

Agenda

**PLANNING COMMISSION REGULAR DOCKET
TUESDAY, September 13, 2011 – 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 - August 9, 2011 – Regular meeting

3. Minutes - August 9, 2011 – Pre meeting

4. Minutes - August 16, 2011 – Work Session

5. Zoning Text Change Initiation – Housekeeping changes –Civil Penalties update (34-86), reference update (34-352)

G. Entrance Corridor

a. CFA – Octagon Partners

b. McDonalds at Barracks Road

H. Sidewalk Waiver

a. 1106 Sherwood Road

I. Comprehensive Plan

J. FUTURE MEETING SCHEDULE

Date and Time	Type	Items
Tuesday September 20, 2011 – 5:00 PM	Work Session	Joint PC with Albemarle County
Tuesday September 27, 2011 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday September 29, 2011 – 4:00 PM	Community Meeting	Comprehensive Plan – Natural Resources - Cityspace
Tuesday, October 11, 2011 – 4:30 PM	Pre-Meeting	
Tuesday, October 11, 2011 – 5:30 PM	Regular Meeting	<ul style="list-style-type: none">• Rezoning - The Woods on Elliott• ZTA – Housekeeping changes• Rezoning – Eton Road PUD• SUP – 600 Preston Place

Anticipated Items on Future Agendas

- Entrance Corridor – Belmont Cottages PUD
- Preliminary Site Plan and Critical Slopes – Willoughby Place
- SUP – Sigma Chi Expansion request on Old Preston

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.

**LIST OF SITE PLANS APPROVED ADMINISTRATIVELY
8/1/2011 TO 8/31/2011**

1. Final Fontaine Fire Station
Signed by: Mike Smith
2. Amendment 1317 Carlton Avenue
Signed by: Brian Haluska

**LIST OF SUBDIVISIONS APPROVED ADMINISTRATIVELY
8/1/2011 TO 8/31/2011**

1. TMP 17-36, 37, 37.1 Boundary line adjustment
Lewis Street & Price Avenue Lincoln Surveying
File No. 1484 Final
Final Signed: 8/5/2011
Signed by: Ebony Walden & Genevieve Keller
1. TMP 61- 50 & 51 Boundary line adjustment
Linden Avenue Dominion Engineering
File No. 1485 Final
Final Signed: 8/9/2011
Signed by: Brian Haluska & Genevieve Keller

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION PRE MEETING
TUESDAY, August 9, 2011 -- 4:30 P.M.
NDS CONFERENCE ROOM**

Planning Commissioners present

Ms. Genevieve Keller
Mr. Mike Osteen
Mr. Kurt Keesecker
Ms. Lisa Green
Ms. Natasha Sienitsky

Staff Present:

Mr. Jim Tolbert, Director
Ms. Missy Creasy, Planning Manager
Mr. Willy Thompson, Neighborhood Planner
Ms. Ebony Walden, Neighborhood Planner
Mr. Richard Harris, Deputy City Attorney
Mr. Mike Smith, Neighborhood Planner
Mr. Brian Haluska, Neighborhood Planner
Ms. Mary Joy Scala, Preservation and Design Planner

The Commission began to gather at 4:30 and was called to order at 4:50. Ms. Creasy provided an overview of the meeting agenda. Ms. Keller introduced Natasha Sienitsky as the new planning commission member, noted that committee assignments would be reviewed in the next few weeks and opened up the time for questions.

Mr. Keesecker asked for background information on the performance bond text amendment and that information was provided. Questions for clarity were asked on the 104 Stadium Road IPP application. Ms. Green asked about the railing materials for the fire station entrance corridor application. Questions were asked about the CFA application. Ms. Scala explained why the application came to the Entrance Corridor Review Board and not the BAR and provided an overview of the application.

The discussion adjourned at 5:20pm.

CITY OF CHARLOTTESVILLE
JOINT CITY COUNTY PLANNING COMMISSION MEETING
TUESDAY, August 16, 2011 -- 6:00 P.M.
County Office Building, Room 241

The Joint County/City Planning Commission meeting was called to order at 6:05 p.m. by Calvin Morris, Vice Chair– County and Genevieve Keller, Chair– City.

- Other County Commissioners present were Mr. Smith, Ms. Porterfield, Mr. Lafferty, Mr. Loach, Mr. Franco and Ms. Monteith (UVA Architect – Ex-officio). Mr. Zobrist was absent.
- Other City Commissioners present were Jon Santoski, Dan Rosensweig, Natasha Sienitsky, Lisa Green, and David Neuman (UVA Architect – Ex-officio). Kurt Keesecker and Michael Osteen were absent.
- City staff present were Missy Creasy, Richard Harris, Michael Smith and Willy Thompson.
- Summer Frederick and Matthew Weaver with Thomas Jefferson Planning District Commission were present.
- County staff present were Wayne Cilimberg, Elaine Echols, Andy Sorrell, Greg Kamptner, and Sharon Taylor.

A review of the March 2011 Joint Work Session took place along with an update of activities which have occurred since that time. The citizen participation workshop schedule for the fall was reviewed and staff presented the greenways portion of the meeting in order to obtain input on the presentation material. The following sections indicate comments from Commission members during the meeting:

Comments following staff presentation for City/County

1. Look at City and County goals side-by-side to see how they line up or don't. Do this first.
2. Have City and County define and agree to the goals and objectives as early as possible in the project.
3. Make sure you have the right performance indicators to measure success of existing goals. Add performance measures as you can.
4. Identify trails that would likely never be built so that decision-makers can decide whether those trails should be included in the plan.
5. Provide for prioritization of projects.
6. Show where the land use plan comes into conflict with existing zoning that may prohibit trails and such uses from being realized.

For the Workshop

1. Show County Development Area boundaries on maps and include the Village of Rivanna.
2. Add landmarks and some street names to the map to help people better orient themselves.
3. Have a “context map” – one at a different scale than the up-close ones.
4. Differentiate between existing and proposed trails.
5. If you are showing side-by-side goals at the workshop, don't put the entire list of goals on the page. Provide a manageable number or “uber” goals for comparison. The public can't effectively provide feedback on long lists.
6. Have series of maps where similar items are clustered together to illustrate a topic, such as steep slopes with streams and parks with greenways, etc.
7. Goals and objectives should be reflected on the maps. For example, if the goal is to “promote significant natural or man-made corridors” identify the significant natural or man-made corridors on the map.

8. De-emphasize the roads.
9. Show conservation easements.
10. Provide a laptop computer for people to type in comments.
11. Have maps illustrate how well goals and objectives are currently met. For example, if linking the parks with greenways is done or already planned, show it.
12. Help ensure that the public knows that they did not need to stay for the entire length of the 3 hour workshops, just 1 hour.
13. Comment from Commissioner after the meeting: enlarge the “up-close” map even more to help people better orient themselves.
14. Comment from Commissioner after the meeting: when you are getting input from the public, make sure you have them write down enough information to understand what they are saying. Post-it notes don’t always convey what a person is really trying to say. Usually more clarifying language is needed to understand what was intended.

For the on-line version of maps and information

1. Put the maps on the county’s online GIS website and continue to provide on-line opportunities for comment.
2. Provide longitude and latitude for use with Google Earth. See if you can get the Google Earth function to work on the City/County maps that are put on-line.

The following public comment was received

Neil Williamson, with Free Enterprise Forum, agreed with some of the points brought up with regard to goals and data being critically important. It is a question of chicken and egg and the need to have the data to go towards the goals. As he sees the process moving forward, it seems they are coming to meetings that seem to be planning meetings. He was concerned that he did not hear the discussion of the goals. There should be a substantive discussion because they have 67 pages of goals in Albemarle County. There are probably about 35 to 45 pages of goals in the Charlottesville. The community needs to have that high level discussion early rather than later to be able to understand both the Sustainability Grant and what they are trying to achieve.

The discussion adjourned at 7:30pm.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



**REQUEST FOR INITIATION OF ZONING TEXT
AND MAP AMENDMENTS**

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: July 13, 2010

Author of Staff Report: Missy Creasy

Date of Staff Report: August 22, 2011

Applicable City Code Provisions: §34- 86 (Schedule of civil penalties); and §34-352 (Uses – Residential Zoning Districts);

Origin of Request

Staff periodically finds inconsistencies within the zoning ordinance and will collect these items so they may be addressed at one time. These updates are considered to be “housekeeping” changes as they allow us to comply with state code and/or do not change the code intent.

The following changes are coming forward for consideration:

1. Schedule of civil penalties – The State has increased the allowance for civil penalty fines and staff proposes that the code reflect this increase. For consistency purposes, all cases which currently fall under Sections 34-86 (a) and (b) should reflect the increased penalty so these sections are proposed to be combined.
2. Uses – Residential Zoning Districts – Section 34-352 Uses should reference Section 34-420 Use Matrix. An incorrect reference is currently noted.

Initiation Process

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by ordinance, amend, supplement, or change the city’s zoning district regulations, district boundaries, or zoning district classifications. Any such amendment may be initiated either by (1) resolution of council or (2) motion of the planning commission. (See City Code §34-41(a), which is based on Virginia Code §15.2-2286(a)(7))¹.

If a person or groups seeks to effectuate such a change, the amendment can be initiated by Council or Commission, as required by Code. In such an instance, an applicant will be given the opportunity at a regularly scheduled Planning Commission meeting to present their request, seeking a vote in favor of *initiating* the amendment. Initiating, in this context, is the action by

¹ A rezoning of a particular piece of property can be initiated by Council, Planning Commission, the property owner, owner’s agent, or contract purchaser.

which the Commission decides whether to begin a formal study on the proposal, or to decline the request.

Appropriate Motions

After listening to the proposal, the Planning Commission has the following options for moving forward:

- 1) Initiate the process by making a motion such as:

“I move to initiate a proposed amendment to the city’s zoning ordinance, to wit: amending Article I, Division 5 Compliance and Enforcement; Article III, Division 2 Regulations; and

- 2) Decline to initiate the process, by voting against such a motion; or
- 3) Defer voting on the motion until a later time.

If the Planning Commission votes in favor of initiation, the study period will begin as outlined below. Otherwise, the proposal goes no further. The applicant, however, would not be precluded from seeking initiation by City Council.

Study period and public hearing

Once an amendment has been initiated by City Council, it is *deemed* referred to the Planning Commission for study and recommendation (See City Code §34-41(d)). From the time of initiation, the planning commission has **100 days** in which to make its recommendation to City Council, or else it will be deemed to be a recommendation of approval. **If the Planning Commission initiates the request, the 100 day recommendation requirement does not apply.** Staff will provide Planning Commission with reports and analyses as appropriate and a joint public hearing will be scheduled for the next available date.

Standard of review

If initiated, the planning commission shall review and study each proposed amendment to determine:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
- (3) Whether there is a need and justification for the change; and
- (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification (City Code §34-42).

Draft Code Language

Sec. 34-86. - Schedule of civil penalties.

- (a) Any violation of the following provisions of this chapter shall be subject to a civil penalty of ~~fifty two hundred~~ dollars (\$~~5200.00~~) for the first violation, and a civil penalty of ~~two five hundred fifty~~ dollars (~~\$2500.00~~) for each subsequent violation arising from the same set of operative facts:
- (1) The placement, allowance of, erection or maintenance of a material impediment to visibility so as to restrict sight distance in violation of section 34-1121
 - (2) Violation of Article IX, Division 2, Sections 34-970, et seq., regulating parking.

~~Any violation of the following provisions of this chapter shall be subject to a civil penalty of one hundred dollars (\$100.00) for the first violation, and a civil penalty of two hundred fifty dollars (\$250.00) for each subsequent violation arising from the same set of operative facts:~~

- (3) Each use of a lot, including the use of any structure thereon, not authorized either as a matter of right or by special use permit, provisional use permit, or temporary use permit by the zoning regulations applicable to the district in which the lot is located.
 - (4) Any violation of sections 34-1170 through 34-1193, establishing supplementary regulations for certain uses authorized in the several zoning districts.
 - (5) Any violation of the zoning district regulations contained within Articles III through VI, pertaining to dimensional requirements.
 - (6) Any violation of any approved proffers, planned unit development plans, special use permits, provisional use permits, temporary use permits, variances, site plans, certificates of appropriateness or any condition related thereto.
 - (7) Any violation of the regulations set forth within sections 34-1100 through 34-1126 (buildings and structures).
 - (8) Any violation of sections 34-1140 through 34-1151, regulating nonconforming uses, lots and structures.
 - (9) Violation of sections 34-1020 through 34-1054, regulating permanent and temporary signs, except as otherwise provided in this division.
 - (10) Any violation of Article II, Divisions 1—5, sections 34-240, et seq., regarding requirements for overlay districts.
 - (11) Any violation of Article VIII, Divisions 1—6, sections 34-850, et seq., regarding improvements required for developments.
 - (12) Any violation of Article IX, Division 5, sections 34-1070, et seq., regarding requirements for telecommunications facilities.
- (eb) Any person who demolishes, razes or moves any building or structure which is subject to the regulations set forth within section 34-277 or section 34-340 without approval of the BAR of city council, shall be subject to a civil penalty equal to twice the fair market value of the building or structure, as determined by the city real estate tax assessment as the time of the demolition, razing or moving.
- (1) For purposes of this section, the term "person" shall include any individual, firm, partnership, association, corporation, company or organization of any kind, which is deemed by the Charlottesville Circuit Court to be responsible for the demolition, razing or moving.
 - (2) An action seeking the imposition of the penalty shall be instituted by petition filed by the city in the Circuit Court of the City of Charlottesville, which shall be tried in the same manner as any action at law. It shall be the burden of the city to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.

- (3) The defendant may, within twenty-one (21) days after the filing of the petition, file an answer and, without admitting liability, agree to restore the building or structure as it existed prior to demolition. If the restoration is completed within the time agreed upon by the parties or as established by the court, the petition shall be dismissed from the court's docket.
- (4) The filing of the action pursuant to this section shall preclude a criminal prosecution for the same offense, except where the demolition, razing or moving has resulted in personal injury.

(9-15-03(3); 10-18-10(1))

Sec. 34-352. - Uses.

The uses allowed within the city's various residential zoning districts are those designated in the matrix set forth within section ~~34-416~~. 34-420

(9-15-03(3))



CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT TO THE ENTRANCE CORRIDOR REVIEW BOARD (ERB)

ENTRANCE CORRIDOR
CERTIFICATE OF APPROPRIATENESS

DATE OF PLANNING COMMISSION MEETING: September 13, 2011
[NOTE: Changes to the staff report since the last meeting are bolded.]

Project Name: CFA Central Headquarters (Martha Jefferson Hospital conversion project)
Planner: Mary Joy Scala, AICP
Applicant: City of Charlottesville
Applicant's Representative: Lisa McWhirt, Baskervill
Applicant's Relation to Owner: Project Manager

Application Information

Property Street Address: 459 Locust Avenue
Property Owner: 459 Locust Charlottesville Owner, LLC
Tax Map/Parcel #: Tax Map 53, Parcel 234 (Online Record: 530234000)
Total Square Footage/Acreage Site: 8.03 acres
Comprehensive Plan (Land Use Plan) Designation: Office
Current Zoning Classification: Downtown North Corridor Mixed Use and B-1 Commercial with Entrance Corridor (EC) Overlay and Individually Protected Property (IPP) Overlay on part
Entrance Corridor Overlay District: §34-307(a)(10) (East High Street)
Current Usage: Formerly Martha Jefferson Hospital

Background

On August 9, 2011 the ERB voted (4-0-1) to approve the Entrance Corridor Certificate of Appropriateness for the CFA Central Headquarters for:

- **Demolition of the HVAC equipment area of the site,**
- **Demolition of the current emergency entrance on the south wing; and**
- **Construction of the new business entrance of the building including the general location, basic massing and height of the building improvements.**

An additional COA approval will need to be obtained for the following:

- **Detailed landscaping plan including streetscape;**
- **Materials and fenestration (design of window openings) of the improvements in context of the existing conditions; and**
- **Lighting plan (including existing and proposed lighting).**

Applicant's Request

The applicant is requesting approval of a certificate of appropriateness to renovate the former Martha Jefferson Hospital for the CFA Institute, a non-profit organization of investment professionals.

A large portion of the existing building and parking lot will be demolished. New parking and open space will be created, and new lighting added. An existing entrance on East High Street and a second existing entrance on Lexington Avenue will provide access to the upper parking area. Two existing entrances on Lexington Avenue will provide access to the lower parking area. Existing perimeter landscaping on East High Street and Lexington Avenue will be preserved.

The historic, protected Patterson Wing building will not be altered on the exterior, and the protected corner portion of the site will not be affected. The Rucker Wing will be incorporated into the new design, along with most of the South Wing and Cardwell Wing. A new front entry and stair addition will be added to the west side of the South Wing. The exterior of the addition will be pre-cast concrete panels, high performance insulated glazing, a curtain wall framing system, and composite metal panels.

The existing exterior walls on the South Wing will be removed and replaced with new materials consisting of brick, curtainwall and composite metal panels, and precast trim.

The following additional information has been submitted as an amendment to the original Certificate of Appropriateness for the September 13, 2011 review:

- 1. Perspective views of the proposed project, including a perspective view in context of the historic Patterson Wing;**
- 2. Detailed elevation drawings of the proposed building changes;**
- 3. Before-and-after aerial views of the site; other existing views; existing materials and context.**
- 4. Existing and proposed landscaping plans.**
- 5. Lighting plan and lighting details.**

Standard of Review

The Planning Commission serves as the entrance corridor review board (ERB) responsible for administering the design review process in entrance corridor overlay districts. This development project requires a site plan, and therefore also requires a certificate of appropriateness from the ERB, pursuant to the provisions of §34-309(a)(3) of the City's Zoning Ordinance. The ERB shall act on an application within 60 days of the submittal date, and shall either approve, approve with conditions, or deny the application. Appeal would be to City Council.

Standards for considering certificates of appropriateness:

In conducting review of an application, the ERB must consider certain features and factors in determining the appropriateness of proposed construction, alteration, etc. of buildings or structures located within an entrance corridor overlay district. Following is a list of the standards set forth within §34-310 of the City Code:

§34-310(1): Overall architectural design, form, and style of the subject building or structure, including, but not limited to: the height, mass and scale;

Staff Analysis: The height of the existing buildings will not increase. The new entry addition will not significantly add to the mass and scale of the complex.

§34-310(2): Exterior architectural details and features of the subject building or structure;

Staff Analysis: The South Wing currently consists of mostly solid brick walls with some punched window openings on the lower four floors, and concrete panels with grouped windows on the top two floors.

The proposed design updates the appearance of the South Wing and adds more window openings. The new entry addition creates a welcoming entrance on East High Street. Outdoor spaces include a sunken patio near the South Wing entry, and an open space with bioswale that provides a pedestrian connection between the South, Cardwell and Rucker Wings.

§34-310(3): Texture, materials and color of materials proposed for use on the subject building or structure;

Staff Analysis: The proposed materials consist of:

Roofs: Flat existing roofs of unknown material. The new entry canopy will be glass.

Mechanical screening: The mechanical units remain in a screened and landscaped area near East High Street. Trash dumpsters are not shown. An enclosed trash compactor is proposed.

Walls: Lawrenceville smooth face, flashed red brick with Ivory Buff mortar to match brick colors on Patterson and Rucker Wings. Arctic White Rockcast precast concrete panels and trim. Pac-Clad Aluminum metal panels in Weathered Zinc (gray) color.

Windows, doors and storefronts: Curtainwall framing system with PPG Solarban 60 (2) Clear Glass.

Railings: Guardrails have not been described.

Paved areas: The entry walkway has not been described. Paving materials have not yet been decided.

§34-310(4): Design and arrangement of buildings and structures on the subject site;

Staff Analysis: New grading and new retaining walls will create additional surface parking. The lower parking area includes an open space with bioswale replacing the demolished buildings. Existing grades will be maintained at the parking perimeter.

Outdoor patio area is provided near the South Wing.

§34-310(5): The extent to which the features and characteristics described within paragraphs (1)-(4), above, are architecturally compatible (or incompatible) with similar features and characteristics of other buildings and structures having frontage on the same EC street(s) as the subject property.

Staff Analysis: The height, mass and scale as viewed from the corridor are appropriate for an urban structure in this location. The building is correctly oriented to East High Street. Thoughtful pedestrian circulation and outdoor spaces have been incorporated into the design. The new exterior materials are sensitive to the historic Patterson Wing and the surrounding context.

§34-310(6): Provisions of the Entrance Corridor Design Guidelines.

Relevant sections of the guidelines include:

Section 1 (Introduction)

The Entrance Corridor design principles are expanded below:

• **Design For a Corridor Vision**

New building design should be compatible (in massing, scale, materials, colors) with those structures that contribute to the overall character and quality of the corridor. Existing developments should be encouraged to make upgrades consistent with the corridor vision. Site designs should contain some common elements to provide continuity along the corridor. New development, including franchise development, should complement the City's character and respect those qualities that distinguish the City's built environment.

• **Preserve History**

Preserve significant historic buildings as well as distinctive architecture from more recent periods. Encourage new contemporary design that integrates well with existing historic buildings to enhance the overall character and quality of the corridor.

• **Facilitate Pedestrian Access**

Encourage compact, walkable developments. Design pedestrian connections from sidewalk and car to buildings, between buildings, and between corridor properties and adjacent residential areas.

• **Maintain Human Scale in Buildings and Spaces**

Consider the building scale, especially height, mass, complexity of form, and architectural details, and the

impact of spaces created, as it will be experienced by the people who will pass by, live, work, or shop there. The size, placement and number of doors, windows, portals and openings define human scale, as does the degree of ground-floor pedestrian access.

- **Preserve and Enhance Natural Character**

Daylight and improve streams, and retain mature trees and natural buffers. Work with topography to minimize grading and limit the introduction of impervious surfaces. Encourage plantings of diverse native species.

- **Create a Sense of Place**

In corridors where substantial pedestrian activity occurs or is encouraged, or where mixed use and multi-building projects are proposed, one goal will be creating a sense of place. Building arrangements, uses, natural features, and landscaping should contribute, where feasible, to create exterior space where people can interact.

- **Create an Inviting Public Realm**

Design inviting streetscapes and public spaces. Redevelopment of properties should enhance the existing streetscapes and create an engaging public realm.

- **Create Restrained Communications**

Private signage and advertising should be harmonious and in scale with building elements and landscaping features.

- **Screen Incompatible Uses and Appurtenances:**

Screen from adjacent properties and public view those uses and appurtenances whose visibility may be incompatible with the overall character and quality of the corridor, such as: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment, Where feasible, relegate parking behind buildings. It is not the intent to require screening for utilitarian designs that are attractive, and/or purposeful.

- **Respect and Enhance Charlottesville's Character**

Charlottesville seeks new construction that reflects the unique character, history, and cultural diversity of this place. Architectural transplants from other locales, or shallow imitations of historic architectural styles, for example, are neither appropriate nor desirable. Incompatible aspects of franchise design or corporate signature buildings must be modified to fit the character of this community.

Section 2 (Streetscape)

Staff Analysis: The landscaping plan shows all perimeter landscaping to be preserved except 4 street trees on Lexington, and some plantings near the East High Street entrance. Any perimeter trees or plantings removed should be replaced with large species street trees.

Section 3 (Site):

Staff Analysis: The landscape plan shows all interior landscaping to be removed and replaced with Green Ash, River Birch, London Planetrees and Willow Oaks. Understory trees and shrubs are also proposed. These plantings must meet the ordinance landscaping requirements for parking lots.

The mechanical units remain in a screened and landscaped area near East High Street. Trash dumpsters are not shown. An enclosed trash compactor is proposed.

The proposed outdoor lighting plan shows full cut-off fixtures with appropriate lighting levels at the perimeter. The poles may not exceed 12 feet in height, **and are indicated to be 12 feet in height.**

Details of the signage will be reviewed separately, but the wall sign location is appropriate.

Section 4 (Buildings):

Staff Analysis: The proposed design is appropriate.

Section 5 (Individual Corridors):

East High Street Vision

The southeast side of High Street from Long Street to the light at Meade Avenue shares similar characteristics with the Long Street corridor. Properties here have potential to be redeveloped at an urban scale with shallow setbacks, higher density, and mixed uses. The natural character of the river should be preserved, and riverfront properties may incorporate the river as a site amenity. Future infill and redevelopment on the northwest side of High Street from Riverdale Drive to Locust Avenue and on the southeast side of High Street from Meade Avenue to 10th Street should complement the smaller scale of the abutting residential neighborhoods on either side. The retail areas of this part of the corridor will continue to provide basic service-business functions until redeveloped into a mix of uses including residential. This area may be considered for nearby offsite or shared parking in the future, due to the small parcel sizes and convenience to transit and the downtown area. From Locust Avenue to Market Street there will be opportunities for denser development. The area surrounding Martha Jefferson Hospital is a potential historic district. A pedestrian environment should be encouraged along the entire corridor with sidewalks, landscaping and transit stops.

SUB-AREA B:

FROM GILLESPIE STREET TO 9TH STREET

Description

Streetscape: Numerous curb cuts, steep hill, concrete sidewalks, overhead utilities, cobrahead lights

Site: Setbacks with lawns, hedges, stone and brick wall edges, sloped sites, some mature landscaping, uniform setbacks, some in-front parking

Buildings: Historic residences used for professional services, cinder block cottage row, four-squares, bungalows, larger and older dwellings closer to hospital, in-scale infill, flatroof infill, contemporary office infill, post-war cinder cottages, 1-2 story

Recommended General Guidelines

1. Respect the character of the older existing dwellings when designing infill buildings
2. Place site parking behind buildings when converting residences to offices
3. Maintain landscaped edge of private sites

Public Comments Received

Representatives of the Martha Jefferson Neighborhood Association provided comments regarding their concerns at the August 9, 2011 meeting.

Staff Recommendations

Staff recommends approval with a condition that any perimeter trees or plantings removed should be replaced with large species street trees, and subject to final site plan approval.

Suggested Motions

I move to approve the Entrance Corridor Certificate of Appropriateness application for the CFA Central Headquarters with the following modifications, and subject to final site plan approval:

- 1. Any perimeter trees or plantings removed should be replaced with large species street trees.**
- 2.....
- 3.....



CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT TO THE ENTRANCE CORRIDOR REVIEW BOARD (ERB)

ENTRANCE CORRIDOR
CERTIFICATE OF APPROPRIATENESS

DATE OF PLANNING COMMISSION MEETING: September 13, 2011

Project Name: McDonald's Restaurant Renovation
Planner: Mary Joy Scala, AICP
Applicant: McDonald's USA LLC
Applicant's Representative: Chuck Phan, Area Construction Manager
Applicant's Relation to Owner: Lessee

Application Information

Property Street Address: 941 Emmet Street
Property Owner: Federal Realty Investment Trust
Tax Map/Parcel #: Tax Map 1, Parcel 1 (Online Record: 010001000)
Total Square Footage/Acreage Site: 22.131 acres
Comprehensive Plan (Land Use Plan) Designation: Commercial
Current Zoning Classification: Urban Corridor Mixed Use with Entrance Corridor (EC) Overlay and Individually Protected Property (IPP) Overlay on part
Entrance Corridor Overlay District: §34-307(a)(1) (Route 29 North)
Current Usage: McDonald's Restaurant

Background

Because the proposed renovations will significantly change the appearance of the building, staff determined that the ERB should review the application. The building is currently red brick, with a cedar shake roof with white roof lights, and brick walkways/patio. The building sits back from the road, but is fairly visible, in the context of an adjacent bank that is designated an Individually Protected Property, and the nearby Chipotle Restaurant.

Barracks Road Shopping Center is currently making exterior renovations with sustainable materials that include existing red brick, new Hardie siding in a muted color palette (cream, beige, moss, off-white), synthetic slate roof, stained wood trellis, metal panels. The use of Exterior Insulation Finishing System (EIFS) is minimal.

There is a Comprehensive Sign Plan in effect for Barracks Road Shopping Center. Almost all the wall signs at the shopping center consist of white lighted channel letters.

Applicant's Request

The applicant is requesting approval of a certificate of appropriateness to renovate the existing McDonald's Restaurant. The franchise is in the process of upfitting all their restaurants.

The general proposal is to:

- Keep the existing red brick walls, adding orange color EIFS above to a height of approximately 18 feet;
- Remove the cedar shake roof;
- Remove the solarium, and expand the footprint of the building to fill in the former solarium space;
- Add new contrasting gray thin brick accent walls on the north and west sides;
- Add led-lighted elements, including: striped tan/brown metal awnings with light bar; two led-lighted yellow "roof cap elements" on the top; and aluminum wall fascia with light bar;
- Add signage;
- Replace wood steps with new concrete steps on Arlington Boulevard;
- Replace menu board/ordering system in the rear;
- Existing landscaping is to remain.

Standard of Review

The Planning Commission serves as the entrance corridor review board (ERB) responsible for administering the design review process in entrance corridor overlay districts. This development project requires a site plan, and therefore also requires a certificate of appropriateness from the ERB, pursuant to the provisions of §34-309(a)(3) of the City's Zoning Ordinance. The ERB shall act on an application within 60 days of the submittal date, and shall either approve, approve with conditions, or deny the application. Appeal would be to City Council.

Standards for considering certificates of appropriateness:

In conducting review of an application, the ERB must consider certain features and factors in determining the appropriateness of proposed construction, alteration, etc. of buildings or structures located within an entrance corridor overlay district. Following is a list of the standards set forth within §34-310 of the City Code:

§34-310(1): Overall architectural design, form, and style of the subject building or structure, including, but not limited to: the height, mass and scale;

The proposed building is 18 feet in height (one story) with a flat roof. The mass of the building will increase slightly on the north side.

Staff Analysis: The height, mass and scale of the building are consistent with surrounding buildings.

§34-310(2): Exterior architectural details and features of the subject building or structure;

The existing entrance on the south side will be altered, but will remain on that elevation. The existing entrance on the north side will be moved to the front elevation (west side).

The solarium is proposed to be replaced with a brick/EIFS extension with windows on the front and sides.

Three architectural elements are proposed to be externally lighted with LED's: striped metal awnings on the west and south sides; two yellow aluminum "roof cap elements"; and an aluminum wall fascia strip that encircles the building. In addition to the lighting already mentioned, dark-sky friendly wall sconces are proposed.

A white, internally lit 41.25 sq. ft. McDonald's sign is proposed on the north side, and a yellow, internally lit 14 sq.ft. "M" logo is proposed on the west side. The rear of the building that faces Arlington Boulevard is generally blank.

§34-310(3): Texture, materials and color of materials proposed for use on the subject building or structure;

The proposed materials/colors consist of:

- existing (and new matching) red brick;
- new gray thin brick accent walls;
- orange EIFS walls;
- silver aluminum canopies and fascia band;
- tan/brown striped metal awnings;
- yellow aluminum decorative roof cap elements; and
- white and yellow internally lit signage.

Staff Analysis: Franchise buildings are often designed to make the entire building appear as a sign, especially at night. Barracks Road Shopping Center is distinguished by its simple architecture with red brick accents that unify the separate buildings. Other building materials (concrete, Hardie, metal, wood) are sustainable and attractive. The signs on most stores at the shopping center consist of white channel letters, which are clearly visible but not intrusive.

The proposed renovations at McDonald's are simple in design, with appropriate wall signage. (The "McDonald's" letters are proposed to be white internally lit, and the "M" logo is proposed to be internally lit yellow, which is consistent with the current signage.)

However, staff would suggest:

- Continuing the use of new red brick or Hardie panels in place of the EIFS, and
- Reducing the number of lighted architectural elements.

The color and extent of EIFS is objectionable. If EIFS is permitted, consider a more muted color to match the (terra cotta or gray) brick.

The lighted yellow roof caps that exceed 20 feet in height, the lighted metal awnings and the lighted fascia serve to turn the whole building into a sign.

Appropriate accent lighting would be used on a building to define an entrance, or to highlight the building's architectural character.

§34-310(4): Design and arrangement of buildings and structures on the subject site;

The footprint is unchanged.

Staff Analysis: The design is straightforward and easy for pedestrians to navigate.

§34-310(5): The extent to which the features and characteristics described within paragraphs (1)-(4), above, are architecturally compatible (or incompatible) with similar features and characteristics of other buildings and structures having frontage on the same EC street(s) as the subject property.

Staff Analysis: The height, mass and scale as viewed from the corridor are appropriate for an urban structure in this location. Pedestrian circulation and outdoor spaces have been incorporated into the design. Some of the proposed materials and lighted elements are incompatible.

§34-310(6): Provisions of the Entrance Corridor Design Guidelines.

Relevant sections of the guidelines include:

Section 1 (Introduction)

The Entrance Corridor design principles are expanded below:

• Design For a Corridor Vision

New building design should be compatible (in massing, scale, materials, colors) with those structures that contribute to the overall character and quality of the corridor. Existing developments should be encouraged to make upgrades consistent with the corridor vision. Site designs should contain some common elements to provide continuity along the corridor. New development, including franchise development, should complement the City's character and respect those qualities that distinguish the City's built environment.

• Preserve History

Preserve significant historic buildings as well as distinctive architecture from more recent periods. Encourage new contemporary design that integrates well with existing historic buildings to enhance the overall character and quality of the corridor.

• Facilitate Pedestrian Access

Encourage compact, walkable developments. Design pedestrian connections from sidewalk and car to buildings, between buildings, and between corridor properties and adjacent residential areas.

- **Maintain Human Scale in Buildings and Spaces**

Consider the building scale, especially height, mass, complexity of form, and architectural details, and the impact of spaces created, as it will be experienced by the people who will pass by, live, work, or shop there. The size, placement and number of doors, windows, portals and openings define human scale, as does the degree of ground-floor pedestrian access.

- **Preserve and Enhance Natural Character**

Daylight and improve streams, and retain mature trees and natural buffers. Work with topography to minimize grading and limit the introduction of impervious surfaces. Encourage plantings of diverse native species.

- **Create a Sense of Place**

In corridors where substantial pedestrian activity occurs or is encouraged, or where mixed use and multi-building projects are proposed, one goal will be creating a sense of place. Building arrangements, uses, natural features, and landscaping should contribute, where feasible, to create exterior space where people can interact.

- **Create an Inviting Public Realm**

Design inviting streetscapes and public spaces. Redevelopment of properties should enhance the existing streetscapes and create an engaging public realm.

- **Create Restrained Communications**

Private signage and advertising should be harmonious and in scale with building elements and landscaping features.

- **Screen Incompatible Uses and Appurtenances:**

Screen from adjacent properties and public view those uses and appurtenances whose visibility may be incompatible with the overall character and quality of the corridor, such as: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment, Where feasible, relegate parking behind buildings. It is not the intent to require screening for utilitarian designs that are attractive, and/or purposeful.

- **Respect and Enhance Charlottesville's Character**

Charlottesville seeks new construction that reflects the unique character, history, and cultural diversity of this place. Architectural transplants from other locales, or shallow imitations of historic architectural styles, for example, are neither appropriate nor desirable. Incompatible aspects of franchise design or corporate signature buildings must be modified to fit the character of this community.

Section 2 (Streetscape)

No changes are proposed to existing street landscaping. New concrete steps are proposed to replace older wood steps that connect the site to the Arlington Boulevard sidewalk.

Staff Analysis: The streetscape design is appropriate.

Section 3 (Site):

No changes are proposed to the existing site landscaping or to the trash enclosure. The menu board/ordering system in the rear will be replaced.

The existing brick patio paving will remain. The fencing and furniture will be replaced.

Staff Analysis: The proposed site changes are appropriate.

Section 4 (Buildings):

Pertinent Guidelines are:

- Avoid the use of building materials with long-term maintenance problems, such as EIFS (exterior insulation and finishing systems), or vinyl siding. Sustainable, utilitarian building materials such as concrete block, metal siding or cementitious panels may be appropriately used for a contemporary design.
- Choose materials that offer texture and avoid monotonous surfaces. For example, use wood or brick or stone, or sustainable synthetic materials, such as cementitious siding, that approximate the look and dimension of these materials.
- Use quality materials consistently on all visible sides of commercial, office and multi-family residential buildings.
- In Charlottesville, common building materials are brick, wood or stucco siding, and standing-seam metal roofs. Stone is more commonly used for site walls than building walls.
- Avoid using building accent lighting that is too bright and draws too much attention to the building. Reasonable levels of accent lighting to accentuate architectural character may be appropriate in individual instances when it is shielded and is not aimed towards neighboring properties, sidewalks, pathways, driveways, or public right-of-ways in such a manner as to distract travel.”
- Use of a canopy as an illuminated sign is not appropriate.

Staff Analysis: The EIFS building material and lighted elements are not appropriate, based on the above guidelines. If those elements of the proposed design are modified, then the building design would be appropriate.

Section 5 (Individual Corridors):

Route 29 North Vision

While much of the growth of this corridor is expected to be within Albemarle County's section as it extends north, there is great opportunity to redevelop Charlottesville's parts with more intense retail and mixed uses. Scale of development will go from large to medium as you move south towards the City. More pedestrian scaled, mixed-use infill opportunities exist in the Barracks Road area as opposed to the auto-oriented north end.

SUB-AREA C Barracks Rd to Ivy Rd Vision:

Emmet Street has the potential to become more of an urban boulevard, with lively pedestrian activity and a greater mix and integration of uses. Both Barracks Road Shopping Center and Meadowbrook Shopping Center may redevelop with retail, office, hotels, housing, and structured parking. The attractive magnolia street trees along Emmet Street should be retained and new landscaping added to the streetscape as redevelopment occurs. There are opportunities for unified landscaping along the corridor that would help enhance the pedestrian connection. If possible, character-defining architecture should be incorporated into redevelopment plans. As the University redevelops its property on the southern end of the sub-area, including the University Arts Center, there may be opportunities to include student housing and community-related facilities in mixed-use projects that front on Emmet Street.

Public Comments Received

No public comments have been received regarding the Entrance Corridor application.

Staff Recommendations

The site plan has been reviewed and is ready to be signed. Staff recommends that the ERB discuss the changes to the building material and lighted elements recommended by staff.

Suggested Motion

I move to approve the Entrance Corridor Certificate of Appropriateness application for the McDonald's Restaurant Renovation with the following modifications:

1. Continue the use of new red brick [or Hardie panels] in place of the EIFS;
2. Reduce the number of lighted architectural elements as follows....;
3.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



**APPLICATION FOR A WAIVER:
SIDEWALK**

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: September 13, 2011

Project Planner: Michael Smith, Neighborhood Planner

Date of Staff Report: August 25, 2011

Applicant: Alexander J. Amigoni, III

Current Property Owner: A. Joseph Homes, LLC

Application Information

Property Street Addresses: 1106 Sherwood Rd

Tax Map/Parcel #: Tax Map 43, Parcel 9

Total Square Footage/Acreage Site: 11,217 square feet (0.26 acres)

Comprehensive Plan (Land Use Plan) Designation: Single Family

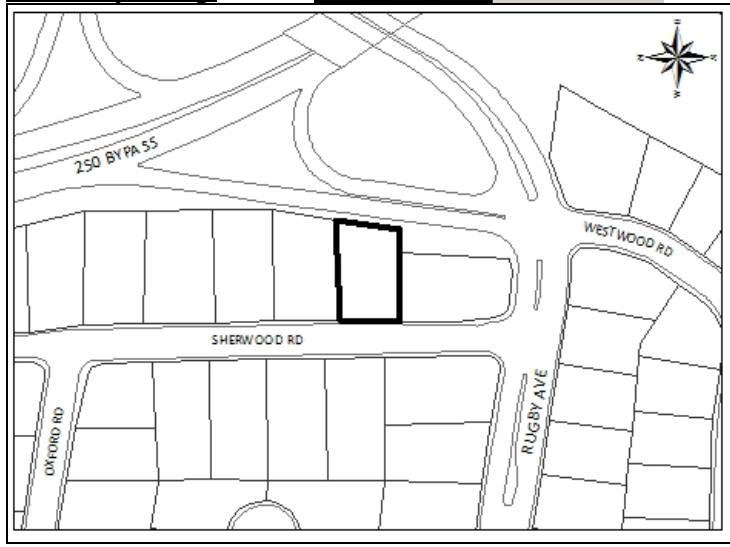
Current Zoning Classification: R-1 Single Family

Tax Status: The City Treasurer's office indicates that there are no delinquent taxes owed on the subject property at the time of the writing of this staff report.

Applicant's Request

The applicant, AJ Amigoni, is requesting a waiver from sidewalk requirements at 1106 Sherwood Road. The applicant recently completed construction of a single-family home and did not construct the required sidewalk as outlined in Sec 34-1124 of the Charlottesville city code. The applicant is seeking a waiver to prohibit any environmental or safety concerns that may arise with the construction of a sidewalk.

Vicinity Map



Standard of Review

Section 34-1124(b) of the City Code states “For the protection of pedestrians and to control drainage problems, sidewalks, curbs and gutters shall be required along all public rights-of-way when any building or structure is constructed upon a previously unimproved lot or parcel, or when any single-family dwelling is converted to a two-family dwelling. The director of neighborhood development services or planning commission may waive this requirement for sidewalks deemed unnecessary, or of only low-priority, based on the sidewalk criteria established by the director pursuant to paragraph (a), above.

- (1) If the director of neighborhood development services denies a request for a waiver, the applicant may appeal that decision to the planning commission. Any person who has been denied a waiver by the planning commission may appeal to the city council within thirty (30) days of the date of denial. The decision of the city council shall be final.
 - (2) If the director of neighborhood development services intends to grant an exemption to the requirements of this section, he shall first give written notice to the members of the planning commission who have expressed in writing a desire to be so notified, at least seven (7) days prior to granting the proposed exemption. The chair or any two (2) members of the commission may then direct that the application for the exemption be heard and decided by the planning commission.”
- The Director of Neighborhood Development Services has denied the applicant’s request for a waiver. The applicant has appealed that denial to the planning commission.

Project Review / Analysis

Sherwood Road is a local street, bordered by a local street to the north (Plymouth Rd) and collector street to the south (Rugby Ave). 1106 Sherwood has 84' of street frontage and the house is set back 43' from the road. Aside from sidewalk at 1101 Sherwood, no other sidewalks are present along Sherwood.

The applicant's apprehension over constructing the sidewalk is in regards to the health of a mature, 40" caliper oak tree located 11.4' feet from Sherwood Rd. The applicant believes that a sidewalk may damage the root system and incur safety hazards for his property and the neighboring properties. NDS staff met with the applicant at the property to assess if sidewalk construction would negatively impact the tree. Engineering staff measured potential sidewalk widths and assured the applicant that a sidewalk could be constructed without threatening the health of the tree.

Staff acknowledges that the oak tree is substantial and understands the reluctance of the applicant to construct a sidewalk near the root system. However, following a site visit with engineering staff, staff feels that the applicant has a viable alternative. The comp plan and City Council Vision statement outline goals aimed at making Charlottesville healthier and more connected by encouraging the development of sidewalks. Those goals, coupled with close proximity to McIntire Park and Rugby Ave, support staff's opinion that construction of a sidewalk at 1106 Sherwood is benefit to the neighborhood and community.

Staff Recommendation

Staff has reviewed the application for a waiver of sidewalk requirements, and recommends the application be denied, based on "Modal Goals and Objectives" outlined in chapter six of 2007 comprehensive plan (Goal 1, Obj. B) and the City Council Vision supporting multimodal connections.

Suggested Motion

1. "I move to deny the sidewalk waiver for the 1106 Sherwood Road."
2. "I move to approve the sidewalk waiver for 1106 Sherwood Road."



This image shows Sherwood Road facing south towards Rugby Ave. To the immediate left is 1106 Sherwood Rd.

City of Charlottesville

MEMO



“A World Class City”
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TO: Planning Commission
FROM: Missy Creasy, Planning Manager
DATE: August 31, 2011
SUBJECT: Comprehensive Plan Update

As the Comprehensive Plan process proceeds into our next round of citizen participation meetings, I want to make sure we are keeping you up to date on what activities are occurring in addition to continuing dialogue.

September 13, 2011 Discussion

We will review the Environment goals September 13th in preparation for the Joint meeting the following week. The County Commission will be having a similar review. In preparation, please review the Environmental goals attached and think about the following question: What comes to mind as you review the City's Environmental Goals?

The following outlines updates which will be of interest:

Schedule - Attached is the draft calendar of events through April 2012. Please make sure to note these dates on your calendars if you do not have them already.

September 20, 2011 Joint Work Session – We will be hosting the County Planning Commission for a joint meeting as we continue our discussions of the Natural Environment and proceed to Land Use.

Recent Staff Comprehensive Plan Activities:

Land Use – Brian Haluska is managing the Land Use projects associated with the Comprehensive Plan update. Current projects include the Existing Land use Survey, Build Out Analysis, Review of Outstanding Neighborhood Concerns, Land Use Map update, and Development and Demographic Trends. Staff has been working on these projects over the summer in preparation for discussion with you in the near future.

Community Facilities – Michael Smith is championing the update of these materials. Parks and Recreation information is included in this topic and I attended the August meeting of the Parks and Recreation Advisory Committee to provide information on the Comprehensive Plan process and steps that group can take to assist. They plan to have a discussion in September to review their goals and offer any input on changes.

Natural Resources – Ebony Walden is coordinating the Environmental update. Since this is the topic of our first in a series of citizen input opportunities, the materials have been used as a model for the meeting series format. We are looking forward to the September 29, 2011 meeting to gain citizen input on environmental activities.

Attachments:

Draft Meeting Schedule
City and County Environmental Goals

Existing Charlottesville and Albemarle Environmental Goals

City Environmental Goals	County Environmental Goals
Natural Resource Protection	
Establish and maintain a 40 percent minimum urban tree canopy level in Charlottesville.	Preserve and manage the County's natural resources and cultural assets in order to protect the environment and conserve resources for future use.
	Recognize the importance of protecting biological diversity in both the Rural Area and the Development Areas for the ecological, aesthetic, ethical, and economic benefits to the community.
	Recognize the value of Albemarle's mountains, including protecting water quality and drinking water reservoir capacity, soil conservation, forest resources, plant and animal habitat, scenic values, tourism, and the economic impact of these resources.
	Keep systems of critical slopes intact in the Rural Areas and protect mountains as they contribute to water quality and drinking water reservoir capacity, soil conservation, forest resources, plant and animal habitat, scenic values, tourism, and the economic impact of these resources.
	Encourage the preservation of existing wooded areas as development occurs in Development Areas. Maintain or establish wooded buffer areas between dissimilar land uses as development occurs.
	Protect Albemarle County's agricultural lands and forests as a resource base for its agricultural and forestry industries and for related benefits they contribute towards the County's rural character, scenic quality, natural environment, and fiscal health.
	Encourage and maintain strong ties between the Region's urban and Rural Areas, fostering healthy economic, environmental, social and political interactions.
Sustainable Development	
<p>Charlottesville - "A Green City"</p> <p>The Charlottesville City Council has adopted a 2025 Vision Statement for the City. One of the major goals of the vision is "A Green City", which states that "Charlottesville citizens live in a community with a vibrant urban forest, tree-lined streets, and lush green neighborhoods. We have an extensive natural trail system, along with healthy rivers and streams. We have clean air and water, we emphasize recycling and reuse, and we minimize stormwater runoff. Our homes and buildings are sustainably designed and energy efficient."</p>	<p>Achieve a sustainable community that meets the needs of the present without compromising the ability of future generations to meet their own needs.</p>

Existing Charlottesville and Albemarle Environmental Goals

City Environmental Goals	County Environmental Goals
Strategically continue, expand, and implement environmentally sustainable initiatives and measures that contribute to climate protection and support key actions outlined in the US Mayor's Climate Protection Agreement.	
Promote the achievement of a 30 percent reduction from current energy use by businesses and residences through a city-wide education, assistance and incentive program.	Continue research and updates to the Comprehensive Plan for viable strategies for green building, energy efficiency, and in other public facilities service provision.
Encourage green building and resource and energy conservation practices in new and existing buildings through financial incentives.	
Ensure a consistent city-wide policy that promotes green building by ensuring that other city regulations, practices and guidelines actively allow for and encourage green building practices.	Achieve sustainable design in County buildings and planning for services.
Capture the 'embodied energy' of existing buildings and avoid using new materials by encouraging the adaptive re-use of existing structures.	
Water Resources & Stormwater Management	
	Protect the County's surface water through a management program that recognizes the functional interrelationship of stormwater hydrology, stream buffers, flood plains, wetlands, and human management practices.
Promote, protect and restore riparian (streamside) and stream ecosystems to protect habitat and water quality for people and animals;	Maintain the integrity of existing stream channels and networks for their biological functions and drainage. Protect the condition of state waters for all reasonable public uses and ecological functions. Restore degraded stream and wetland ecosystems where possible.
	Preserve designated stream valleys in their natural state in order to protect significant resources associated with stream valleys and to provide buffer areas.
	Support water conservation and use-efficiency measures to minimize impacts to water resource systems and the environment and to prolong the life of existing and future water supplies.
	Continue to support Chesapeake Bay protection initiatives.
	Protect floodplains from inappropriate uses and recognize their value for stormwater management and ecological functions.

Existing Charlottesville and Albemarle Environmental Goals

City Environmental Goals	County Environmental Goals
	Protect wetlands from inappropriate uses and recognize their value for maintaining surface water quality and other benefits.
	Protect the availability and quality of groundwater resources.
Improve public and private stormwater infrastructure and protect natural systems from flooding due to extreme stormwater volumes and velocities and protect public health by reducing contaminant to stormwater runoff.	Protect the safety and welfare of citizens, property owners, and businesses by minimizing the negative impacts of increased stormwater discharges from new land development. Facilitate the integration of stormwater management and pollution control with other programs, policies, educational efforts, and Comprehensive Plans of jurisdictions in the region.
Reduce and prevent impacts from polluted stomwater runoff through voluntary and incentive programs for government agencies, businesses and residents.	
Trails and Greenways	
Connect the park system to the community through the development of trails and through the effective and appropriate design of park and recreation facilities.	Establish a Countywide network of greenway trails for conservation, recreation, transportation and education throughout Albemarle County, and linked to trails in the City of Charlottesville.
Develop trails that are sensitive to the community's environmental systems and cultural and historic resources.	
Promote the green infrastructure benefits that trail systems provide to the public and to stakeholders.	
Designate separate trails both commuting and recreation to avoid user conflicts.	
Establish connectivity between residences and commercial destinations that are located in close proximity to one another to promote the option of walking and biking rather than driving.	

Big Picture Goal

Locality Goal

Objective

DRAFT

Charlottesville Planning Commission
Calendar of Upcoming Meetings

August 16, 2011 – Joint City County Planning Commission
August 23, 2011 – Work Session – Critical Slopes

Sept 13, 2011 – Regular meeting
Sept 20, 2011 – Joint City County Planning Commission – Land use
Sept 27, 2011 – Work Session
Sept 29, 2011 – Public Workshop - Environment

Oct 11, 2011 – Regular meeting
Oct 25, 2011 – Work Session
Oct 27, 2011– Public Workshop - Land Use/Transportation

Nov 8, 2011 – Regular meeting
Nov 22, 2011 – Work Session – Capital Improvement Program
Nov 30, 2011– Public Workshop – Housing/ Economic Drivers

Dec 13, 2011 – Regular meeting

Jan 10, 2012 – Regular meeting
Jan 24, 2012 – Work Session
Jan 26, 2012– Public Workshop - Transportation

Feb 14, 2012 – Regular meeting
Feb 2012 – Joint Work Session – Long Range Transportation
Feb 23, 2012 – Public Workshop – Facilities and Services
Feb 28, 2012 – Work Session

March 13, 2012 – Regular meeting
March 22 or 28, 2012 – Public Workshop – Historic Preservation et.al.
March 27, 2012 – Work Session

April 10, 2012 – Regular meeting
April 2012 – Joint PC Work session

Longer Term Schedule

Spring 2012 – Additional Citizen Input meetings
Summer 2012 – Joint Work Session on Chapter Updates
Fall 2012 – Citizen Check-ins on Recommendations
Early 2013 – Comprehensive Plan Adoption