

Agenda

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, DECEMBER 11, 2007 – 4:30 P.M.

CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION GATHERING -- 4:00 P.M. (Held in the NDS Conference Room)

II. SPECIAL MEETING -- 4:30 (Held in Council Chambers) Due to the heavy December 2007 agenda, the Planning Commission will begin deliberation on agenda items not scheduled for public hearings prior to 6:30 official start time. At 5:30 the meeting will become a regular meeting.

A. COMMISSIONERS REPORT

B. CHAIR'S REPORT

C. DEPARTMENT OF NDS/STAFF REPORTS

1. Upcoming Planning Awards

D. MATTER TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

E. CONSENT AGENDA* (Items removed from the consent agenda will be considered at the end of the regular agenda) items 2&3 removed from consent but later approved

1. List of site plans and subdivisions approved administratively

2. Site Plan – Rock Creek PUD – 24 residential units

3. Steep Slope Waiver – 630 Cabell Avenue

4. Minutes - November 11, 2007 – Regular meeting

5. Minutes – November 27, 2007 – Work session

F. PRESENTATION – 4:50 P.M.

1. University of Virginia Foundation – West Main Clinical Building

G. GRAY COMMUNICATIONS – 5:00 P.M.

1. Preliminary Site Plan approved

2. Entrance Corridor Review approved with staff conditions

H. STEEP SLOPES WAIVERS –5:20 P.M.

1. Grove Square – Roosevelt Brown Blvd & Grove Street approved based on criteria 1,2,3

2. 1139 River Road approved based on criteria 1, 2

I. RECOMMENDATION REGARDING SPECIAL PERMIT IN THE ENTRANCE CORRIDOR – 5:55 P.M.

1. Reid's Supermarket – 600 Preston Avenue Recommendation to PC that no adverse conditions were present

J. RECESS AT 6:10 FOR 15 MINUTES

III. JOINT PUBLIC HEARINGS (Beginning at 6:30 P.M.)

K. JOINT PUBLIC HEARINGS

1. Charlottesville Capital Improvement Program FY 2009-2013: Consideration of the proposed 5-year Capital Improvement Program totaling \$98,266,801 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 Leslie Beauregard & Ryan Davidson, Budget Office.** Recommended approval with many suggestions

2. SP-07-11-27: (600 Preston Avenue) An application for a special use permit for the property at 600 Preston Avenue. This is a request to allow for a grocery store greater than 10,000 square feet. A proposed addition will increase the existing store over the by right square footage. This property is further identified on City Real Property Tax Map #32 as parcel 13, having approximately 101 feet of frontage on Preston Avenue and containing approximately 34,370 square feet of land or .788 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial. **Report prepared by Nick Rogers, Neighborhood Planner.** Recommended approval with conditions

3. ZM -07-12-28: (Summit & Fontaine) A petition to rezone from R-2 Residential to B-2 Commercial, the property at the corner of Summit Street and Fontaine Avenue. The application is to allow for future business use. These properties are further identified on City Real Property Tax Map #17A as parcel 14 having approximately 120 feet of frontage on Fontaine Avenue and 200 feet of frontage on Summit Street and containing approximately 28,619 square feet of land or 0.65 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential. **Report prepared by Ebony Walden, Neighborhood Planner.** Recommended approval

4. ZT-07-12-29: (Zoning Ordinance) An ordinance to amend and re-ordain Article VI, §§34-540 through 34-799 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to

a. divide the current Downtown Corridor (“DC”) into three (3) separate zoning districts known as the DC, the Water Street Corridor (“WS”) and the South Street Corridor (“SS”);

b. reduce the by-right height in the Downtown Corridor and Water Street Corridors from 101 feet to 70 feet, allow a special use permit height of up to 101 feet with stepback requirements, increase the minimum height to 40 feet, and reduce the allowable density from 87 Dwelling Units Per Acre (“DUA”) to 43 DUA;

c. reduce the by-right height in the South Street District from 101 feet to 45 feet, and reduce the allowable density from 87 DUA to 21 DUA;

d. increase the stepback requirements in the Downtown Corridor from 10 feet to 25 feet and impose a 5 foot stepback on numbered streets within this district between Ridge Street and 10th Street, East;

e. divide the West Main North Corridor (“WMN”) into two (2) separate zoning districts known as the West Main North Corridor and the Corner District (“CD”);

f. allow a special use permit height of up to 70 feet in the WMN and CD, increase the minimum streetwall requirement from 35 feet to 40 feet, and establish a 25 foot stepback requirement on Main Street;

g. increase the by-right height in the West Main South Corridor from 60 feet to 70 feet, increase the height allowed by special use permit from 80 feet to 101 feet with stepback requirements, reduce the required stepback on Main Street from 15 feet to 10 feet, and reduce the mixed use residential density from 64 DUA to 43 DUA;

h. reduce the allowable density in mixed use buildings in the Downtown Extended Corridor from 87 DUA to 43 DUA, allow up to 200 DUA by special use permit, and eliminate business to residential ratio restrictions;

i. reduce the allowable density for mixed use buildings in the Central City Corridor from 64 DUA to 43 DUA and in residential buildings from 43 DUA to 21 DUA;

j. change building height references in the above-referenced Article from stories to linear feet. **Report prepared by Jim Tolbert, NDS Director.** Public hearing continued to Feb 2008

5. **Downtown Mall Crossing at Fourth or Fifth Street:** The Planning Commission will review the proposed Downtown Mall Crossing on Fourth Street or Fifth Street between East Market Street and East Water Street in the City of Charlottesville to determine if the general or approximate location, character and extent of the proposed mall crossing locations are substantially in accord with the City's adopted Comprehensive Plan. The Commission must also determine if a crossing is appropriate, whether it should be located at 4th or 5th Street, and in which direction traffic should flow. The design concepts of the proposed crossing may be examined at the Department of Neighborhood Development Services, 610 East Market Street, Charlottesville, Virginia, Monday – Friday between the hours of 8:00 a.m. and 5:00 p.m. **Report prepared by Jim Tolbert, Director of NDS. Recommend to Council that crossing is consistent with the Comprehensive Plan**

IV. REGULAR MEETING ITEMS (Cont.) -- 8:30 PM

L. Brookwood Phase V

1. Entrance Corridor Review Approved with conditions

M. OTHER ITEMS

N. FUTURE AGENDA ITEMS

Tuesday January 8, 2007 - 4:30 PM – Planning Commission Agenda Review

- 5:30 PM – Planning Commission Regular Meeting Items

Site Plan - Paton Street PUD Phase II

Site Plan and Special Use Permit – 1704 Gordon Ave.

Steep Slope Waiver, Entrance Corridor, Preliminary Site Plan -1801 Hydraulic Road – Proposed Whole Foods and Road Extension

Special Presentation

Proffer Policy Guidelines

Steep Slope Waiver – Greenleaf Center

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

