

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, SEPTEMBER 14, 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. ANNUAL MEETING

1. Election of Officers
2. Review of Annual Report

E. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN


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 - August 10, 2010 – Regular meeting
3. Minutes - August 10, 2010 – Pre meeting


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

H. JOINT PUBLIC HEARINGS

1. SP-10-03-06 – (850 Estes Street) An application for a special use permit for the property at 850 Estes Street. This request is for increased density from 21 dwelling units per acre (15 units) to 25 dwelling units per acre (18 units) to construct 18 townhome units. The property is further identified on City Real Property Tax Map 30 Parcels 55, 59-62 having frontage on Estes Street. The site is zoned (CH) Cherry Avenue Corridor and is approximately 0.719 acres or 31,320 square feet. The Land Use Plan generally calls for Single Family. **Report prepared by Brian Haluska, Neighborhood Planner.** [Staff Report](#) 

2. ZT-10-08-20 - (Definition and Penalty amendments for Conservation District) - An ordinance to amend and reordain Sections 34-86, and 34-1200 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to reference historic conservation districts in the definitions and civil penalties sections. **Report prepared by Mary Joy Scala, Preservation Planner.** [Text Amendment](#) 

3. ZT-10-06-15- (Martha Jefferson Historic Conservation District) An ordinance to amend and reordain Section 34-337 Conservation Districts, of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance), by adding the Martha Jefferson Historic Conservation District. The district would include all of the properties within the boundaries described for ZM-10-06-16 and as shown on the map on display at the Office of Neighborhood Development Services in City Hall (610 East Market Street).

ZM-10-06-16 - (Martha Jefferson Historic Conservation District) 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 the Martha Jefferson Historic Conservation District. The district would include all of the properties within the boundaries described below and as shown on the map on display at the Office of Neighborhood Development Services in City Hall (610 East Market Street). [Staff report](#) 

The proposed Martha Jefferson Historic Conservation District includes all properties that front on: the west side of Lexington Avenue (411-621) from East High Street to Poplar Street; the east side of Lexington Avenue

(438-716) from East High Street up to and including 716 Lexington Avenue; both the east and west sides of Locust Avenue (400-887) from East High Street to the Route 250 Bypass; both the east and west sides of Grove Avenue (501-619) from East High Street to Poplar Street; the north side of Hazel Street (1029-1115) between Locust Avenue and St. Clair Avenue; the north side of East High Street (459-1101) from Lexington Avenue up to and including 1101 East High Street; 818 Locust Avenue (fronts on St. Clair) and 425 Maple Street (Maplewood Cemetery).

Reports prepared by Mary Joy Scala, Preservation and Design Planner.

4. ZT-10-08-21 (Driveways) An ordinance to amend and reordain Section 34-972 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to amend regulations pertaining to the design and construction of driveways and the addition of a waiver process for driveway location and dimension. **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Report](#) [Text Amendment](#)

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

I.	Preliminary			PUD		Discussion
	1. Eton Road PUD Staff Report					
J.	Planning			Commission	Work	Plan
	1. Critical Slopes Staff Report					
K. FUTURE				AGENDA		ITEMS
	Tuesday,	September	28,	2010 -- 6:00 PM --	Planning Commission Joint Work Session with	
				Albemarle County Commission	-	CHART
	Tuesday,	October	12,	2010 -- 4:30 PM --	Planning Commission Regular Agenda Review	
			--	5:30 PM --	Planning Commission Regular Meeting Items	
				ZTA - ABC store use and Criteria		
				Rezoning - 1006 Linden Avenue, 110 Summit Street		
				(for Fontaine Fire Station), Eton PUD		
				Slope Waiver - 1904 Emmet - Kroger Expansion		
Noted	for	inclusion	on	Future agendas - Slope Waiver - Willoughby Place		
				Entrance Corridor - Belmont Cottages PUD		
				ZTA - Critical Slopes, Townhomes		
				Sidewalk Entrance Corridor and Site Plan-Johnson Village Phase III		Priorities

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.