

Agenda

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION REGULAR DOCKET
TUESDAY, SEPTEMBER 9, 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. REPORT OF THE NOMINATING COMMITTEE

B. ANNUAL MEETING

1. Election of Officers
2. Review of Annual Report **[ANNUAL REPORT]** 

C. COMMISSIONERS' REPORTS


D. CHAIR'S REPORT

E. DEPARTMENT OF NDS/STAFF REPORTS

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. Minutes – July 22, 2008 – Regular Meeting
2. Minutes - August 12, 2008 – Pre-meeting
3. Minutes - August 12, 2008 – Regular meeting
4. Request for initiation of zoning text and map amendments - 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:


- a. Theatre Use in Downtown **[STAFF REPORT]**  study initiated
- b. Definition of Bed and Breakfast **[STAFF REPORT]**  study initiated
- c. Conservation District **[STAFF REPORT]**  study initiated
- d. Density matrix edits and additions to enumerations of zoning districts **[MATRIX CHANGES]**  **[DENSITY AMENDMENTS]**  **[ZONING DISTRICTS]**  study initiated

H. SITE PLANS

1. Boys and Girls Club **[STAFF REPORT]**  preliminary approval granted

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

I. JOINT PUBLIC HEARINGS

1. ZM-08-08-30 - (Coleman Street) A petition to rezone from R-2 Residential to R-3 Residential, the property on Coleman Street. The application is to allow for the construction of six townhouse units. Proffers to be considered include a density reduction and an affordable unit. This property is further identified on City Real Property Tax Map #49 as parcels 112, 112.1, 112.2 having approximately 150 feet of frontage on Coleman Street and containing approximately 30,000 square feet of land or 0.69 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential. **Report prepared by Nick Rogers, Neighborhood Planner.** **[STAFF REPORT]**  deferred by applicant

2. ZT-08-08-31 - 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 212 Rosser Ave (Holy Temple Church), Tax Map 3, Parcel 107.

ZM-08-08-32 - 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 212 Rosser Avenue, further identified on City Real Property Tax Map #3 as parcel 107 having 40 feet of frontage on Rosser Avenue and containing approximately 4007 square feet of land or 0.092 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential. The current underlying zoning, which will remain, is R-1SU. **Report prepared by Mary Joy Scala, Historic and Preservation Planner. [STAFF REPORT]** recommended for approval

3. ZT-08-08-33 – Planting Strips and Tree planting in the Right of Way - An ordinance to amend and re-ordain Section 34-870 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for the planting of trees within a planting strip between the curbing and sidewalk on public and private streets. This provision would allow for this tree planting in the City right of way. **[STAFF REPORT]** deferred by planning commission

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

J. SP-08-07-24 – (608 -612 Preston Avenue) *An application for a special use permit for the property at 608 -612 Preston Avenue. This is a request to allow a dance hall within the Central City Corridor. This property is further identified on City Real Property Tax Map #32 as parcel 14 having approximately 165 feet of frontage on Preston Avenue and containing approximately 74,488 square feet of land or 1.71 acres. The zoning of this property is currently Central City Corridor and general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use.* **Report prepared by Nick Rogers, Neighborhood Planner. withdrawn by applicant**

K. PARKING WAIVERS – 9:00 P.M.

1. Mead Park Aquatics Center **[STAFF REPORT]** waiver granted
2. Forest Hills Park **[STAFF REPORT]** waiver granted

L. ENTRANCE CORRIDOR REVIEW – 9:30 P.M.

1. Barracks Road Shopping Center – Barnes and Noble Relocation **[STAFF REPORT]**
2. 2101 Jefferson Park Avenue **[STAFF REPORT]** design approval granted

M. PRELIMINARY DISCUSSION – 10:00 P.M.

1. Paton Street PUD **[STAFF REPORT]**

N. FUTURE AGENDA ITEMS

Tuesday September 23, 2008 -- 5:00 PM – Planning Commission Work Session – Proffers

Tuesday October 14, 2008 -- 4:30 PM -- Planning Commission Agenda Review
-- 5:30 PM -- Planning Commission Regular Meeting Items
Zoning Map Update, Hearings for initiated amendments
Steep Slope Waiver - Coleman Street

SUP – 322 14th Street
ZTA – Density in UMD, UHD and R-3, Bedroom limitations

Noted for inclusion on Future agendas Proffer Policy
Major Subdivision – Midland Avenue
Site Plan & Steep Slope Waiver – 1600 Monticello Ave
Site Plan - 1003 West Main Street

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.