

**CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION WORK SESSION  
TUESDAY, MAY 27, 2008 -- 5:00 P.M.  
NDS CONFERENCE ROOM**

**Planning Commissioners Present:**

Mr. Michael Farruggio  
Ms. Cheri Lewis  
Mr. Dan Rosensweig  
Mr. Michael Osteen

**Staff Present:**

Mr. Richard Harris, Deputy City Attorney  
Ms. Missy Creasy, AICP, Planning Manager  
Mr. Nick Rogers, Neighborhood Planner  
Ms. Ebony Walden, Neighborhood Planner

The meeting began at 5:15pm.

Proffer Policy

Rich provided an overview of where the proffer policy is in the review process. He noted that a cash proffer policy did not make sense at this time due to the cost involved with establishing one however that did not preclude the city from accepting cash proffers if they are offered.

Mike F and Cheri didn't think they had submitted their comments from the last meeting and would like the opportunity to do so. Dan noted that he felt a different organization of the document could assist in understanding of the process. He noted that many did not seem to fit in categories logically. He mentions that organizing according to the order of chapters 4-10 of the comprehensive plan would be helpful. Commissioners discussed organization of the document further and noted it should start with the community priorities, review the comprehensive plan goals and provide examples of proffers. It was noted that the document should allow for creativity on the part of the developer. Ebony noted that many developers are more interested in what the locality wants rather than taking time to be creative. They would appreciate information that would lead to concrete recommendations. After further discussion, it was determined that a balance of creativity and structure would serve the interests of a number of applicants.

Mike F summarized that the commission would like the document to be reorganized and allow for some clarity as to what is and what is not a proffer. Important priorities include infrastructure, housing affordability, connectivity for bike, pedestrian and vehicles. It was noted that comments should be forwarded to Rich for inclusion in the document.

Density

The Commission posed the following questions/ comments on this item

1. What is the proposed mixed use density for WMS?
2. The Water Street district needs to be included in this matrix.

3. Put a key on the matrix page to indicate the full names of the zoning classifications
4. Why is more density not being encouraged in the Downtown District under mixed use?
5. When would be the proper time to look at the Cherry District overall?
6. The number of bedrooms references needs to be removed from the ordinance with this proposal.

There was discussion about the Cherry Avenue corridor including its past zoning. There was a desire by the commission to revisit this at a later date.

#### Affordable Housing Ordinance

The commission questioned the use of FAR and asked if the densities in the ordinance could be converted to FAR for consistency. The question of how affordability long term would be maintained through the use of this legislation was noted.

Dan mentioned the concern with the rescheduling of the July commission meeting due to the Pavilion event. He noted that he reviewed a draft letter and Missy mentioned it was with Jason for final review. It was also mentioned that a Pavilion conflict exists for the August meeting and a night change is being contemplated. The commissioners wanted to review the letter prior to it being sent.

Rich provided an overview of the zoning text initiation process to orient the commission towards the new process to be used at the June 2008 meeting.

The meeting ended at 7:00pm.