

Planning Commission Work Session

July 25, 2017 - 5:00 - 7:00

NDS Conference Room

Members Present: Chairman Kurt Keesecker, Gennie Keller, John Santoski, Taneaia Dowell, Jody Lahendro, Lisa Green, Corey Clayborne

Member Absent:

Staff Present: Katie Hines, Missy Creasy, Alex Ikefuna, Carolyn McCray

Call to Order: by Chair Kurt Keesecker

Legal Review: Lisa Robertson, Deputy City Attorney

Ms. Robertson stated Mike StoneKing, Chair for PLACE Design Task Force is coming to consider the issue of building height and to offer analysis and recommendations which might be supported with some drawings. He is coming to present a handful of alternatives so we can return to the discussion of a possible interim definition of building height that we could implement instead of the current averaging provisions that we have. When Mr. Stoneking gets here, she wants to revisit the issue of the building height definition which could address one of the more urgent short term issues. PLACE members put together some of the illustrations we are hoping to have Mr. Stoneking and Chris Henry, another member of CADRe, put together some examples.

Ms. Robertson said we are starting the discussion on #9 from the previous meetings worksheet. The Industrial Corridor District lacks criteria for specifying when a Mixed Use Building may qualify for a height bonus. She said it is advisable to be more specific about when the SUP would be available to start with. It was agreed to establish a default 25% GFA for each use within a mixed use building which must be satisfied in order to apply for additional height by SUP.

Ms. Robertson: said #10 on the worksheet pertains to the Industrial Corridor District, regarding the current lack of criteria specifying how many buildings within a Mixed Use Development may qualify for a height bonus: It was agreed that only a building that itself is a "mixed use building" may qualify for the SUP height bonus.

For #11, the commission agreed that in the Industrial Corridor District the "M" in the Use Matrix authorizes 'Multifamily dwellings' within a mixed use development that also contain non-residential buildings.

#12 – The commission agreed that a mixed use development can not contain any type of residential buildings other than a multifamily dwelling.

#13 – The commission agreed to continue the current interpretation of mixed use development within the Emmet Street Corridor District.

#14 – In all of the Commercial Districts: for mixed use development in excess of 21 DUA, what is the maximum density that can be authorized by SUP?

N Do not wish to consider any clarifications at this time, but keep this issue in mind because at the end of things we are hoping for a new set of zoning regulations that will implement your updated goals in a way that is better than what we've got.

#15 and #16 - the commission does not wish to consider any clarifications on these issues at this time.

#17 - in seven (7) different mixed use corridor districts, courtyards and plazas are required when a development “covers an entire city block”, what does this mean? There was no definition provided at this time,

- Other, nobody defined a block, 200 feet; 1100 feet in a cul de sac are examples but no set distance was defined.

#1 – For the Corner District the percentage range will remain 25 – 75%.;

#2 – There was consensus to allow bonus height only by SUP

Mike Stoneking made a presentation on measuring building height.

- Basic dysfunction across all of the districts for measuring the height of a single family dwelling
- The height at street level needs to be taken into account.
- The following denotes comments made on each of the drawings provided and attached:
 - A1 – existing grade, look like grade
 - A2 – is taken from the sidewalk to the property line and from the street to the top of the building
 - A3 – Grade taken from the mid-point of each point
 - A4 – Building height is measured by averaging the height above grade of the building at the corners
 - A5 – you can build a building with our current ordinance because you are averaging. if the whole block was missing you could build that building. On a flat surface the building is the same.
 - A6 – On a sloping site – you would measure the two corners and the building would be lower, the average has to be measured to the same height of the blue line if measured on the flat portion.
 - A7 – An option which would work.

- A8 - An option which would work.
- A9 – Another option per current requirements.
- B2 – Building height is measured as the average of corners for each individual wall plane. Each wall must comply on its own.
- B4 – under but not over, not averaging
- B8 – Shows it being below the allowance but not to build to the maximum
- B9 – the slope doesn't change
- B11 – shows an example with a steep slope
- B12 – Druid Ave was noted as an example of showing that a block can not be 1000 feet. C2 – a height range is established as a projection of the street profile, Height is measured from grade anywhere along the frontage to lowest and highest points of the building.
- C3 – depicts an infill building
- C6 – define grade on the front of a lot
- C7 – Shows how you would build a stepped building within the range
- C8 – Example with a regular slope
- C9 – Shows how it would be with four separate buildings
- C10 – Denotes a steeper slope and how to resolve the top and bottom
- C11 – Shows that a larger floor print might not be as desirable

Public Comment

Neil Williamson, Free Enterprise Forum: As you conduct the “legal” review of Charlottesville’s Zoning Ordinance, the Free Enterprise Forum is concerned that you may be actually, perhaps unintentionally, working against some of the comprehensive plan goals. Decreasing heights, densities and intensity of development may seem to be reflecting the opinions of some vocal opponents to economic expansion but how does it impact the City’s goals for a vibrant community with affordable housing and economic opportunities for all. I recently reviewed the YIMBY (Yes, In My Backyard) San Francisco platform and I believe there are many parallels to Charlottesville. If you insert Charlottesville instead of San Francisco to their preamble, I believe it could be endorsed across the political spectrum: We believe that San Francisco has always been, and should continue to be, an innovative and forward-looking city of immigrants from around the U.S. and the world. San Francisco is not full, and the Bay Area is definitely not full. Ours is an inclusive vision of welcoming all new and potential residents. Anyone who wants to should be able to afford housing in the Bay Area.

We strongly support building new housing. We have a severe housing shortage. Increasing supply will lower prices for all and expand the number of people who can live in the Bay Area. We should build more housing in every neighborhood — especially high-income neighborhoods. High density housing goes with high-quality public transit and walkability. However, housing can be built before or in anticipation of the

construction of future transit improvements. The people most hurt by a housing shortage are those with the least means.

We are unapologetic urbanists who believe in the virtues of cities. More people living in close proximity to each other can improve their lives and the lives of those far beyond city limits.

- Density is sustainability: it reduces urban sprawl, reduces water usage, uses energy more efficiently, and creates a smaller carbon footprint
- Density is accessibility: it encourages walking and biking, makes transit more efficient, reduces social isolation, and increases residents' access to diverse cultural products and to each other.
- Density is opportunity: it increases access to jobs, supports diverse businesses, promotes innovation, and enables people to be more productive.

The Bay Area is a particularly efficient place to build housing because of its moderate climate. People should be free to choose to live in places that are urban, compact and walkable, low-density and car-centric, or rural. Not everyone wants to live in a dense city. However, current policies restrict the supply of urban housing, leaving suburban life as the only affordable option for many.

We believe in long-term planning. Once a citywide or neighborhood plan is made, the process for building should be streamlined, well-defined and predictable. It should not impose significant delays on or add significant costs to a project, nor should individual property owners or neighborhood associations have the power to hijack it.

- As-of-Right building: development plans approved at the departmental level if the project is within existing zoning.
- Mandate or incentivize cities to follow regional master plans and statewide housing policies or mandates.
- California Environmental Quality Act (CEQA) reform.
- Raise height limits.
- Form-based zoning.
- Mixed-use zoning.
- Complete streets.

The Free Enterprise Forum strongly requests that you look at all the consequences (perhaps unintended) in your so called legal review. Consider how these changes balance against the YIMBY platform. We believe the impacts of many of the changes currently proposed are far beyond a simple legal review, and worse, are counter to the

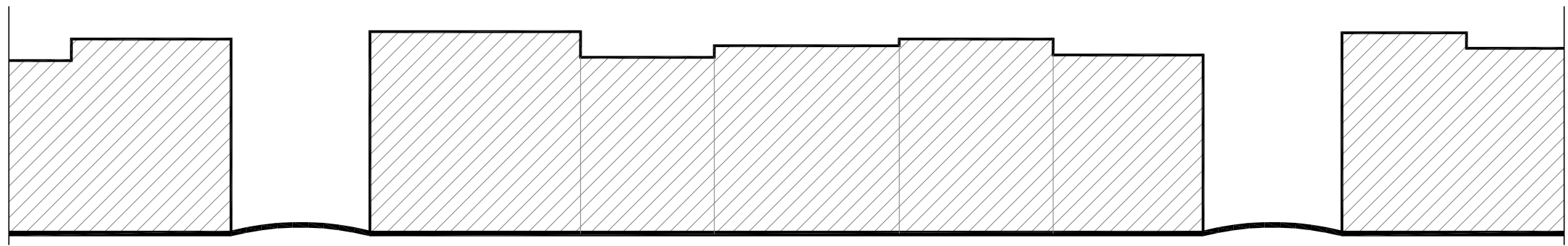
community goals for housing supply, economic vitality, and quality of life. Thank you for the opportunity to speak.

Nicole Scro said 25% – 75% of projects would no longer be able to go forward. Her solution is to choose height and density and provide no mixed use bonus for buildings. A bonus is not what you are trying to achieve.

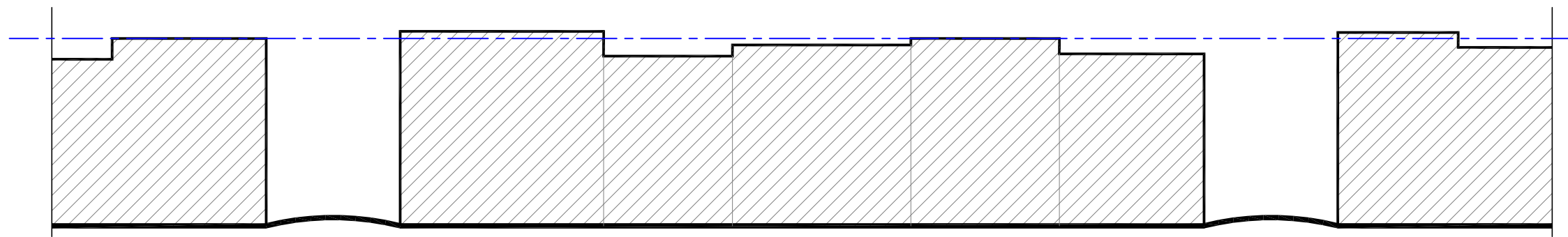
Adjourn: 7:25 p.m.

City of Charlottesville
PLACE Design Task Force
Zoning Ordinance | Code Audit Contribution

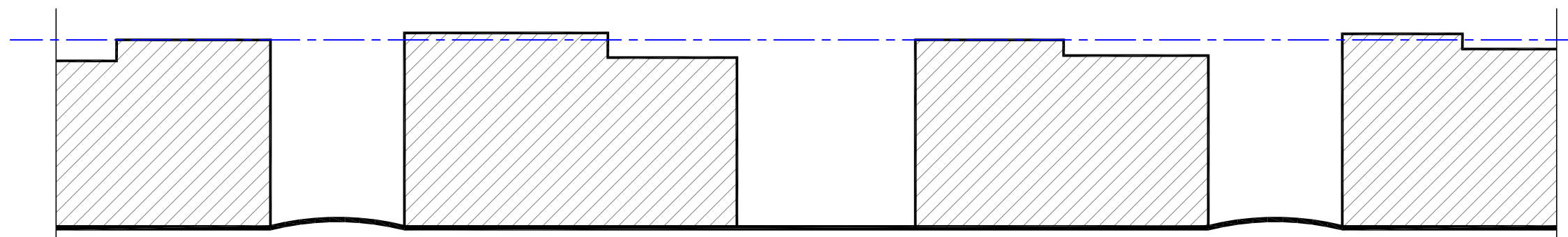
Measuring Building Height
Subcommittee Report - July 24, 2017



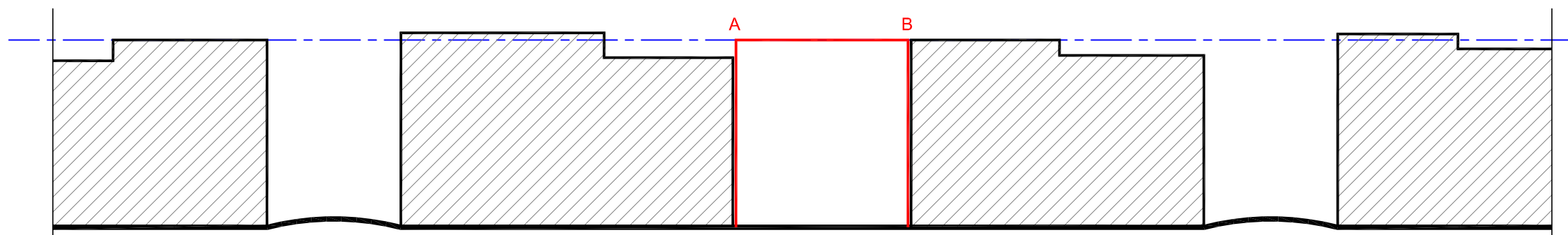
A1



A2



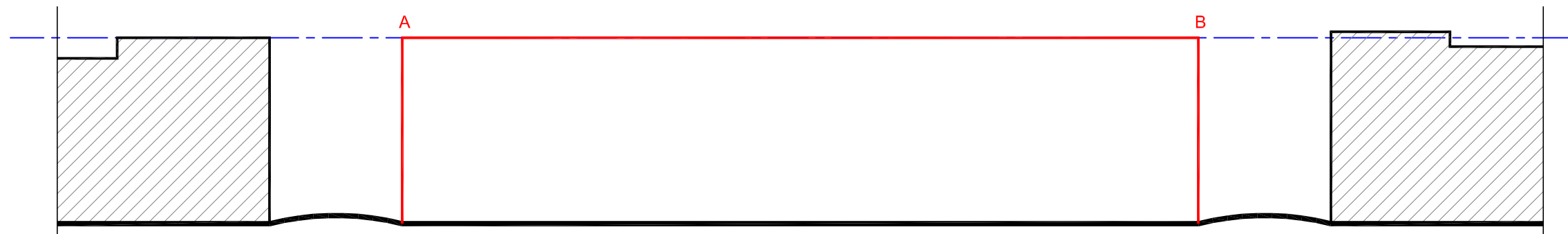
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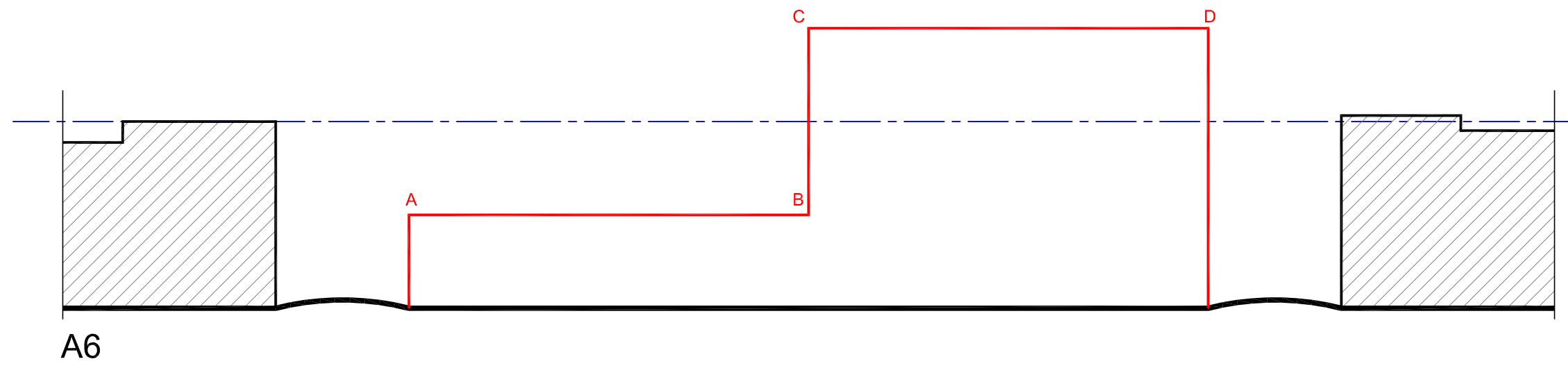
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Current Zoning:

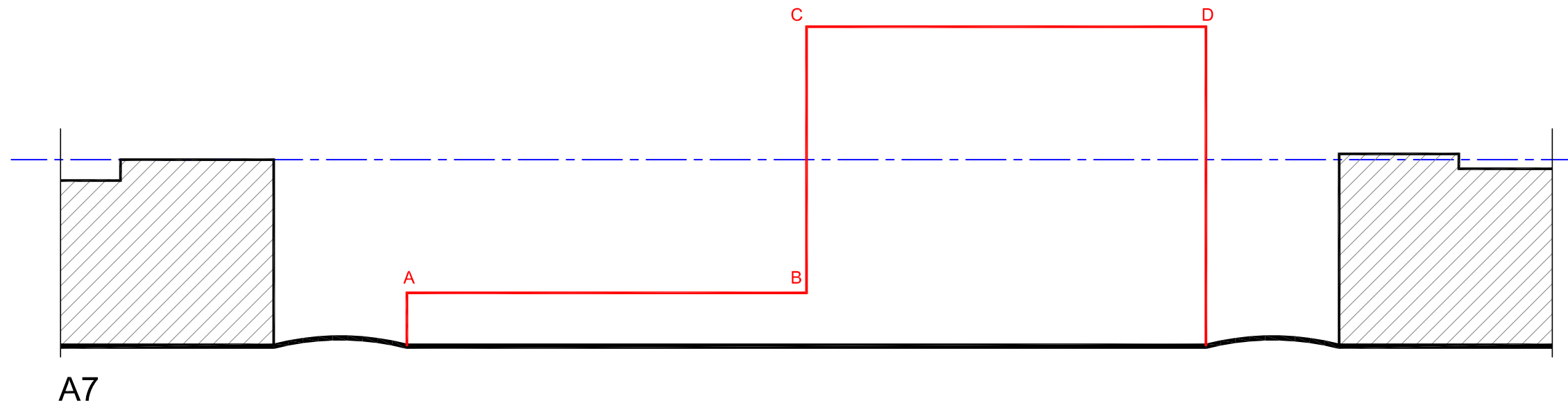
Building height is measured by averaging the height above grade of the building at the corners.

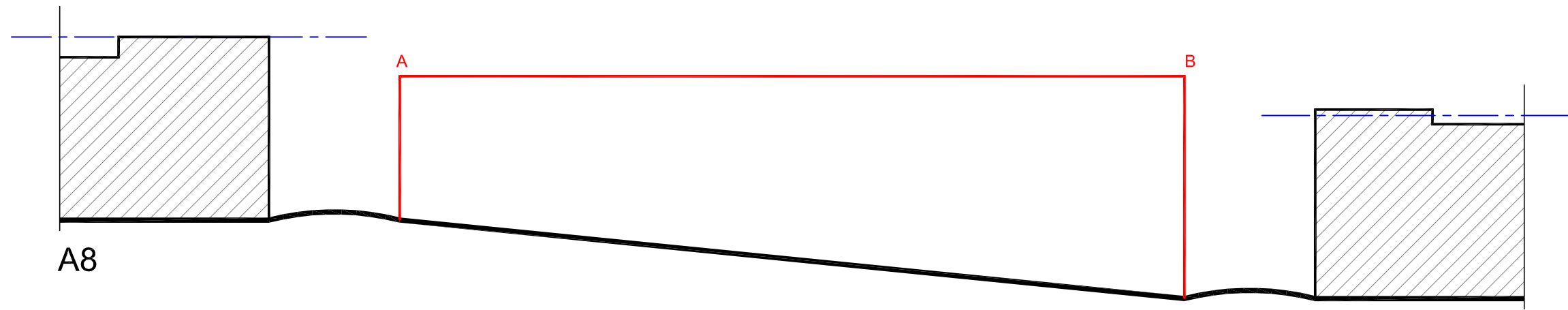


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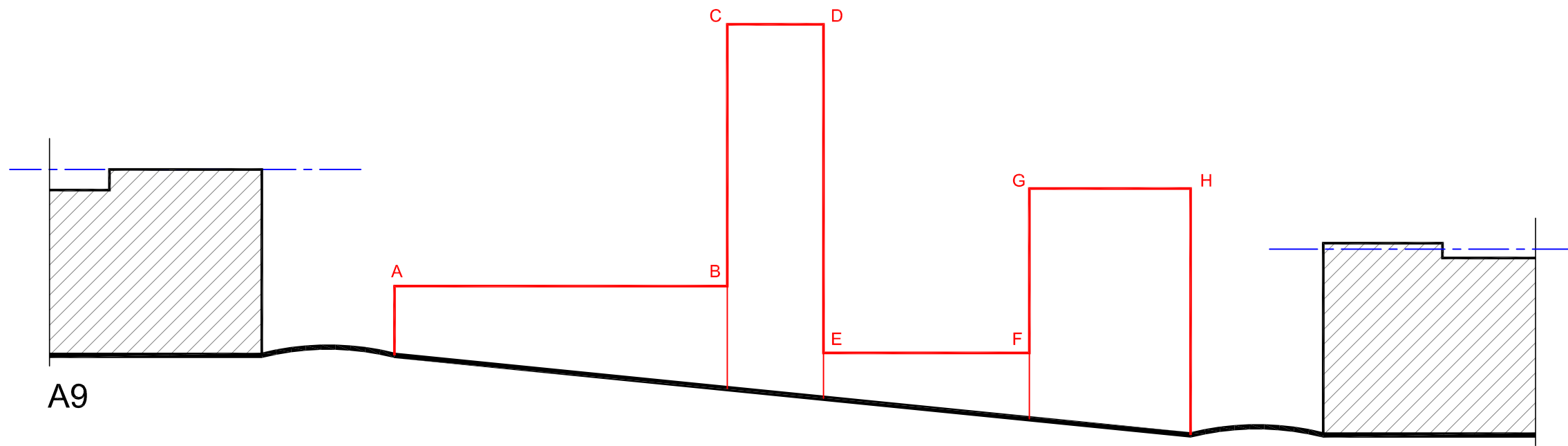


A6

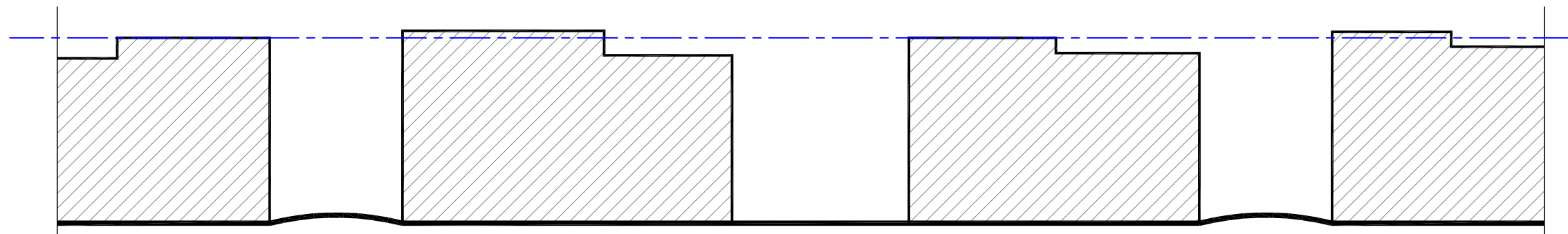




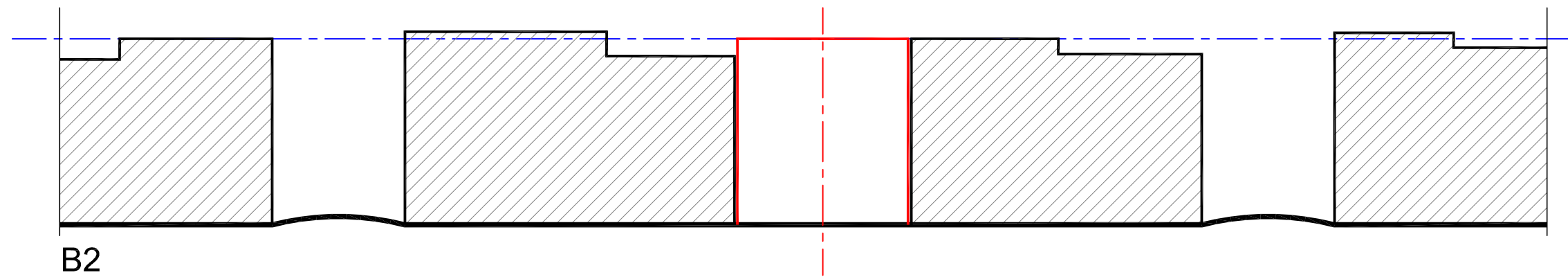
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A9

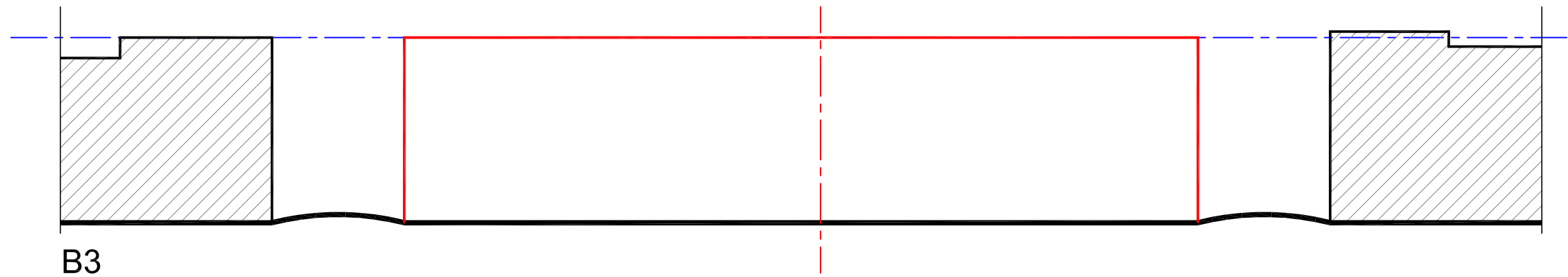


B1

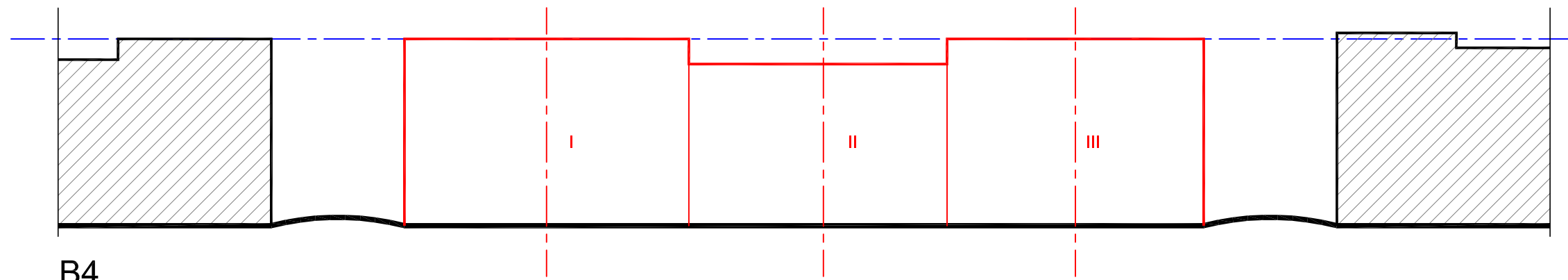


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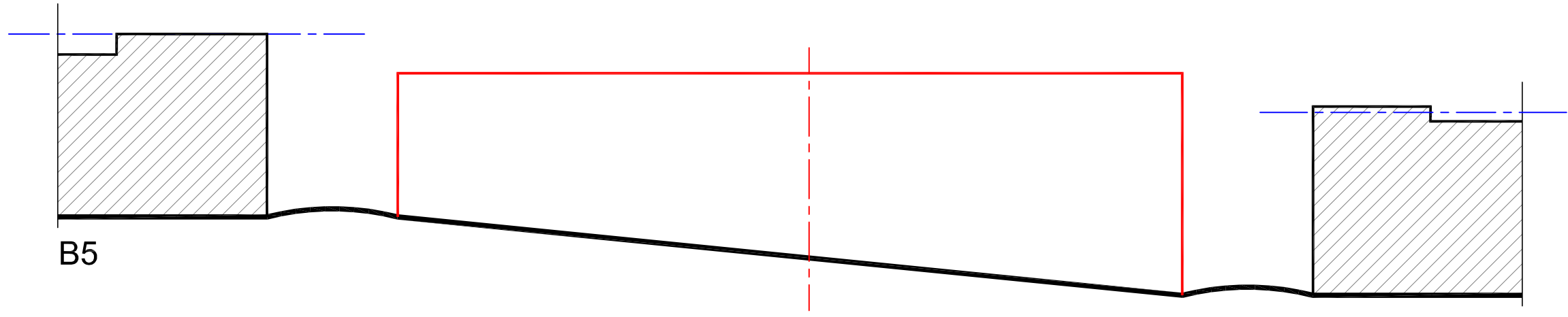
Possible Change (B) Building height is measured as the average of corners for each individual wall plane. Each wall (place) must comply on its own.



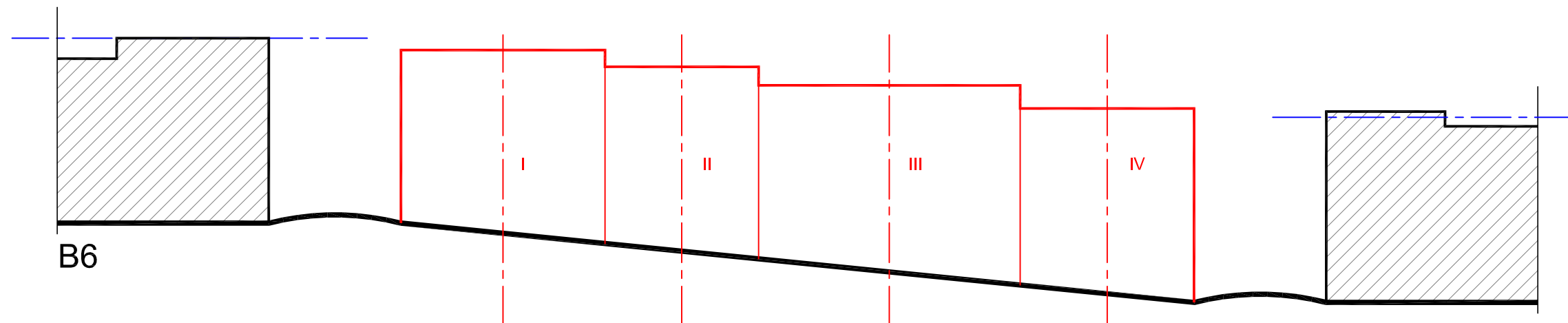
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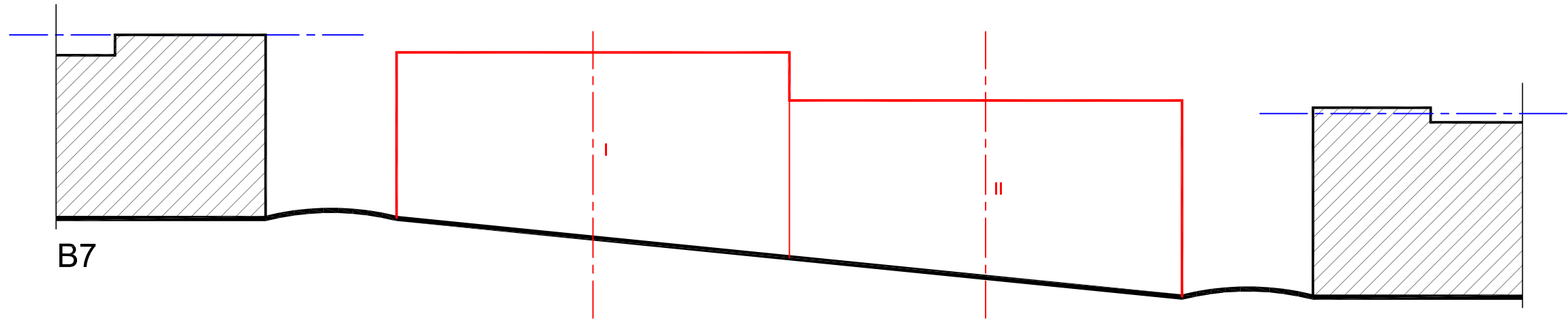
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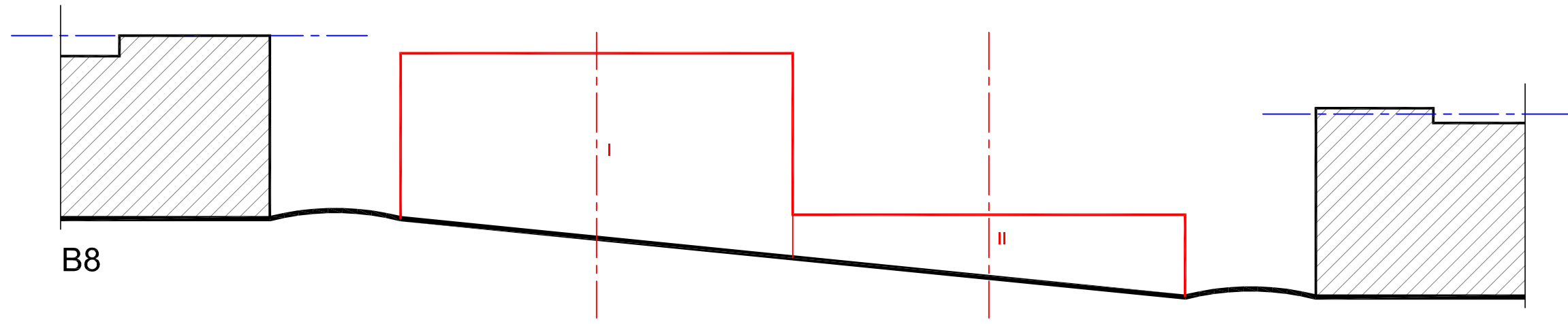
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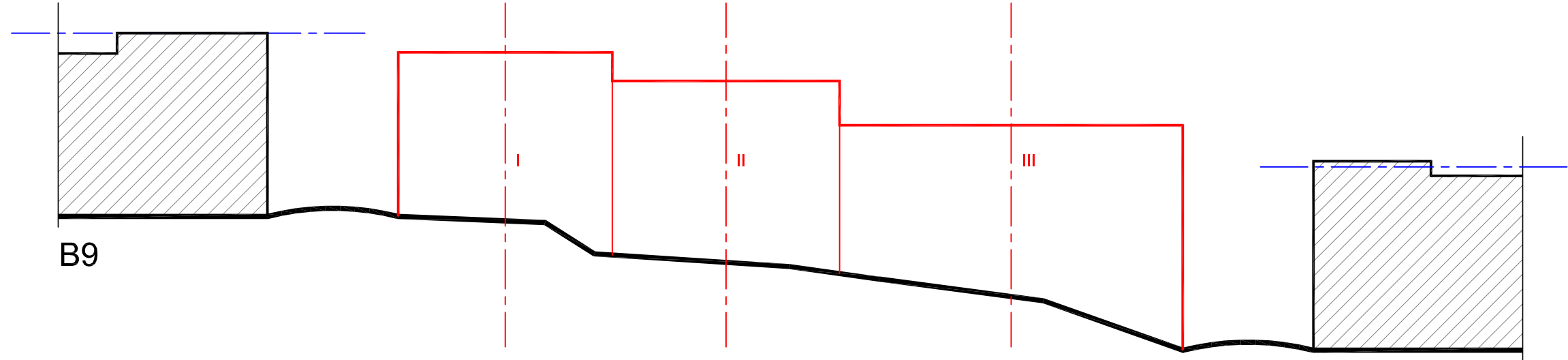
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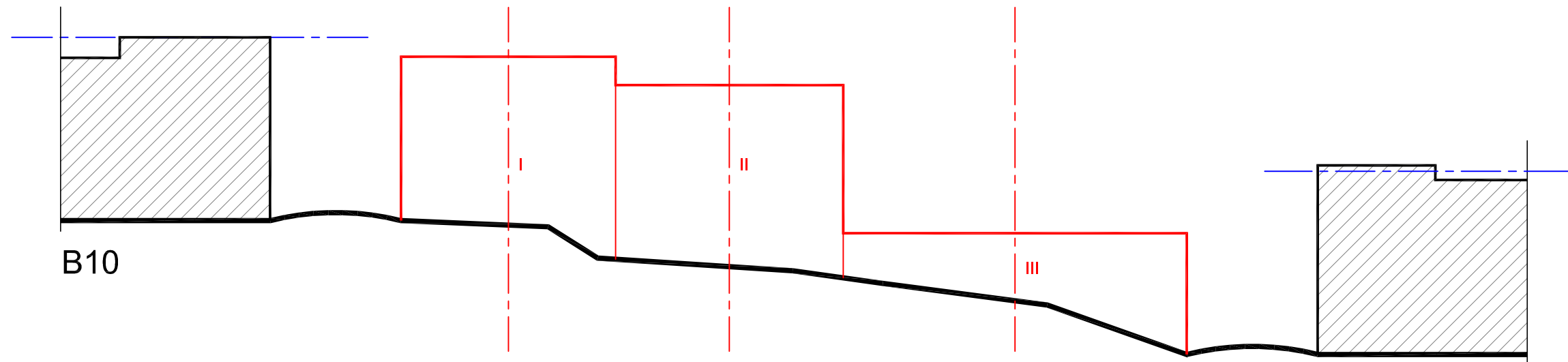
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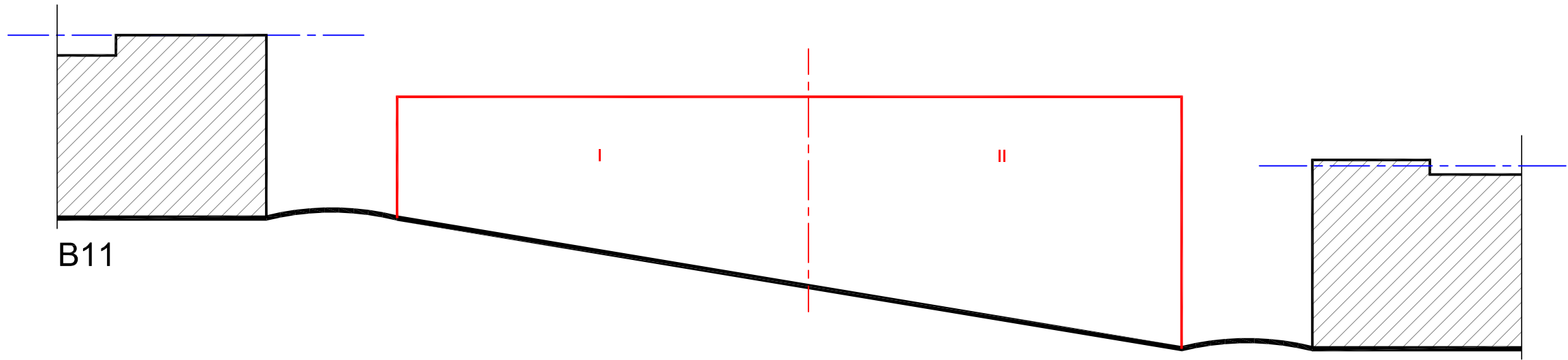
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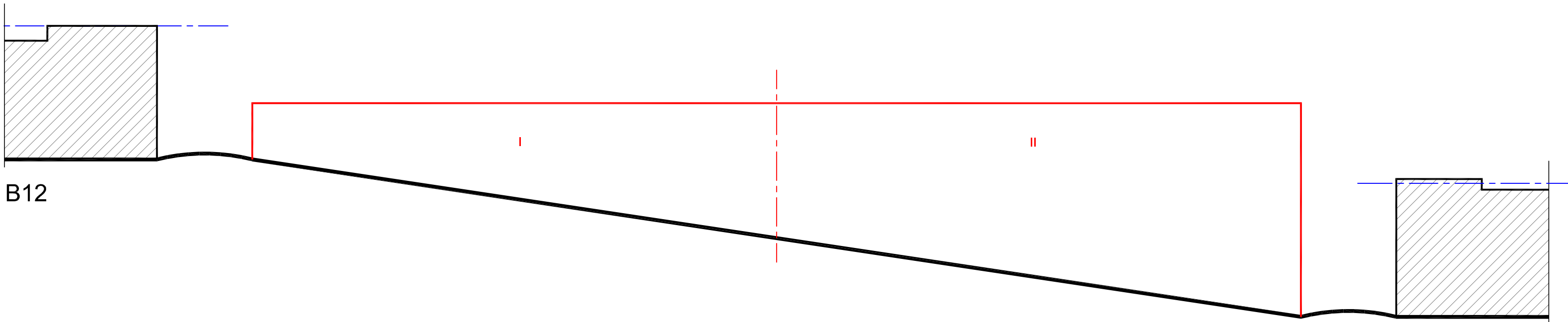
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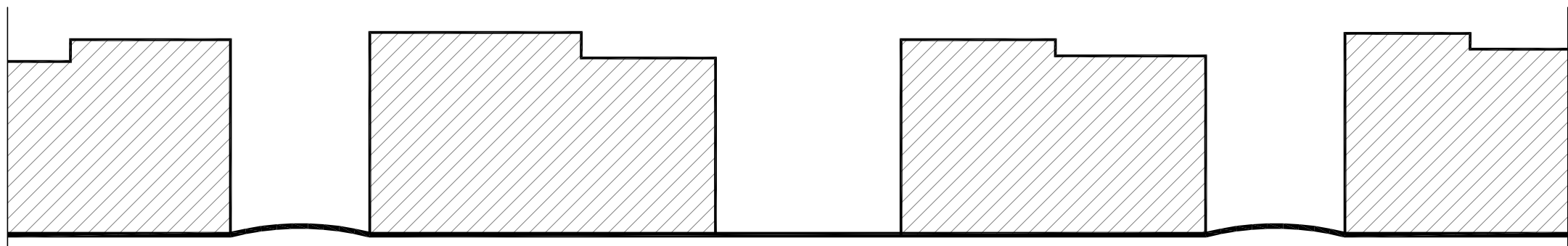
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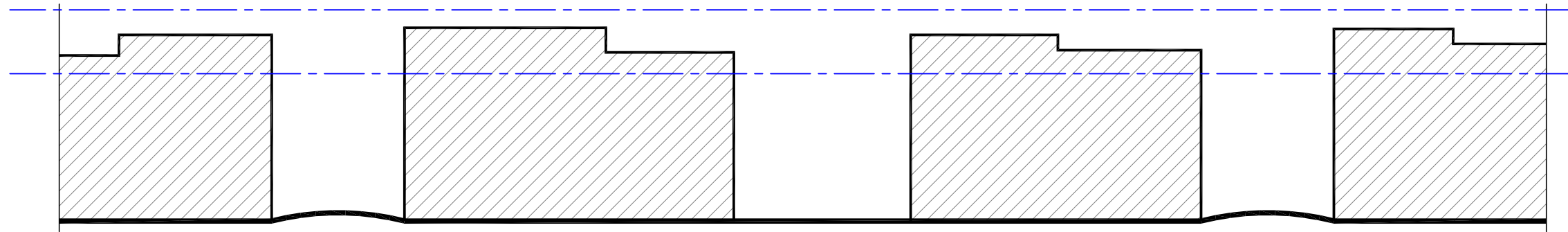
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B12

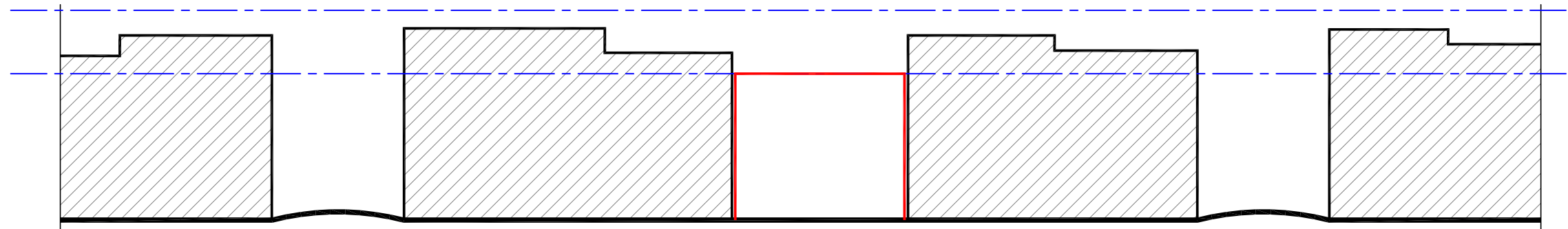


C1

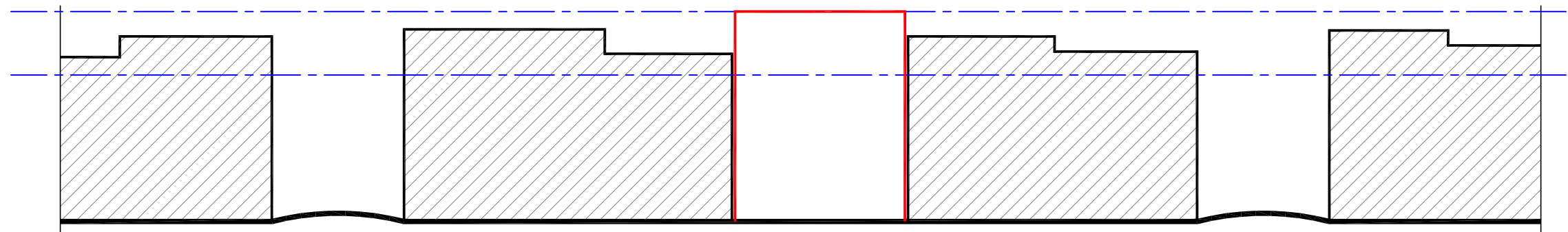


C2

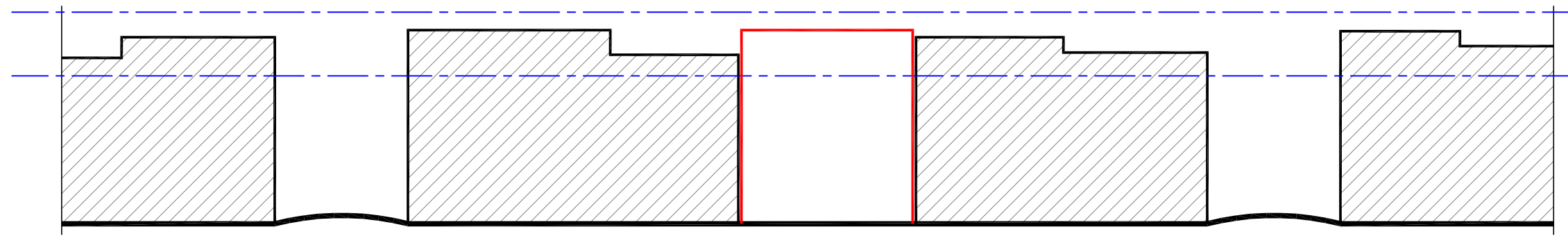
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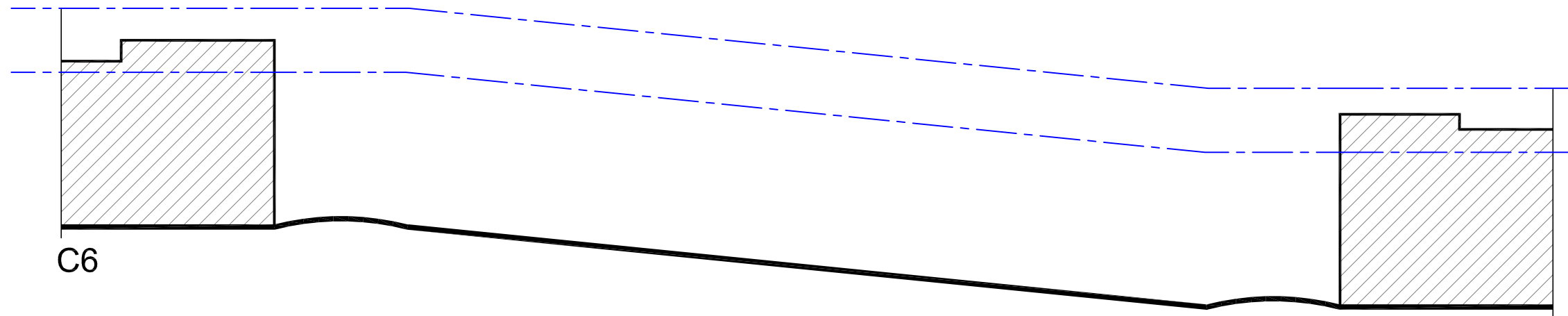
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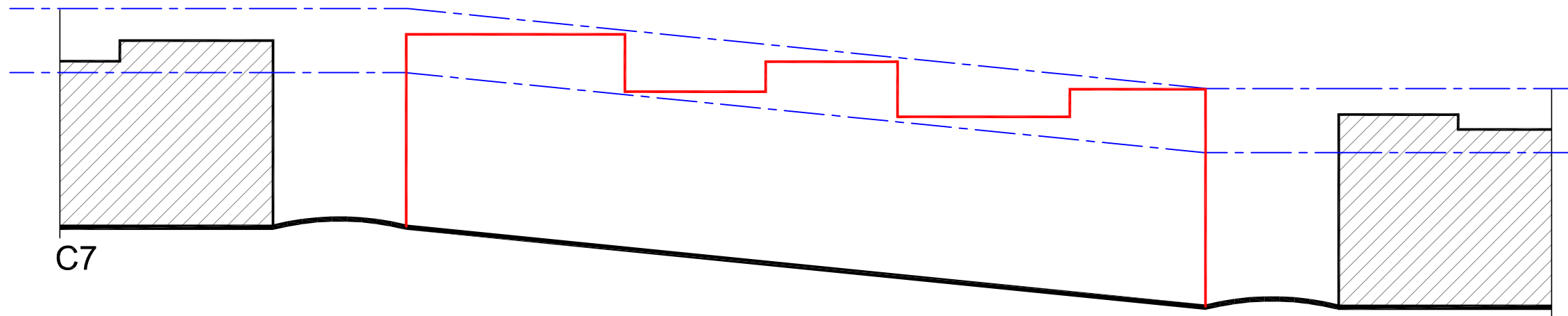
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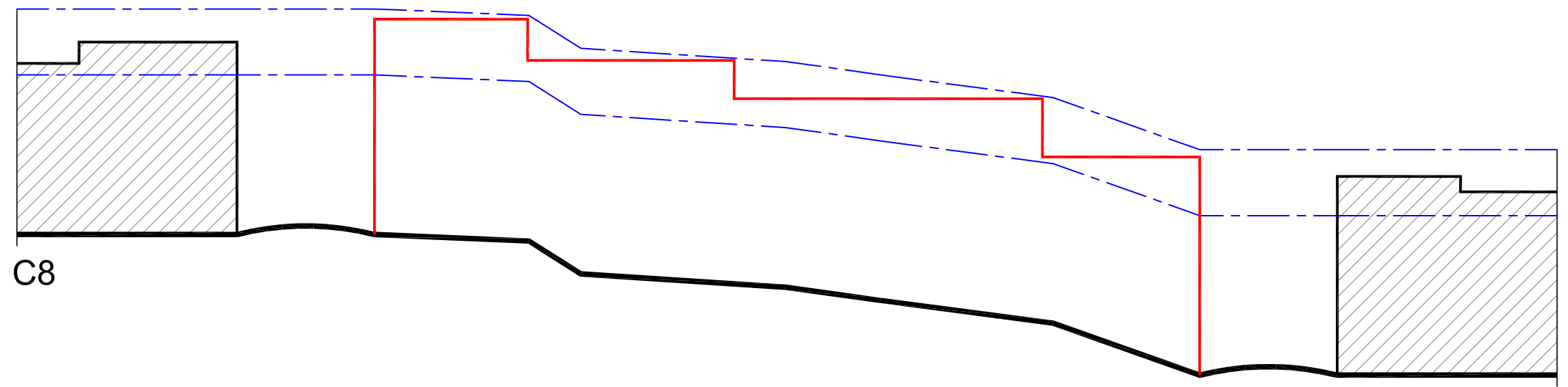
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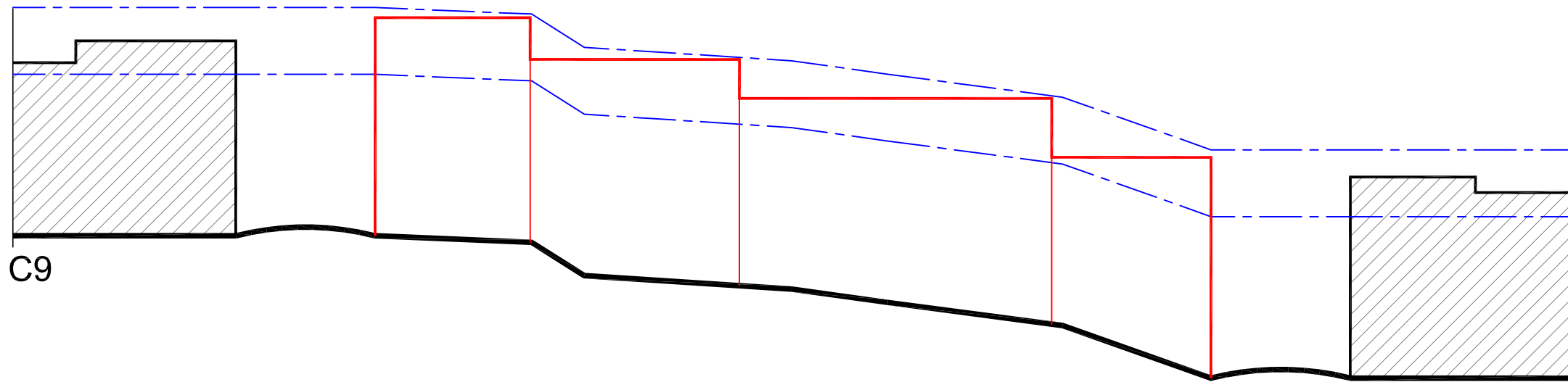
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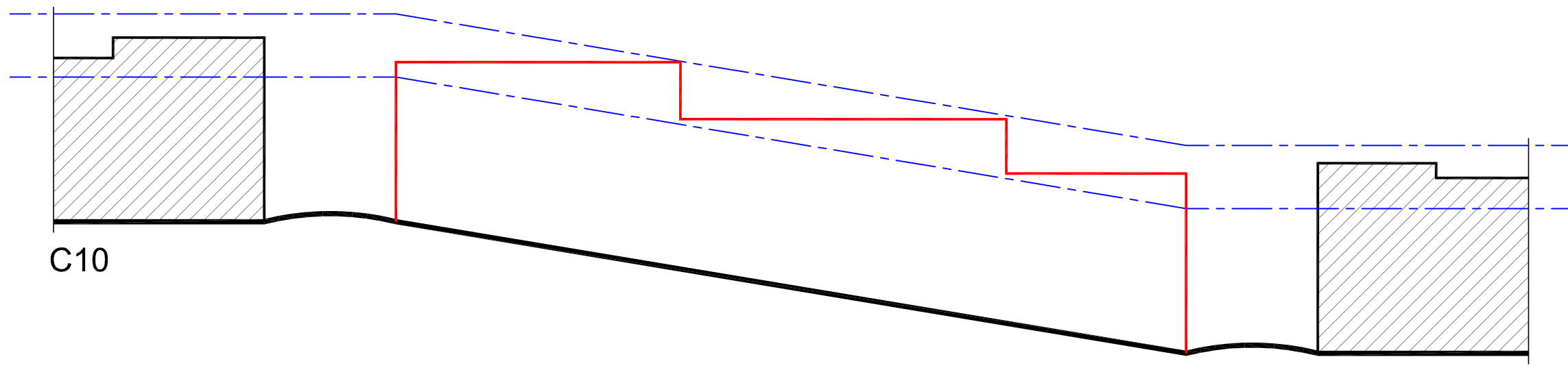
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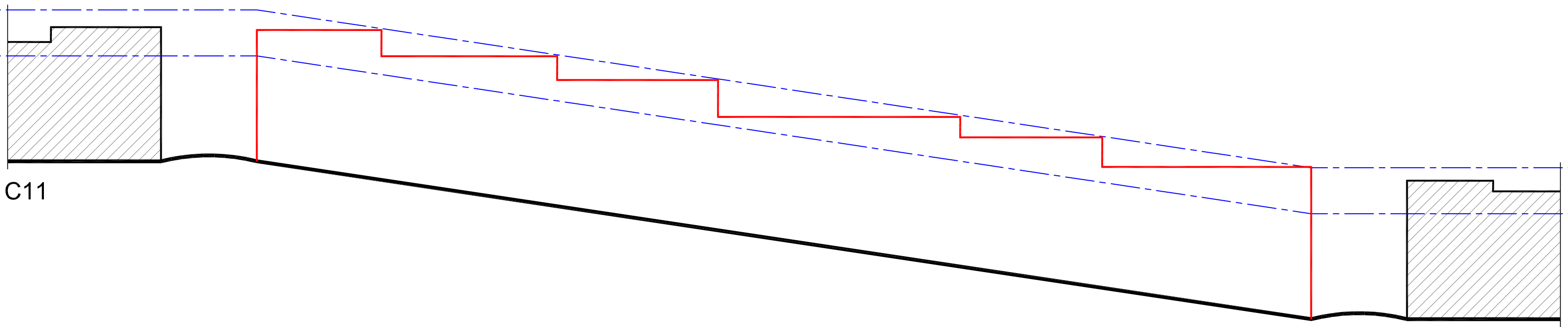
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C9



C10



C11