

Agenda

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, MARCH 9, 2010 – 5:30 P.M.

CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room)
Commissioners gather to communicate with staff. (4:30-5:30 P.M.)

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

A. COMMISSIONERS' REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN & CENSUS UPDATES

E. ANNUAL PLANNING AWARDS PRESENTATION

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. Site Plan and Subdivision approval list

2. Minutes - January 12, 2010 – Regular meeting

3. Minutes - January 12, 2010 – Pre meeting

4. Minutes – February 23, 2010 – Work session

5. 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. Site Plan and Special Permit Validity Requirements

III. JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)

H. JOINT PUBLIC HEARINGS

1. SP-09-12-24 - (207 14th Street NW) An application for a special use permit for the property at 207 14th Street NW. This request is for a 31 room hotel in the B-1 Commercial District with Historic Overlay zoning district with a request for side yard setback and parking reductions. The setback request includes a reduction in the side setbacks for the 2 story addition from 23' to maintain the existing 10' setback on the north and 7' to the south. The parking request includes a reduction in the required number of on-site spaces from 40% (13 spaces) to 10% (3 spaces). This property is further identified on Tax Map 9, Parcels 70.1-70.21 having frontage on 14th and 15th streets and containing approximately 10,900 square feet of land or 0.25 acres. The property is zoned B-1 with Historic District Overlay and the Land Use Plan generally calls for Office. *Report prepared by Ebony Walden, Neighborhood Planner. [Staff Report](#)*

2. Community Development Block Grant and HOME/ADDI Funding—3rd Year Action Plan, 10-11: The Planning Commission and City Council are considering the 3rd 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 10-11 it is expected that the City of Charlottesville will receive approximately \$533,500 for Housing and Community Development needs and \$126,000 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 Melissa Celi, Grants Coordinator.* [Cover Memo](#) [Memo of Exclamation](#) [Budget Allocation](#)

3. ZT-10-01-01 - (Restaurants and Neighborhood Commercial Corridor) An ordinance to amend and reordain Sections 34-699, 34-796, 34-1174 and 34-1200 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, as follows: [Staff Report](#)

- o Section 34-699 Buffer Regulations – increase the buffer requirement adjacent to residential properties.
- o Section 34-769 Use Matrix Mixed Use Corridors – to include restaurant/music hall by Special use permit and to delete Greenhouse/nurseries as a by right use in the Neighborhood Commercial Corridor.
- o Section 34-1174 Restaurants/Music Hall and all night restaurants – Add “Music or dance halls” to this section and establish regulations to address noise concerns in association with its operation.
- o Section 34- 1200 Definitions – Creation of definitions for “Restaurant/Music Hall” and “Music or dance hall” and a revision to the definition of restaurant.

Report prepared by Jim Tolbert, NDS Director.

4. ZT-10-02-02 - (Site Plan Requirements for Special Use Permits) An ordinance to amend and reordain Section 34-158 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to require site plan submission as a part of a special use permit only when required by Section 34-802 (Site Plans – When required). Report prepared by Missy Creasy, Planning Manager. [Staff Report](#)

IV. REGULAR MEETING ITEMS (Cont.) -- 9:00 P.M.

I. Preliminary Discussion

1. Timberlake Place PUD [Staff Report](#)

J. Work Plan Discussion

1. Steep Slope Waiver [Staff Report](#)
2. Zoning Matrix Revisions [Memo to PC](#)
[Residential Matrix Changes](#)

K. FUTURE AGENDA ITEMS

Tuesday, March 23, 2010 -- 5:00 PM --Planning Commission Work Session

– Jefferson School Zoning Options & Planning Commission Work Plan

MONDAY, April 12, 2010 -- 4:30 PM -- Planning Commission Agenda Review
-- 5:30 PM -- Planning Commission Regular Meeting Items
ERB recommendation and SUP for
Petco
ZTA – Site plan and SUP validity requirements
Azalea Park Master Plan
ZTA Initiation – Zoning Matrix
Zoning Matrix Workshop
Rezoning – Timberlake Place PUD

Noted for inclusion on Future agendas - Slope Waiver – Willoughby Place

Rezoning – 834 Prospect (Abundant Life Ministries)
Site Plan – Longwood Drive PUD

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.