

Agenda

CITY OF CHARLOTTESVILLE PLANNING COMMISSION REGULAR DOCKET TUESDAY, JULY 22, 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 communicate with staff (4:30-5:30 P.M.)

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

A. COMMISSIONERS' REPORTS

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 - June 10, 2008 – Pre-meeting
3. Minutes - June 10, 2008 – Regular meeting
4. Minutes – June 24, 2008 – Work session

F. BROOKWOOD PHASE VI

1. Entrance Corridor Review **[STAFF REPORT]** 
2. Site Plan **[STAFF REPORT]** 

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


G. JOINT PUBLIC HEARINGS

1. SP-08-06-09 - (100, 102, 104 Oakhurst Circle) An application for a special use permit for the property at 100, 102, 104 Oakhurst Circle. This is a request to allow for increased density from 21 units per acre to 32 units per acre and a reduced front yard setback from 25 feet to 12 feet. The submitted site plan proposes the conversion of the two existing apartment buildings to a bed and breakfast, and the renovation of one existing building which will have five apartments. This property is further identified on City Real Property Tax Map #11 as parcels 1, 2, and 3 having approximately 340 feet of frontage on Jefferson Park Ave and 170 on Oakhurst Circle and containing approximately 48,352 square feet of land or 1.11 acres. The zoning of this property is currently R-3 with Historic Overlay and 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. [STAFF REPORT]** 



7:00 P.M.

2. SP-08-06-10 - (Grove Square 2) An application for a special use permit for the property at 999-1001 Grove Street. This is a request to allow for an increase in the allowable retail area to 5,000 (4,000 sf. allowed by right) and an increase in the side setbacks from 5 feet to 9 feet 6 inches on Grove Street and 8 feet 9 inches adjacent to the railroad. This property is further identified on City Real Property Tax Map #30 as parcel 170, having approximately 98 feet of frontage on Roosevelt Brown Boulevard containing approximately 20,865 square feet of land or 0.479 acres. The zoning of this property is currently Cherry Avenue Corridor and M-I and general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial and Single Family Residential. **Report prepared by Ebony Walden, Neighborhood Planner. [STAFF REPORT]** 


7:30 P.M.

3. SP-08-06-11 - (Grove Square 3) An application for a special use permit for the property at 910-916 Grove Street and 909-911 King Street. This is a request to allow for an increase to the allowable retail area to 5000 (4,000 sf. allowed by right), to permit approximately 27% of the GFA for parking (approximately 2% over the 25% allowed as an ancillary use), to increase the side yard setbacks along King Street from 5 feet to 11 feet 4 inches and to adjust the rear yard from 20 feet to 10 feet. This property is further identified on City Real Property Tax Map #30 as parcels 75-78, 84 & 85, having approximately 150 feet of frontage on Roosevelt Brown Boulevard containing approximately 22,172 square feet of land or 0.509 acres. The zoning of this property is currently Cherry Avenue Corridor and general uses called for in the Land Use Plan of the Comprehensive Plan is for Single Family residential. **Report prepared by Ebony Walden, Neighborhood Planner.** [\[STAFF REPORT\]](#) 

8:00 P.M.

4. ZT-08-06-12 - Telecommunications Facilities - An application to amend and re-ordain §§34-1070 through 1099 and 34-1200 of the Charlottesville City Code (1990) as amended (Zoning Ordinance) to make changes to the regulations to Telecommunications Facilities. These changes include the following: allowances for alternative and monopole towers in residential zones by special permit; allowances for attached facilities visible from an adjacent street or property in residential zones; allowances for waivers or modifications to setbacks and separation of uses for all telecommunication facilities; general housekeeping changes; additional definitions and changes to permit application requirements. [\[MEMO\]](#)  [\[ZONING MATRIX\]](#) 

9:00 P.M.

5. ZM-08-06-13 - (2115 Jefferson Park Avenue) A petition to rezone from R-3 Residential to NCC Neighborhood Commercial Corridor, the property at 2115 Jefferson Park Avenue. The application is to allow for future commercial use. These properties are further identified on City Real Property Tax Map #17 as parcel 88 having approximately 100 feet of frontage on Jefferson Park Avenue and 150 feet of frontage on Maury Avenue and containing approximately 13,242 square feet of land or 0.304 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multifamily Residential. **Report prepared by Brian Haluska, Neighborhood Planner.** [\[STAFF REPORT\]](#) 

9:30 P.M.

6. ZT-08-06-14 - An ordinance to amend and reordain Section 34-273(b) of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to Individually Protected properties by creating an “overlay” zoning restriction without affecting the underlying zoning district designation. This ordinance would create minor design control districts status for the following:

- a. The structure and property at 134 10th Street NW (Former Coca Cola Bottling Works), Tax Map 31, Parcel 156.
- b. The original 1937 section of the former Monticello Dairy building and other wings identified as “J,K,L,M,N,O, and P” on a 1985 drawing titled “Old Monticello Dairy Property,” and part of the existing parcel bounded by the rear wall of the designated building sections, the east wall of Section “J,” and the areas in front of the building extending to Grady Avenue on the north, and extending to 10th Street NW on the west at 946 Grady Avenue, Tax Map 31, Parcel 60.
- c. The structure and property at 722 Preston Avenue (Coca Cola building), Tax Map 31, Parcel 38.
- d. The structure and property at 2115 Jefferson Park Avenue (Fry’s Spring Service Station), Tax Map 17, Parcel 88
- e. The Wachovia bank building (Former National Bank and Trust) at 901 Emmet Street and part of the existing parcel, described as a polygon containing the entire building including the rear canopy, and enclosed by a line drawn parallel to the Arlington Boulevard property line from the northeast corner of the rear canopy to the Emmet Street property line; a line drawn parallel to the Emmet Street property line from the northwest corner of the rear canopy to the Arlington Boulevard property line; and the existing property lines along Arlington Boulevard and Emmet Street that connect these two lines, Portion of Tax Map 1, Parcel 1.

ZM-08-06-15 - An ordinance to amend and reordain the Zoning District Map incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, by adding minor Architectural Design Control Districts for the following:

a. The property at 134 10th Street NW, further identified on City Real Property Tax Map #31 as parcel 156 having 150 feet of frontage on 10th Street NW and containing approximately 20,560 square feet of land or 0.472 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multi Family Residential. The current underlying zoning, which will remain, is B-3.

b. A portion of the parcel at 946 Grady Avenue, further identified on City Real Property Tax Map #31 as parcel 60 having 450 feet of frontage on Grady Avenue and containing approximately 172,192 square feet of land or 3.953 acres. The original 1937 section of the former Monticello Dairy building and other wings identified as “J,K,L,M,N,O, and P” on a 1985 drawing titled “Old Monticello Dairy Property,” and part of the existing parcel, bounded by the rear wall of the designated building sections, the east wall of Section “J,” and the areas in front of the building extending to Grady Avenue on the north, and extending to 10th Street NW on the west are the only structure and portion of the parcel under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. The current underlying zoning, which will remain, is Central City Corridor.

c. The property at 722 Preston Avenue, further identified on City Real Property Tax Map #31 as parcel 38 having approximately 175 feet of frontage on Preston Avenue and containing approximately 41,643 square feet of land or 0.956 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. The current underlying zoning, which will remain, is Central City Corridor.

d. The property at 2115 Jefferson Park Avenue, further identified on City Real Property Tax Map #17 as parcel 88 having approximately 104 feet of frontage on Jefferson Park Avenue and 150 feet on Maury Avenue and containing approximately 13,242 square feet of land or 0.304 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multi Family Residential. The current underlying zoning, which will remain, is R-3. (See #5 for additional information on the zoning of this property)

e. A portion of the parcel at 901 Emmett Street further identified on City Real Property Tax Map #1 as parcel 1 having approximately 2200 feet of frontage on Emmett Street and containing approximately 964,026 square feet of land or 22.131 acres. The Wachovia bank building (Former National Bank and Trust) and part of the existing parcel described as a polygon containing the entire building including the rear canopy, and enclosed by a line drawn parallel to the Arlington Boulevard property line from the northeast corner of the rear canopy to the Emmet Street property line; a line drawn parallel to the Emmet Street property line from the northwest corner of the rear canopy to the Arlington Boulevard property line; and the existing property lines along Arlington Boulevard and Emmet Street that connect these two lines, are the only structure and portion of the property under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. The current underlying zoning, which will remain, is Urban Corridor. **Report prepared by Mary Joy Scala,**

Preservation Planner. [STAFF REPORT]

10:30 P.M.

7. SP-08-06-16 – (110 East Main Street) An application for a special use permit for the property at 110 East Main Street. This is a request to allow a dance hall within the Downtown Mixed Use Corridor. This property is further identified on City Real Property Tax Map #28 as parcel 23 having approximately 40 feet of frontage on East Main Street and 50 on Water Street and containing approximately 10,585 square feet of land or 0.243 acres. The zoning of this property is currently Downtown Corridor and general uses called for in the Land Use Plan of the Comprehensive Plan are for Mixed Use. **Report prepared by Brian Haluska, Neighborhood Planner. [STAFF**

REPORT]

10:50 P.M.

8. ZT-08-06-17 - Health Clinics in Highway Corridor - An ordinance to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for Health Clinics up to 10,000sf by right and over 10,000 sf by special use permit in the Highway Corridor Zoning District. Report prepared by Nick Rogers, Neighborhood Planner. [STAFF REPORT]

11:05 P.M.

9. ZT-08-06-18- Off Street Parking Requirements for Parks - An ordinance to amend and re-ordain Section 34-328 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to outline criteria for waivers of parking requirements for locations within the Public Park Protection Overlay. Report prepared by Brian Haluska, Neighborhood Planner. [STAFF REPORT]

IV. REGULAR MEETING ITEMS (Cont.) -- 11:30 pm

I. 1801 HYDRAULIC ROAD – WHOLE FOODS SITE

1. Entrance Corridor Review [STAFF REPORT]
2. Preliminary Site Plan [STAFF REPORT]

J. 2171 IVY ROAD – UNIVERSITY CAR WASH

1. Entrance Corridor Review [STAFF REPORT]
2. Preliminary Site Plan [STAFF REPORT]

K. REQUEST FOR INITIATION OF ZONING TEXT AND MAP AMENDMENTS -- 12:00 A.M.

The purpose of initiating these amendments is to allow formal consideration of the applications. These items will be scheduled for future public hearings if initiated

1. Indoor Recreation Facilities in Residential Districts - An ordinance to amend and re-ordain Section 34-420, 34-480 and 34-796 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to establish a two categories under Recreational facilities for indoor facilities. One category would be for specific to city owned or city school owned property and the other to private facilities. The amendment would also be to allow indoor facilities to be located on city owned or city school owned property by right in residential zones. [MEMO] [ZONING MATRIX]

L. FUTURE AGENDA ITEMS

Tuesday August 12, 2008

-- 4:30 PM -- Planning Commission Agenda Review

-- 5:30 PM -- Planning Commission Regular Meeting Items

Special Permit: 1600 Monticello Avenue
608 Preston Avenue
1003 W Main Street
Boys & Girls Club at Burford

Rezoning & Special Permit- 600 Cherry Avenue
Zoning Text Amendments – Affordable Housing, Density proposals, Historic Property Individual Designation (4 sites), Indoor Recreation Facilities, Planting strips and tree planting in the ROW (for initiation)
Slope Waiver – Boys & Girls Club and Aquatics Center at Buford
Subdivision – Midland Avenue

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.