

Agenda

CITY OF CHARLOTTESVILLE

**PLANNING COMMISSION REGULAR DOCKET**

TUESDAY, February 12, 2008 – 5:30 P.M.

CITY COUNCIL CHAMBERS

**I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room)** Commissioners gather to eat dinner and can communicate with staff any time between 4:30-5:30.

**II. REGULAR MEETING -- 5:30 P.M.**

**A. COMMISSIONER'S REPORT**

**B. CHAIR'S REPORT**

**C. DEPARTMENT OF NDS/STAFF REPORTS**

**D. ANNUAL PLANNING AWARDS PRESENTATION**

**E. REPORT OF THE NOMINATING COMMITTEE – Election of Chair and Vice-Chair to take effect March 13, 2008**

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

**G. CONSENT AGENDA\*** (Items removed from the consent agenda will be considered at the end of the regular agenda)

1. List of site plans and subdivisions approved administratively
2. Minutes - January 8, 2008 – Pre-meeting
3. Minutes - January 8, 2008 – Regular meeting
4. Minutes – January 22, 2008 – Work session

**H. SITE PLAN**

1. Paton Street PUD, 501 Hanover Street (Staff Report) **Deferred**

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

**I. JOINT PUBLIC HEARINGS**

ZT-07-12-29 Zoning Changes will be deferred from the Feb 12, 2008 meeting to allow for a Planning Commission work session. This session will be tentatively scheduled for March 25, 2008

1. **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.  
**Continuation of Hearing from December 11, 2007. Report prepared by Jim Tolbert, NDS Director. ([Staff Report](#))**

#### **IV. REGULAR MEETING ITEMS (Cont.) -- 8:00 PM**

##### **J. REIDS GROCERY – 600 Preston Avenue Approved**

1. Entrance Corridor Review ([Staff Report](#))
2. Site Plan Review ([Staff Report](#))

##### **K. STEEP SLOPE WAIVER – 8:30 PM**

1. Davis Avenue Residential Development – Off Marshall Court right of way ([Staff Report](#)) Deferred

##### **L. 1801 Hydraulic Road – Road Extension Project – 9:00 PM Deferred prior to meeting**

1. Preliminary Site Plan ([Staff Report](#))
2. Entrance Corridor Review ([Staff Report](#))

##### **M. PRELIMINARY DISCUSSION – ENTRANCE CORRIDOR REVIEW BOARD – 10:00PM**

1. University Car Wash - 2171 Ivy Road ([Staff Report](#))

##### **N. OTHER ITEMS – 10:30 PM**

1. Proffer Policy Guidelines ([Proffer Guidelines](#)) ([Proffer Review Sheet](#)) **Deferred prior to meeting**

**O. FUTURE AGENDA ITEMS**

Tuesday February 26, 2008 - 5:00 PM – Planning Commission Work Session – Downtown Mall Crossing

Tuesday March 11, 2008 - 4:30 PM – Planning Commission Agenda Review

- 5:30 PM – Planning Commission Regular Meeting Items

Subdivision Ordinance and Standards and Design Manual

Flood Plain Ordinance

Downtown Mall Crossing

CDBG/HOME/ADDI Budget

Site Plan - Paton Street PUD Phase II

Site Plan & Entrance Corridor – Whole Foods

Noted for inclusion on Future agendas Site Plan – Rialto Beach

Site Plan & Entrance Corridor– Brookwood Phase VI

**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.**