

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



Agenda Date:	October 21, 2024
Action Required:	Consideration of a Rezoning to amend Proffers
Presenter:	Matthew Alfele, City Planner
Staff Contacts:	Matthew Alfele, City Planner
Title:	Ordinance for 240 Stribling Avenue Planned Unit Development Proffer Amendment (2nd reading)

Background

Southern Development on behalf of the landowner, Belmont Station, LLC, has submitted an application pursuant to City Code 34-41 and 34-66(d) (adopted September 15, 2003, as amended) to amend the approved Proffer Statement (approved by City Council on April 18, 2022) for the 240 Stribling Avenue Planned Unit Development (PUD). The request is to amend the proffer statement to allow a portion of the required affordable dwelling units to be built within the Flint Hill PUD (project number P20-0107) development which is currently under construction. The proposed amendment would also lower the required affordability to 50% Area Medium Income, (AMI) from the current 60% AMI for a minimum of two (2) of the required affordable dwelling units. If this request is approved, up to eight (8) of the required twenty-six (26) affordable dwelling units at 240 Stribling Avenue could be built within the Flint Hill PUD development. The remaining eighteen (18) required affordable units would still be built within the 240 Stribling Avenue development. If approved, at least 10.5% of the new units at 240 Stribling will still be affordable dwelling units.

Discussion

The Planning Commission held a Public Hearing on September 10, 2024. The Planning Commission wanted to know the reason the applicant was requesting the change. The applicant indicated the change would give them more freedom to meet their affordability requirements and that would create more certainty moving forward on both projects. The Planning Commission also wanted to know if the units would be different in size or appearance depending on which development the units were placed in. The applicant indicated they have not gotten to that level of detail to determine the size, number of rooms, or esthetics of the units.

[Boxcast link to the meeting. Public Hearing for this item starts at 01:02:00 mark.](#)

[Link to background materials and staff report \(starting on page 278\).](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves the rezoning request to amend the proffers, the project could contribute to the Strategic Outcome Area of Housing.

Community Engagement

Due to the minimal change being requested, the Community Meeting Required under Z.O. Sec. 34-41(c)(2) was waived by the Director of NDS.

On October 10, 2024 the Planning Commission held a Public Hearing. No members of the public spoke.

Any emails received by staff regarding this project have been forwarded to Planning Commission and City Council.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

The motion passed 6 - 0 to recommend approval of the rezoning application to City Council.

Alternatives

City Council has several alternatives:

- (1) by motion, take action to approve the attached ordinance granting the Rezoning to amend the Proffer statement as recommended by 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. 240 Stribling Avenue PUD Signed Proffer Statement
- 2. 240 Stribling Avenue PUD Proffer Amendment ORDINANCE