

Agenda

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, MARCH 11, 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. MATTERS 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)

1. List of site plans and subdivisions approved administratively

2. Minutes - February 12, 2008 – Pre-meeting

3. Minutes - February 12, 2008 – Regular meeting

4. Minutes – February 26, 2008 – Work session

5. Resolution – Recommendation on Downtown Mall Crossing Location
(Memo 2-19-08)  (Memo 3-11-08)  (Mall Crossing Resolution) 

F. SITE PLAN

1. Paton Street PUD, 501 Hanover Street
(Staff Report)  (Sidewalk Waiver Update Memo) 

2. Rialto Beach – 19 single family units on an extension of Rialto

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

G. JOINT PUBLIC HEARINGS

1. ZT-08-02-02: (Subdivision Ordinance). An ordinance to amend and re-ordain a new Chapter 29 of the Charlottesville City Code (1990), Subdivision Ordinance, as amended. This would entirely replace the current Subdivision Ordinance Chapter 29 and applies to all subdivisions, re-subdivisions, vacation of plats, consolidation of lots and parcels, and boundary line adjustments in the City of Charlottesville. The new ordinance also references the new City of Charlottesville Standards and Design Manual, which governs the construction, design and engineering specifications of improvements built pursuant to City ordinances,

including the Subdivision Ordinance. The Subdivision Ordinance is organized into the following 6 Articles:
[\(Memo\)](#) [\(Proposed Ordinance\)](#)

Article I: General Provisions

Article II: Administration

Article III: Plat Requirements

Article IV: Design and Improvements

Article V: Contributions, Dedications, Reservations and Transfers

Article VI: Completion of On-Site Improvements and Surety

The new Subdivision Ordinance also includes regulations governing the submission, review, and approval of preliminary and final subdivision plats by the planning commission and the director of neighborhood development services; regulations governing major subdivisions (6 lots or more) and minor subdivisions (5 lots or less); a prohibition on private streets except for townhouse developments pursuant to city code section 34-388(b); regulation of lots, streets, alleys, water, sewer, drainage and other utilities; dedication of land and property for public use; provisions to ensure completion of site-related improvements; and various other new and revised standards, requirements, and regulations.

The new Standards and Design Manual provides construction, design and engineering requirements for new public street and private alley construction; stormwater management; erosion and sediment control; traffic and transportation; bridges, retaining walls and other structures; and potable water and sanitary sewer systems and related facilities. These requirements will apply to improvements constructed pursuant to City ordinances, including the new Subdivision Ordinance.
[\(Standards and Design Manual Memo 2-08\)](#)

7:00PM

2. ZT-08-02-03: (Flood Hazard Protection Overlay District). An ordinance to amend and re-ordain §§34-240 through 270 of the Charlottesville City Code (1990) as amended (Zoning Ordinance) to make changes to the regulations in the Flood Hazard Protection Overlay District. These changes include the following: general housekeeping changes; additional definitions; additional permit application requirements; standards for fill; clarification that encroachments into the floodway are prohibited; a new section providing an exception for environmental restoration and flood control projects; and other revisions to the regulations governing development and land use in the area of special flood hazard (commonly known as the floodplain) in the City of Charlottesville. [\(Definitions\)](#)
[\(Proposed Ordinance\)](#)

7:30PM

3. Community Development Block Grant and HOME/ADDI Funding—1st Year Action Plan, 08-09: The Planning Commission and City Council are considering the 1st year Action Plan of the multi-year Consolidated Plan which sets forth projects to be undertaken utilizing CDBG & HOME/ADDI funds for the City of Charlottesville. In fiscal year 08-09 it is expected that the City of Charlottesville will receive approximately \$533,000 for Housing and Community Development needs and \$116,000 in HOME/ADDI funds for affordable housing from HUD. CDBG funds will be used in the City to conduct housing rehabilitation, assist low and moderate income homebuyers, and improve access and housing for persons with disabilities, as well as to fund several programs that benefit low and moderate income citizens and the homeless population. HOME/ADDI funds will be used to assist first time homebuyers and rehabilitate housing. Report prepared by Amy Kilroy, Grants Coordinator.

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

H. STEEP SLOPE WAIVER

1. The Cedars – 1242 Cedars Court (Staff Report) 

I. 1801 Hydraulic Road – Road Extension Project – 8:30 PM

1. Entrance Corridor Review (Staff Report) 

2. Preliminary Site Plan (Staff Report) 

J. FUTURE AGENDA ITEMS

Tuesday March 18, 2008 - 6:00 PM – Joint City County Planning Commission Work session – County Office Building Auditorium

Tuesday March 25, 2008 – 5:00 PM - Planning Commission Work Session – Downtown Ordinance Change proposals

Tuesday April 8, 2008 - 4:30 PM – Planning Commission Agenda Review

- 5:30 PM – Planning Commission Regular Meeting Items

Downtown Zoning Ordinance Changes

Site Plan & Entrance Corridor – Whole Foods

Site Plan - 10th and Grove PUD

Site Plan & Entrance Corridor – Brookwood Phase VI

Noted for inclusion on Future agendas Proffer Policy

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.