

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, JULY 13, 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' REPORTS





B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN


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


F. 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 - May 11, 2010 – Regular meeting
3. Minutes – May 25, 2010 – Work session
4. Minutes - June 8, 2010– Regular meeting
5. Minutes - June 8, 2010 – Pre meeting
6. Minutes – June 22, 2010 – Work session
7. 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. Critical Slope Ordinance Revision
 - b. Commercial and Mixed Use Zoning Use Matrix [Staff Report](#) 
 - c. State Legislature Required updates [Staff Report](#) 
8. Request for initiation of Comprehensive Plan Amendment
 - a. Urban Development Areas [Staff Report](#)  [Comp Plan Insert](#) 

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


G. JOINT PUBLIC HEARINGS

SP-10-05-11 – (1204 West Main Street) An application for a special use permit for the mixed use building at 1204 West Main Street. This request is for increased building height up to ninety feet, four inches (90'4"). The property is further identified on City Real Property Tax Map 10 Parcel 60 having 244 feet of frontage on West Main Street. The site is zoned West Main South with Historic Overlay and is approximately 1.04 acres or 45,302 square feet. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Mixed Use. Report prepared by **Nick Rogers, Neighborhood Planner**. [Staff Report](#) 

ZT-10-06-12 - (Townhouses) An ordinance to amend and reordain Section 34-389 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to remove the density limitation for townhouse developments in order to eliminate conflicts with specific zoning district density requirements. Report prepared by **Brian Haluska, Neighborhood Planner** [Staff Report](#) 

ZM-10-05-13 – (Jefferson School) A petition to rezone the property located at 233 4th Street NW from B-1 to B-2 Commercial. This property is further identified on City Real Property Tax Map #32 as parcel 89 having approximately

507 feet of frontage on 4th Street NW and containing approximately 161,607 square feet of land (3.71 acres). The general uses called for in the Land Use Plan of the Comprehensive Plan are for Public/Semi-Public. Report prepared by **Nick Rogers, Neighborhood Planner**. [Cover Letter](#)  [Staff Report](#)  [Development Presentation](#) 


ZT-10-06-14 – (Floor Area requirements in Mixed use districts) An ordinance to amend and reordain Sections 34-562, 34-580, 34-602, 34-619, 34-640, 34-662, 34-746, 34-766, 34-771, and 34-781 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to modify and/or eliminate residential, non-residential, and commercial mixed use gross floor area percentage requirements in the following districts: Downtown, Downtown Extended, Downtown North, West Main North, West Main South, Cherry Avenue, Water Street, South Street, Corner and Central City. Presented by **Brian Haluska, Neighborhood Planner** [Staff Report](#) 

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

H. Planning Commission Work Plan

- a. Commercial Zoning Matrix [Workshop Memo](#)  [Draft](#) 
- b. Critical Slopes Ordinance Revision [Staff Report](#) 

I. Critical Slopes

- a. Kroger at Hydraulic Road [Staff Report](#) 
- b. Longwood Drive PUD [Staff Report](#) 

J. Site Plans

- c. Longwood Drive PUD [Staff Report](#) 
- d. Huntley PUD (Landscape Plan amendment) [Staff Report](#) 

K. Ordinance Amendment Discussion

- a. Driveways [Staff Report](#) 

L. FUTURE AGENDA ITEMS

Tuesday, July 27, 2010 -- 5:00 PM --Planning Commission Work Session – Mixed use corridor overview, Comprehensive Plan Review Process, PC work plan

Tuesday, August 10, 2010 -- 4:30 PM -- Planning Commission Agenda Review

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

Comp Plan Amendment – UDA

Sidewalk Priorities

ZTA & ZMA – Martha Jefferson Conservation District

Zoning Text

Amendments zoning matrix, legislative items

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

Special Permit – 850 Estes Street

Entrance Corridor – Belmont Cottages PUD

ZTA – Critical Slopes

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.