

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, December 11, 2012 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairwoman)  
Mr. Michael Osteen  
Mr. Kurt Keesecker  
Ms. Lisa Green  
Ms. Natasha Sienitsky  
Mr. David Neuman, Ex-Officio, UVA Office of the Architect

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Willy Thompson, AICP, Neighborhood Planner  
Mr. Ryan Davidson, Office of Budget and Performance Management  
Mr. Michael Smith, Neighborhood Planner

Also Present:

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting.

**A. COMMISSIONERS' REPORT**

- Ms. Green noted that the CDBG Task Force would be holding a meeting December 17<sup>th</sup>, an initial meeting to discuss upcoming projects.
- Mr. Osteen provided highlights from the recent BAR meeting, notably The Plaza on West Main project, as well as the Marriott Hotel. He also discussed the recent Tree Commission meeting where Dominion Power representatives provided a report to the Commission. The Tree Commission is currently working to update the tree preservation ordinance and create a “power line arboretum” pilot project.
- Mr. Keesecker mentioned that the PACC Tech Committee did not meet and will meet in January.
- Ms. Sienitsky provided a report on the recent Parks and Rec. Advisory meeting. She noted most of the discussion focused on the Tonsler Park master planning process and the unfortunate lack of public participation thus far. She recommended that if anyone from the public desires to provide input on the master planning process, please contact Brian Daly, Director of Parks and Recreation.

**B. UNIVERSITY REPORT**

Mr. Neuman discussed the “nitrogen footprint” report developed for the University. The Sustainability Committee at the University has approved a goal of 25% nitrogen reduction by 2025, which is consistent with the current carbon reduction goal established by the University.

### **C. CHAIR'S REPORT**

Ms. Keller mentioned that she was unable to attend the TJPDC meeting. She did, however, attend the meeting for the TJPDC Corporation. At the meeting, financial and policy procedures were discussed. Additionally, Ms. Keller discussed the opening of the Jefferson School and extended an invitation to the grand opening of the facility on January 19<sup>th</sup>.

### **D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy provided an overview of the comprehensive plan process, both joint (City/Albemarle County/UVA) efforts and City specific efforts.

### **E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

There were none.

### **F. CONSENT AGENDA**

Ms. Green asked to remove item #3, minutes from October 9, 2012 regular meeting.

Ms. Osteen moved for approval of the Consent Agenda, excluding item #3. Mr. Osteen seconded the motion.

All in favor. Consent agenda passed.

Ms. Keller called for recess. She reopened the meeting at 6:00PM.

### **G. JOINT PUBLIC HEARINGS**

- 1. SP-12-11-14 – (715 Nalle Street)** An application from Stephen Hitchcock and Kendall Cox to amend an approved infill special use permit to establish an additional single family residential lot. The proposed amendment would reduce the approved minimum lot size from 5,532 square feet to 5,450 square feet. The property is further identified on City Real Property Tax Map 30 Parcel 37 having road frontage on Nalle Street. The site is zoned R-1S and is approximately 0.25 acres or 10,900 square feet. The Land Use Plan generally calls for single family residential. **Report prepared by Willy Thompson, Neighborhood Planner.**

Before Mr. Thompson delivered his staff report, Ms. Sienitsky disclosed that she owned property at 741 Nalle Street and believed that although she owned property in close proximity to the subject property, she would be able to review this application impartially.

Mr. Thompson provided the staff report.

Following Mr. Thompson's report, Ms. Green asked for clarity on whether the change in square feet affected the depth or width of the lot.

Mr. Thompson wasn't completely sure where the difference was in the lot lines, but believed the depth of the lot was different as a result of the survey. He also clarified that this change did not affect the off-street parking requirements.

Mr. Norris was curious as to why this issue could not have been addressed administratively.

Mr. Thompson replied that any amendment to a SUP must go through the original process. Mr. Harris followed that up by noting that since the original SUP application stated a specific square footage, the change in square feet had to go through a public hearing.

Without any other questions, Ms. Keller opened the public hearing.

With no one wishing to speak, Ms. Keller closed the public hearing.

The Commission did not see any impacts with the minor change in square feet. Ms. Keller did note that since this was an infill SUP application, and although this property wasn't in a historic district, the Commission would have authority to review dimensions of the structure. This point was made in effort to inform the public that although Fifeville is recognized at the national and state level as a historic district, Fifeville is not recognized locally. As a result, the Commission is unable to address the concerns of the public regarding the "historicity" of Fifeville when there is no jurisdiction allowing the Commission to do so.

***Ms. Green moved to recommend approval of this application to allow an infill special use permit in the R1-S Residential - Small Lot district for variations in minimum lot size and regulations subject to the following conditions and exceptions or modifications:***

- a. Staff approval of the LID features presented on an engineered plan.***
- b. No occupant of this building may apply for more than one parking permit.***

***This approval is based on the finding that the proposal meets the criteria for a special use permit and would serve the interests of the general public welfare and good zoning practice.***

Mr. Osteen seconded the motion.

Ms. Keller called the question:

Sienitsky	Yes
Green	Yes
Osteen	Yes
Keller	Yes

Motion passed.

1. Charlottesville Capital Improvement Program FY 2014-2018: Consideration of the proposed 5-year Capital Improvement Program totaling \$62,688,355 in the areas of Education, Economic Development, Neighborhood Improvements, Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, Technology and General Government Infrastructure. **Report prepared by Ryan Davidson, Office of Budget and Performance Management.**

Mr. Davidson provided the staff report.

Ms. Sienitsky asked about funding allocation, whether funding went to specific projects or general department funds. She was curious if departments had the ability to utilize excess funding for projects and programs not specifically funded through the CIP.

Mr. Davidson noted that CIP funding went to specific projects and that any excess funding allocation would need Council approval.

Ms. Green asked how comprehensive plan goals are utilized in the rating of CIP funding?

Mr. Davidson replied that comprehensive plan goals are used to rank CIP projects and lead to the elimination of projects that do not have comprehensive plan goals that justify them.

Mr. Keesecker commended Mr. Davidson for adding the color scheme to the ranking system as a means to digest the information better. Mr. Keesecker also suggested adding a mapping element to the CIP ranking document as a tool to show where the projects are in the City.

Mr. Davidson acknowledged staff was already researching the addition of CIP information as a GIS layer.

Ms. Keller opened the public hearing.

With no one else wishing to speak, Ms. Keller closed the public hearing.

Ms. Sienitsky expressed concern with pushing the funding for the McIntire Park design process into FY15.

Ms. Keller desired to see construction and demolition in McIntire Park be addressed similarly. She did not want to see any demolition proceed in the park until the design was complete.

Ms. Green desired to see the CIP ranking system take into account collaborative efforts exercised amongst City departments to improve efficiency of funding allocation.

Mr. Keesecker was curious to know if utilizing a mapping system would improve equity within the rating system. The City would begin to notice patterns of investment around the City and where disinvestment may exist.

***Ms. Green moved to recommend approval of the CIP budget for FY14 with some hope that the comments made are taken into account by City Council***

Ms. Sienitsky seconded the motion.

Ms. Keller called the question:

Sienitzky	Yes
Green	Yes
Osteen	Yes
Keesecker	Yes
Keller	Yes

Ms. Sienitsky motioned adjournment to the second Tuesday in January.

All in favor. Motion passed.