

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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May 29, 2012

**TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media**

Please Take Notice

A Joint Work Session of the Charlottesville City Council and Planning Commission will be held on **Thursday June 7, 2012 at 5:00 p.m. in the Basement Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Land Use Mapping Exercise
2. Public Comment - 15 minutes

cc: City Council
Maurice Jones
Aubrey Watts
Jim Tolbert
Neighborhood Planners
Melissa Thackston, Kathy McHugh
Mary Joy Scala
Craig Brown, Rich Harris



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES
MEMO**

To: City of Charlottesville City Council and Planning Commission
From: Brian Haluska, AICP
CC: Jim Tolbert, AICP; Missy Creasy, AICP
Date: May 23, 2012
Re: Land Use Map Work Session

At the joint City Council/Planning Commission work session on March 27th, attendees suggested exploring the topic of development policies and zoning further in a session with maps available. Staff has designated the upcoming joint meeting on June 7th for this activity. This memo will serve as an introduction to the exercises staff has planned for this work session.

Attached to this memo are three maps that will be used in the exercise in the work session. They are:

- A current zoning map
- The Future Land Use map from the 2007 Comprehensive Plan
- A current land use map, based on the land use survey completed by the Thomas Jefferson Planning District Commission in 2011.

These maps are being included to permit you to review them along with some of the questions that will be considered at the work session. The goal of the work session is to have a conversation about the vision of the built environment in the City at an overarching level.

Questions for Consideration

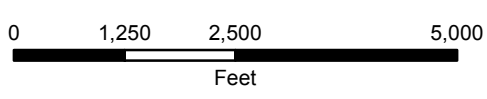
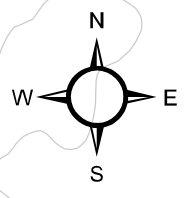
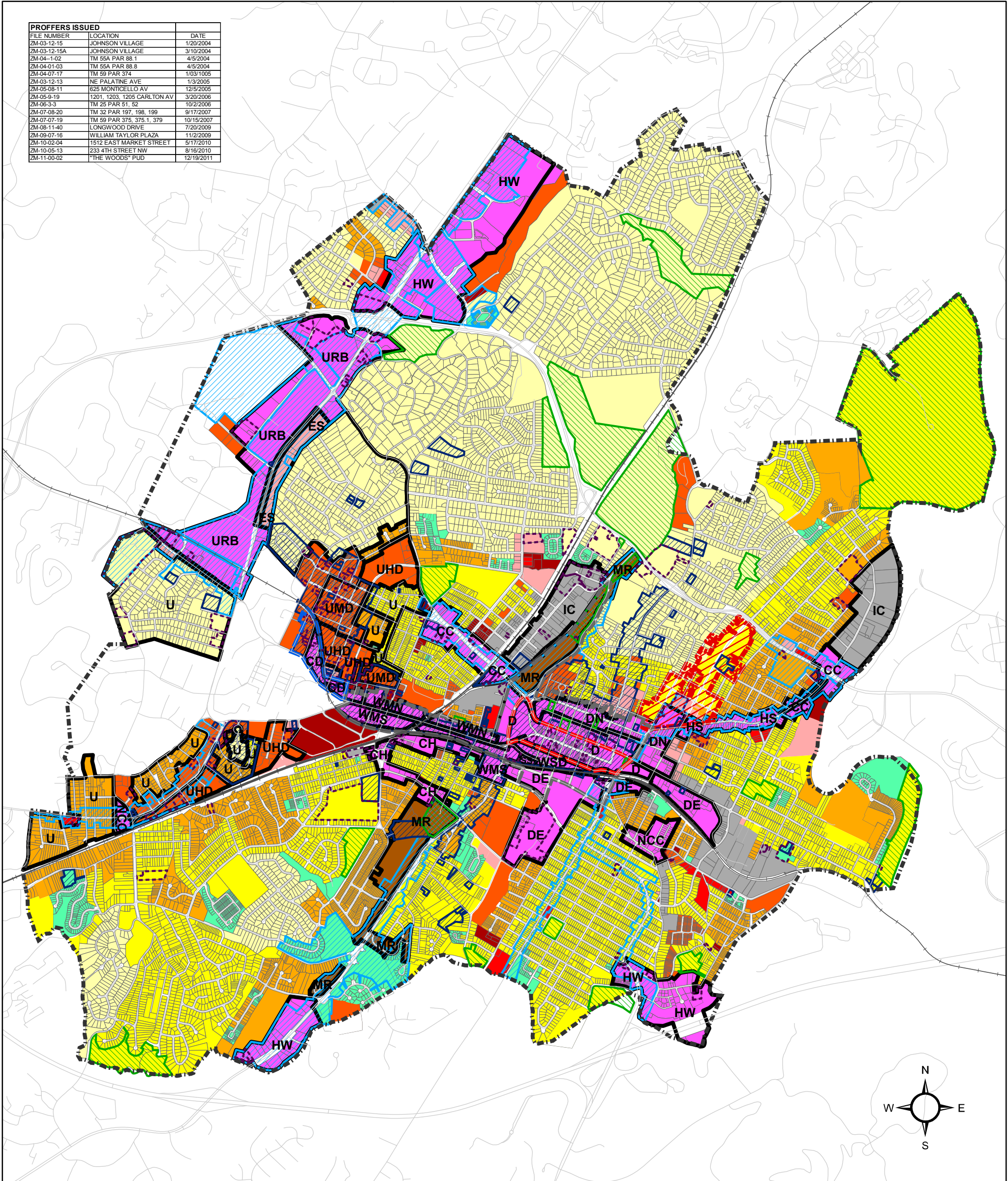
Should the future land use map be aspirational, or reflect existing conditions? Does the City land Use Map need major revisions or fine tuning?

If the zoning map was erased, and we started with what currently exists on the ground, what pattern of zoning should the City follow?

Is the current zoning and land use strategy too complex?

CITY OF CHARLOTTESVILLE ZONING DISTRICT MAP

PROFFERS ISSUED	FILE NUMBER	LOCATION	DATE
	ZM-03-12-15	JOHNSON VILLAGE	1/20/2004
	ZM-03-12-15A	JOHNSON VILLAGE	3/10/2004
	ZM-04-1-02	TM 55A PAR 88.1	4/5/2004
	ZM-04-01-03	TM 55A PAR 88.8	4/5/2004
	ZM-04-07-17	TM 59 PAR 374	1/03/1005
	ZM-03-12-13	NE PALATINE AVE	1/3/2005
	ZM-05-08-11	625 MONTICELLO AV	12/5/2005
	ZM-05-9-19	1201, 1203, 1205 CARLTON AV	3/20/2006
	ZM-06-3-3	TM 25 PAR 51, 52	10/2/2006
	ZM-07-08-20	TM 32 PAR 197, 198, 199	9/17/2007
	ZM-07-07-19	TM 59 PAR 375, 375.1, 379	10/15/2007
	ZM-08-11-40	LONGWOOD DRIVE	7/20/2009
	ZM-09-07-16	WILLIAM TAYLOR PLAZA	11/2/2009
	ZM-10-02-04	1512 EAST MARKET STREET	5/17/2010
	ZM-10-05-13	233 4TH STREET NW	8/16/2010
	ZM-11-00-02	"THE WOODS" PUD	12/19/2011



Special Use Permits are identified on the map for general reference only. Refer to the original SUP file for further information.

Neighborhood Development Services
 Approved April 6, 2009

RESIDENTIAL

- R-1
- R-1U
- R-1S
- R-1SU
- R-2
- R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- PUD Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ESC Emmet Street Commercial
- OVERLAY DISTRICTS**
- Public Park Protection
- Architectural Design Control Districts and Individually Protected Properties
- Historic Conservation District
- Entrance Corridors
- Corner Parking Zone
- Parking Modified Zone
- Urban Corridor Parking Zone
- Special Use Permits

MIXED USE

- DC Downtown Corridor
- DEC Downtown Extended Corridor
- DN Downtown North Corridor
- WMN West Main North Corridor
- WMS West Main South Corridor
- CC Central City Corridor
- URC Urban Corridor
- HC High Street Corridor
- HW Highway Corridor
- NCC Neighborhood Commercial Corridor
- CA Cherry Avenue Corridor

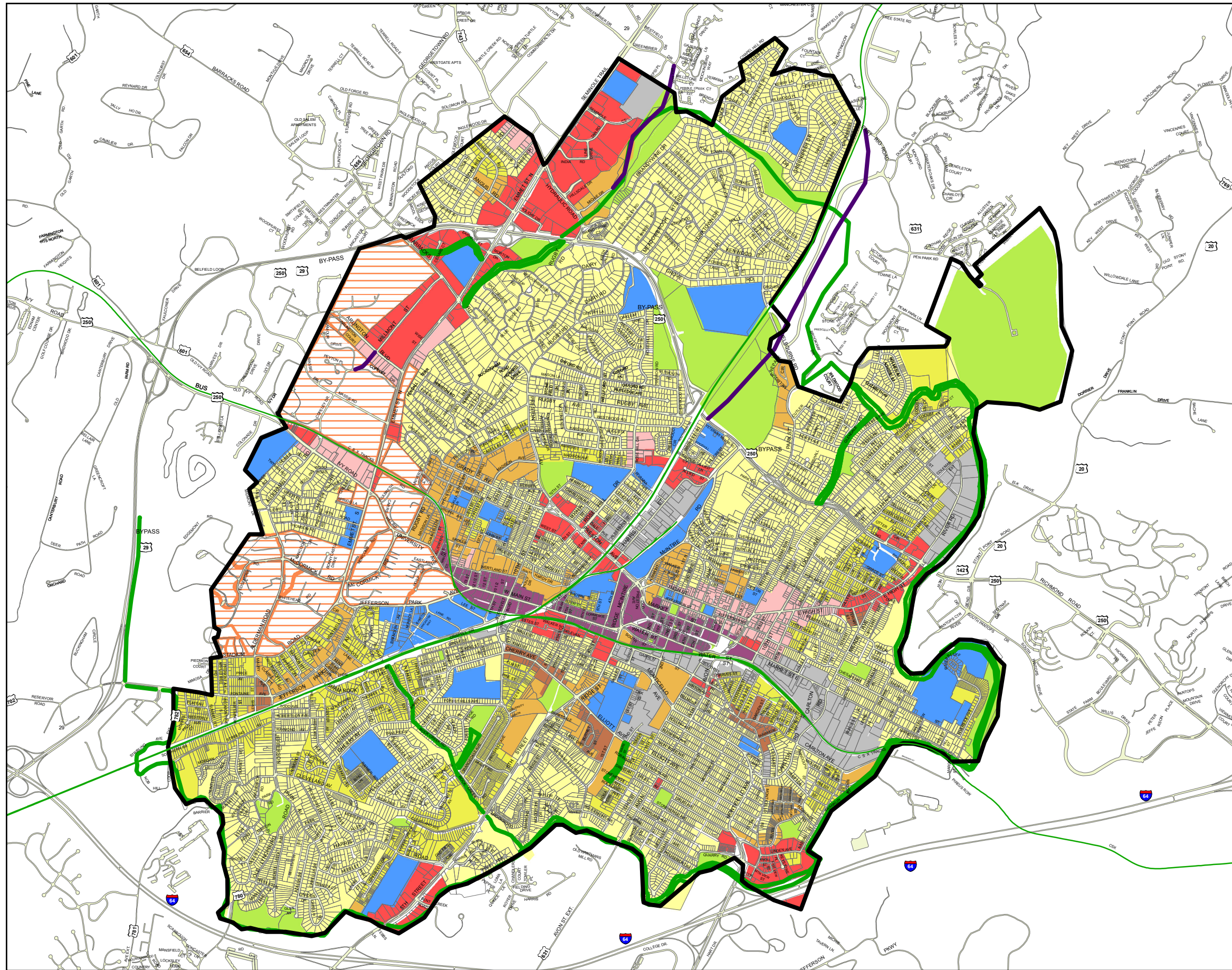
INDUSTRIAL

- SS South Street District Corridor
- CC The Corner District Corridor
- WSR Water Street District Corridor
- M-I
- IC Industrial Corridor

AMENDMENT DATES

- July 22, 2009
- October 1, 2009
- November 10, 2009
- November 19, 2009
- October 29, 2010
- November 15, 2010
- June 22, 2011
- September 21, 2011
- December 5, 2011
- December 19, 2011

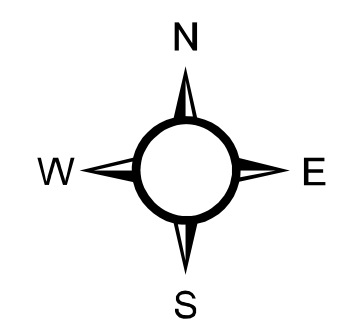
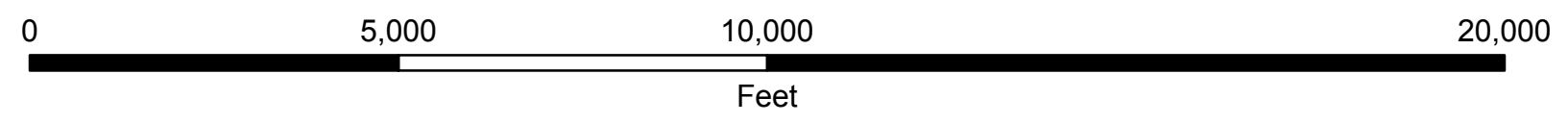
2025 LAND USE PLAN

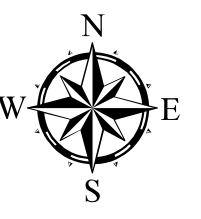
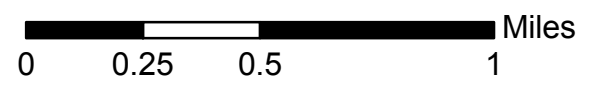
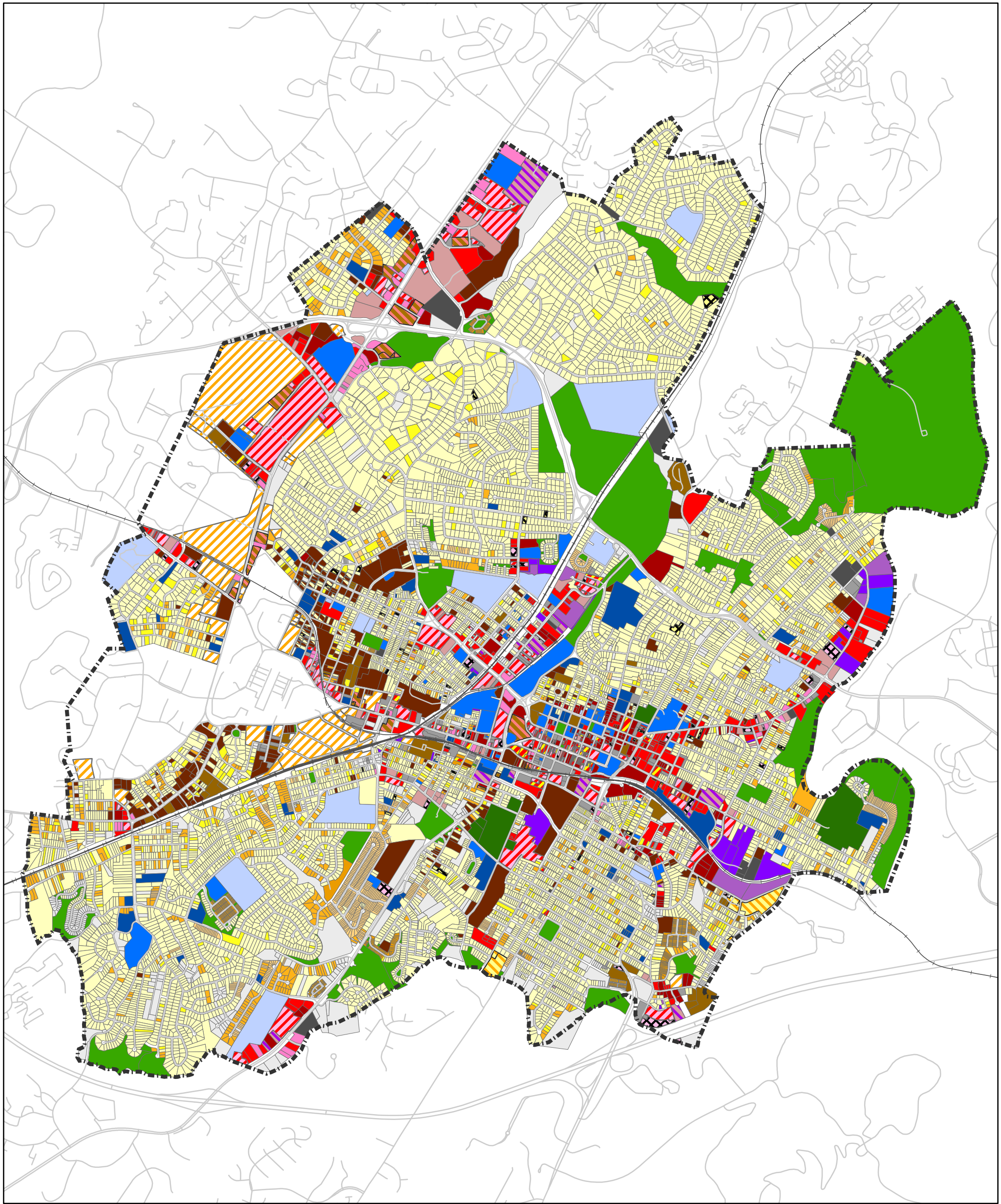


-  SINGLE FAMILY
-  TWO FAMILY
-  MULTI-FAMILY
-  OFFICE
-  COMMERCIAL
-  MIXED USE
-  NEIGHBORHOOD COMM.
-  INDUSTRIAL
-  PUBLIC, SEMI-PUBLIC
-  PARKS & OPEN SPACE
-  UVA
-  GREENBELT

-  FUTURE MAJOR TRANSPORTATION PROJECTS











APPROVED AS PART OF THE 2006 COMPREHENSIVE PLAN















Cville Existing Land Use

Land Use

-  Single Family Detached
-  Single-Family with Accessory
-  Single Family Attached
-  Duplex
-  Townhome
-  Condominium
-  Apartment
-  Mobile Home
-  Greek Housing
-  Lodging

-  Mixed-Use with Residential
-  Mixed-Use, Non-Residential
-  Vacant Residence
-  Service
-  Office
-  Restaurant
-  Retail Commercial
-  Wholesale Commercial
-  Manufacturing
-  Warehousing
-  Park/Public Space
-  School

-  UVA Use
-  Institutional
-  Religious
-  Cemetery
-  Vacant Building
-  Vacant/No Structure
-  Parking
-  Utility
-  Single Family Detached with Home Occupation
-  Transportation