

**CITY OF CHARLOTTESVILLE**

**PLANNING COMMISSION PRE MEETING**

**TUESDAY, July 13, 2009 -- 4:30 P.M.**

**NDS CONFERENCE ROOM**

**Planning Commissioners present**

Mr. Jason Pearson

Ms. Gennie Keller

Mr. John Santoski

Mr. Kurt Keesecker

Mr. Dan Rosensweig

Mr. Michael Osteen

**Staff Present:**

Mr. Jim Tolbert, Director NDS

Ms. Missy Creasy, Planning Manager

Mr. Brian Haluska, Neighborhood Planner

Mr. Nick Rogers, Neighborhood Planner

Mr. Richard Harris, Deputy City Attorney

Mr. Mike Smith, Planning Assistant

The Commission began to gather at 4:30 with a call to order at 5:00. Jason Pearson provided an overview on process for the meeting to keep items on task this evening. Concerning the mixed use district text amendment, Brian Haluska clarified that the percentage requirements were proposed for removal but there is still a requirement for first floor commercial in the Downtown and Water St. zones through it is not listed in the memo. This change will allow for flexibility to address market

requirements. Dan Rosensweig asked if a parking structure would count as commercial space on the lower level. It was noted that the motion would clarify that it did not.

Kurt Keesecker asked if the UDA initiation was similar to a ZTA initiation. It was noted that it was. He also asked if Huntley was a ministerial review. It was noted that it was not because it is associated with a PUD. Mr. Rosensweig asked if a slope waiver was needed for that site and it was noted that no because the item was approved prior to the existence of the critical slopes code. Mr. Pearson asked for clarification that no new slopes were being disturbed and that was confirmed. Mr. Haluska also noted that many of the details are being addressed lot by lot. Mr. Pearson noted that the applicant needs to figure out the details of how to locate the dwellings on site, this is not a consideration for the Planning Commission. Ms. Keller noted that she was concerned about the preservation of trees and wanted to make sure any approvals would have conditions to address the landscaping.

Mr. Rosensweig asked when part two of the townhouse regulations would come forward. It was noted that it is on a listing of potential projects. He also asked about maintaining the condition of trees over time. It was highlighted that it is a requirement to maintain site plan conditions.

Ms. Keller noted that she would be pulling 7c from the consent agenda for public education purposes.

The discussion adjourned at 5:25pm.