement, which now requires 10% of residential units to be affordable for 99 years beginning with the first certificate of occupancy. The Planning Commission discussed the proposed preservation of two (2) of the three (3) existing buildings fronting on Lankford Avenue, which the Planning Commission found maintains the existing character and scale of the neighborhood. The Planning Commission discussed the impact of the property's grade on the placement of the proposed buildings, which the Planning Commission found reduces the apparent massing of the buildings. The Planning Commission discussed concerns with motorist behavior on Lankford Avenue and determined potential improvements would be most appropriately undertaken by the City through the Traffic Calming program.

Alignment with City Council's Vision and Strategic Plan

If City Council approves the Rezoning, the project could contribute to the City Vision Statement of Housing: Charlottesville defines access to livable housing as a human right and works to ensure housing choices and mobility are provided for all who seek it through implementation of the Affordable Housing Plan.

Community Engagement

On August 2, 2023, the applicant held a Community Meeting at CitySpace (100 5th Street NE) beginning at 5:00pm. The meeting was attended by four (4) members of the public. Concern was expressed for impacts to traffic and on-street parking (as many existing homes do not have on-site parking), impacts to land values, impacts to the cemetery on the adjacent property (106 Lankford Avenue), and the proposed multifamily building style and heights. Attendees expressed a desire to see single family homes or tiny homes at this location. At the meeting, the applicant team confirmed underground and sonar survey work had been completed in respect to the cemetery on adjacent 106 Lankford Avenue.

At the November 6, 2023 City Council meeting, several members of the public spoke during Community Matters on Lankford Avenue. Comments are available in the meeting minutes starting on page 6 of the minutes: <https://charlottesvilleva.portal.civicclerk.com/event/1669/files/4531>

On November 14, 2023, the Planning Commission held a joint public hearing with City Council. No members of the public spoke at the hearing.

As of the date of this report, staff has received comments from two (2) community members. One community member indicated they are not supportive of the proposed Rezoning and SUP applications due to impacts from other developments in the neighborhood including on-street parking availability and difficulty traveling Lankford Avenue due the narrow width. The other community member noted concerns with increased traffic on Lankford Avenue including the narrow width of Lankford Avenue, lack of complete sidewalks, street grades increasing vehicular speeds, and the residential nature of the street which includes many homes with children or older adults. Should any comments come in after the report is posted, those comments will be forwarded to City Council.

Budgetary Impact

There is no impact to the General Fund.

Recommendation

The Planning Commission voted 5-0 to recommend approval of the Rezoning application.

Suggested motion: I move to approve the ordinance for application ZM23-00002 rezoning the property located at 108, 110, and 112 Lankford Avenue, City Tax Map Parcel 260012000 from R-1S (Residential Single Family Small Lot) to R-3 (Multifamily Residential) with Proffers.

Alternatives

City Council has several alternatives:

(1) by motion, take action to approve the attached ordinance granting the Rezoning as recommended

by the Planning Commission;

(2) by motion, request changes to the attached ordinance, and then approve the Rezoning;

(3) by motion, take action to deny the Rezoning; or

(4) by motion, defer action on the Rezoning.

Attachments

1. Signed Proffer Statement dated January 11, 2024
2. 108 Lankford Rezoning Ordinance