

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, January 8, 2013 – 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 – 2013 Planning Awards
  - 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. Minutes - December 11, 2012 – Pre meeting
    - 2. Minutes - December 11, 2012 – Regular meeting
    - 3. Minutes - November 13, 2012 – Regular meeting
    - 4. Minutes – December 4, 2012 – Joint City County PC Meeting
- III. **JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**
- G. JOINT PUBLIC HEARINGS
    - 1. ZT-12-12-15 Mobile Food Units - An ordinance to amend and reordain §34-420, §34-480 and §34-796 Use Matrixes; §34-1200 Definitions and to create and ordain §34-1175 Mobile Food Vehicle of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide allowance for mobile food units. **Report prepared by Read Brodhead, Zoning Administrator.**
- IV. **REGULAR MEETING ITEMS (Cont.)** – 6:30 P.M.
- H. Preliminary Discussion
    - 1. Elliot Avenue PUD
  - I. Comprehensive Plan Work Session
  - J. FUTURE MEETING SCHEDULE

| Date and Time                        | Type            | Items  |
|--------------------------------------|-----------------|--|
| Tuesday January 15, 2013 – 5:30 PM   | Work Session    | Joint City/County Planning Commission                              |
| Tuesday January 22, 2013 – 5:00 PM   | Work Session    | Comprehensive Plan   |
| Tuesday, February 12, 2013 – 4:30 PM | Pre- Meeting    |  |
| Tuesday, February 12, 2013 – 5:30 PM | Regular Meeting | Rezoning – Elliott Avenue PUD<br>SUP – 501 Locust Avenue - Medical |

|  |  |  |
|--|--|--|
|  |  | Lab Over 4000 SF – Martha Jefferson<br>Hospital site<br>Subdivision – Belmont Cottages |
|--|--|--|

**Anticipated Items on Future Agendas**

- LID Guideline Review
- Major Subdivision – Maury Avenue, Burnett Commons PUD Phase II
- ZTA – PUD, SUP, Rezoning Procedures

**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.**

City Council Action on Items with  
Planning Commission Recommendation  
November 2012

December 3, 2012

**Consent Agenda**

- q. ORDINANCE: Zoning Text Amendment – Medical Labs (1st of 2 readings)
- r. ORDINANCE: Zoning Text Amendment Request for BAR housekeeping code changes (1st of 2 readings)

These items moved to second reading

**3. PUBLIC HEARING/RESOLUTION\***

The Plaza on Main Street Special Use Permit (SUP) for Increased Density & Height  
(1st of 1 reading)

This item was approved.

December 17, 2012

**1. CONSENT AGENDA\***

- i. RESOLUTION: Mobile Food Unit – Zoning Initiation (1st of 1 reading)
- n. ORDINANCE: Zoning Text Amendment – Medical Labs (2nd of 2 readings)
- o. ORDINANCE: Zoning Text Amendment Request for BAR housekeeping code changes (2nd of 2 readings)

These items were approved by City Council

**CITY OF CHARLOTTESVILLE**  
**PLANNING COMMISSION PRE MEETING**  
**TUESDAY, December 11, 2012 -- 4:30 P.M.**  
**NDS CONFERENCE ROOM**

**Planning Commissioners present**

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

**Staff Present:**

Ms. Missy Creasy, Planning Manager  
Mr. Willy Thompson, Neighborhood Planner  
Mr. Mike Smith, Neighborhood Planner  
Mr. Richard Harris, Deputy City Attorney  
Mr. Ryan Davidson, Budget Analyst

The Commission began to gather at 4:30 and was called to order at 4:55pm.

Ms. Keller asked if there were any questions for Mr. Davidson. Ms. Green asked for clarification on the bike infrastructure budget item. Mr. Davidson provided the background on the budget item. He noted that due to other needs as well as the carryover budget for bike infrastructure that this was what the committee put forward at this time. It was noted that Planning Commissioners could provide these comments to Council in their recommendation. Ms. Green noted this was an important item for the community highlighted during community outreach sessions.

Mr. Keesecker asked for clarity on the CIP spreadsheet and Mr. Davidson provided an orientation. There was also a briefing on the potential for mapping of CIP projects to supplement the written materials and the different information that could be presented.

Ms. Green provided comments on the minutes that she would note in the formal meeting. Ms. Keller asked Mr. Thompson to review the reasons for the Nalle Street application being returned to the Commission and he provided that explanation.

The discussion adjourned at 5:25pm.

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, December 11, 2012 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairwoman)  
Mr. Michael Osteen  
Mr. Kurt Keesecker  
Ms. Lisa Green  
Ms. Natasha Sienitsky  
Mr. David Neuman, Ex-Officio, UVA Office of the Architect

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Willy Thompson, AICP, Neighborhood Planner  
Mr. Ryan Davidson, Office of Budget and Performance Management  
Mr. Michael Smith, Neighborhood Planner

Also Present:

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting.

**A. COMMISSIONERS' REPORT**

- Ms. Green noted that the CDBG Task Force would be holding a meeting December 17<sup>th</sup>, an initial meeting to discuss upcoming projects.
- Mr. Osteen provided highlights from the recent BAR meeting, notably The Plaza on West Main project, as well as the Marriott Hotel. He also discussed the recent Tree Commission meeting where Dominion Power representatives provided a report to the Commission. The Tree Commission is currently working to update the tree preservation ordinance and create a “power line arboretum” pilot project.
- Mr. Keesecker mentioned that the PACC Tech Committee did not meet and will meet in January.
- Ms. Sienitsky provided a report on the recent Parks and Rec. Advisory meeting. She noted most of the discussion focused on the Tonsler Park master planning process and the unfortunate lack of public participation thus far. She recommended that if anyone from the public desires to provide input on the master planning process, please contact Brian Daly, Director of Parks and Recreation.

**B. UNIVERSITY REPORT**

Mr. Neuman discussed the “nitrogen footprint” report developed for the University. The Sustainability Committee at the University has approved a goal of 25% nitrogen reduction by 2025, which is consistent with the current carbon reduction goal established by the University.

### **C. CHAIR'S REPORT**

Ms. Keller mentioned that she was unable to attend the TJPDC meeting. She did, however, attend the meeting for the TJPDC Corporation. At the meeting, financial and policy procedures were discussed. Additionally, Ms. Keller discussed the opening of the Jefferson School and extended an invitation to the grand opening of the facility on January 19<sup>th</sup>.

### **D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy provided an overview of the comprehensive plan process, both joint (City/Albemarle County/UVA) efforts and City specific efforts.

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

There were none.

### **F. CONSENT AGENDA**

Ms. Green asked to remove item #3, minutes from October 9, 2012 regular meeting.

Ms. Osteen moved for approval of the Consent Agenda, excluding item #3. Mr. Osteen seconded the motion.

All in favor. Consent agenda passed.

Ms. Keller called for recess. She reopened the meeting at 6:00PM.

### **G. JOINT PUBLIC HEARINGS**

- 1. SP-12-11-14 – (715 Nalle Street)** An application from Stephen Hitchcock and Kendall Cox to amend an approved infill special use permit to establish an additional single family residential lot. The proposed amendment would reduce the approved minimum lot size from 5,532 square feet to 5,450 square feet. The property is further identified on City Real Property Tax Map 30 Parcel 37 having road frontage on Nalle Street. The site is zoned R-1S and is approximately 0.25 acres or 10,900 square feet. The Land Use Plan generally calls for single family residential. **Report prepared by Willy Thompson, Neighborhood Planner.**

Before Mr. Thompson delivered his staff report, Ms. Sienitsky disclosed that she owned property at 741 Nalle Street and believed that although she owned property in close proximity to the subject property, she would be able to review this application impartially.

Mr. Thompson provided the staff report.

Following Mr. Thompson's report, Ms. Green asked for clarity on whether the change in square feet affected the depth or width of the lot.

Mr. Thompson wasn't completely sure where the difference was in the lot lines, but believed the depth of the lot was different as a result of the survey. He also clarified that this change did not affect the off-street parking requirements.

Mr. Norris was curious as to why this issue could not have been addressed administratively.

Mr. Thompson replied that any amendment to a SUP must go through the original process. Mr. Harris followed that up by noting that since the original SUP application stated a specific square footage, the change in square feet had to go through a public hearing.

Without any other questions, Ms. Keller opened the public hearing.

With no one wishing to speak, Ms. Keller closed the public hearing.

The Commission did not see any impacts with the minor change in square feet. Ms. Keller did note that since this was an infill SUP application, and although this property wasn't in a historic district, the Commission would have authority to review dimensions of the structure. This point was made in effort to inform the public that although Fifeville is recognized at the national and state level as a historic district, Fifeville is not recognized locally. As a result, the Commission is unable to address the concerns of the public regarding the "historicity" of Fifeville when there is no jurisdiction allowing the Commission to do so.

***Ms. Green moved to recommend approval of this application to allow an infill special use permit in the R1-S Residential - Small Lot district for variations in minimum lot size and regulations subject to the following conditions and exceptions or modifications:***

- a. Staff approval of the LID features presented on an engineered plan.***
- b. No occupant of this building may apply for more than one parking permit.***

***This approval is based on the finding that the proposal meets the criteria for a special use permit and would serve the interests of the general public welfare and good zoning practice.***

Mr. Osteen seconded the motion.

Ms. Keller called the question:

|           |     |
|-----------|-----|
| Sienitsky | Yes |
| Green     | Yes |
| Osteen    | Yes |
| Keller    | Yes |

Motion passed.

1. Charlottesville Capital Improvement Program FY 2014-2018: Consideration of the proposed 5-year Capital Improvement Program totaling \$62,688,355 in the areas of Education, Economic Development, Neighborhood Improvements, Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, Technology and General Government Infrastructure. **Report prepared by Ryan Davidson, Office of Budget and Performance Management.**

Mr. Davidson provided the staff report.

Ms. Sienitsky asked about funding allocation, whether funding went to specific projects or general department funds. She was curious if departments had the ability to utilize excess funding for projects and programs not specifically funded through the CIP.

Mr. Davidson noted that CIP funding went to specific projects and that any excess funding allocation would need Council approval.

Ms. Green asked how comprehensive plan goals are utilized in the rating of CIP funding?

Mr. Davidson replied that comprehensive plan goals are used to rank CIP projects and lead to the elimination of projects that do not have comprehensive plan goals that justify them.

Mr. Keesecker commended Mr. Davidson for adding the color scheme to the ranking system as a means to digest the information better. Mr. Keesecker also suggested adding a mapping element to the CIP ranking document as a tool to show where the projects are in the City.

Mr. Davidson acknowledged staff was already researching the addition of CIP information as a GIS layer.

Ms. Keller opened the public hearing.

With no one else wishing to speak, Ms. Keller closed the public hearing.

Ms. Sienitsky expressed concern with pushing the funding for the McIntire Park design process into FY15.

Ms. Keller desired to see construction and demolition in McIntire Park be addressed similarly. She did not want to see any demolition proceed in the park until the design was complete.

Ms. Green desired to see the CIP ranking system take into account collaborative efforts exercised amongst City departments to improve efficiency of funding allocation.

Mr. Keesecker was curious to know if utilizing a mapping system would improve equity within the rating system. The City would begin to notice patterns of investment around the City and where disinvestment may exist.

***Ms. Green moved to recommend approval of the CIP budget for FY14 with some hope that the comments made are taken into account by City Council***



Ms. Sienitsky seconded the motion.

Ms. Keller called the question:

|           |     |
|-----------|-----|
| Sienitzky | Yes |
| Green     | Yes |
| Osteen    | Yes |
| Keesecker | Yes |
| Keller    | Yes |

Ms. Sienitsky motioned adjournment to the second Tuesday in January.

All in favor. Motion passed.

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, November 13, 2012 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)  
Mr. Dan Rosensweig (Vice Chairperson)  
Ms. Lisa Green  
Ms. Natasha Sienitsky  
Mr. Kurt Keesecker  
Mr. John Santoski  
Mr. Michael Osteen

Mr. David Neuman, Ex-officio, UVA Office of the Architect

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Brian Haluska, AICP, Planner  
Ms. Ebony Walden, AICP Planner  
Ms. Mary Joy Scala, AICP Planner

Also Present

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting.

**A. COMMISSIONERS' REPORT**

- Ms. Sienitsky-Nothing to report
- Ms. Green –MPO Tech had their regular meeting, but she did not attend. The agenda is on line and the discussion consisted of the long range transportation plan and transit legislation requests.
- Mr. Osteen-Attended the regular BAR meeting noting that all items were approved. There was an application for a tent on the 2<sup>nd</sup> floor of a building on the Mall. The BAR was very flexible on tent approval for the winter season. The BAR recommended the pursuit of IPP status for cemetery properties in the City. The Tree Commission reviewed the Comprehensive Plan and submitted comments to the City.
- Mr. Rosensweig- The HAC meeting consisted of subcommittee discussions on the following: policies and potential vision statement changes.
- Mr. Keesecker- PACC Tech provided reports on various University projects and the Old Lynchburg Road improvement project.
- Mr. Santoski attended the CIP committee meetings. The process is moving along, and the process of ranking has been extremely difficult.

**B. UNIVERSITY REPORT**

Mr. Neuman – There will be a PACC meeting Thursday at the County office building. The Board of Visitors met and approved a new dormitory on Alderman Rd. Three dorms will be completed by the summer adding 650 beds. The traffic concerns at Ivy and Emmet have been addressed but apology was provided for the inconvenience.

**C. CHAIR'S REPORT**

Ms. Keller –Nothing to report

**D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy hoped that Planning Commissioners have met with their County counterparts to work on the joint goals project. She apologized for the staff reports being out of order. There will be a mini retreat on November 27, 2012 from 4pm-10pm. Following the retreat, there will be public input on land use items. She will be sending out packets next week and again encouraged everyone to get their homework done.

**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. Minutes - October 9, 2012 – Pre meeting
2. Minutes - October 9, 2012 – Regular meeting
3. Minutes – September 18, 2012 - Work Session
4. Minutes – October 23, 2012 - Work Session
5. Site Plan – Burnett Commons Phase II
6. Entrance Corridor Review - 973 Emmet Street (former Shell Station at Barracks Road Shopping Center) – review by the ERB

Mr. Osteen made a motion to approve the Consent Agenda with item # 2 being deferred to a future meeting, item # 6 being held for discussion and Mr. Rosensweig recusing himself from item # 5.

Mr. Santoski seconded the motion

Consent agenda passes

**Consent Item 6**

Ms. Mary Joy Scala presented the staff report

The applicant presented the proposed design for the four additional retail spaces and the parking. He also explained the reason for not being able to pull the building closer to the front due to utility easements. He noted that the design and material will be the exact same as current buildings in the shopping center. The lighting, landscaping and fixtures were also presented.

Ms. Keller asked the applicant to remain until the end of the meeting to finish the discussion.

**III. JOINT PUBLIC HEARINGS**

**1. G. JOINT PUBLIC HEARINGS**

1. SP -12-09-11 The Plaza on Main Street - An application for a Special Use Permit (SUP) for increased density and building height for the redevelopment of 852-860 West Main Street into a mixed use development. The proposal includes the demolition of the existing structure and proposes a mixed use development with 219 residential units, 11,946 square feet of ground floor commercial space and underground parking. The SUP request is for an increase in density from 43 units per acre to 103.3 units per acre and an increase in height from 70 feet (by right) to 101 feet. The property is further identified on City Real Property Tax Map 30 Parcels 3 and 4 having frontage on West Main Street and 9<sup>th</sup> Street, SW. The site is zoned West Main South Corridor with Historic District Overlay and the total project area is 92,400 square feet or approximately 2.12 acres. **Report prepared by Ebony Walden, Neighborhood Planner**

Ms. Walden presented the staff report. She stated that she did receive several letters noting with concern of the massing and scale. She noted that this development supports the City Council Vision and the Comprehensive Plan. She stated that the applicant will have two options concerning the affordable housing requirement. They must contribute to the affordable housing fund or offer affordable house on site. Staff recommends approval of the application.

Ms. Sienitsky, Ms. Green, Mr. Osteen and Mr. Rosensweig disclosed that they had spoken to the applicant previously, but feel they could make an impartial decision.

Ms. Keller stated that she had a phone conversation with Ms. Sienitsky about neighborhoods concerns, but feels she would also be able to vote impartially.

### **Questions from the Commission**

- In the 30ft pedestrian zone facing West Main, how much is public and how much is private.
- Where would the best place be for the bus stop?
- What are the limitations on persons per unit?
- How is the contribution to affordable housing determined?

Ms. Walden stated that she does not know how much of the land is public or private but the applicant can provide that information. The applicant and CAT are working on the best place for the bus stop. She also stated that no more than 4 unrelated people can live in a unit.

Ms. Creasy stated that there are codes that the applicant needs to comply with relating to affordable housing.

Mr. Keesecker wanted to know if the bus stop would have a shelter since he did not see one on the plans.

Mr. Tolbert stated that the Place Design Task Force is looking into the bus stop location as it reevaluates the West Main Corridor Study. He provided a history on the zoning requirements in place for West Main Street.

The applicant, Ryan Holmes presented the project for consideration.

### **Questions from Commission**

- Has there been any conversation with the adjacent property owner to consider an additional access?
- What groups is this development being marketed?

The applicant noted that conversation has occurred with the adjacent property owner but there was no interest due to the concern of losing parking spaces. The site is to be marketed to University students. There was concern noted about site security. The applicant stated there will be someone on the premises 24 hours a day and there will be rules that the residents will have to abide by. All of the rooms except the one bedroom units will be fully furnished.

### **Questions from Council**

- What does student housing mean in this situation?
- How is this development different than a dormitory?

The student housing will be marketed by having the apartments fully furnished with rent per room rather than per unit. These apartments are different from dorms because they have full kitchens and could be leased by the unit.

Ms. Keller opened the public hearing

### **Public Hearing**

Donna Deloria, representing the owners of 1002-1006 West Main St and 1118 11<sup>th</sup> St SW, noted that the owners of the properties feel this project is just what Main Street needs. It will create jobs and should be built to the highest density allowed.

Bitsy Water would like to see the City Arborist play a significant role in the tree plantings for West Main. She feels that adequate trees will grow and thrive if the right trees are planted.

Quentin Kendall, representative of CSX, applauds the City of Charlottesville for this project. He feels that there are two issues that need to be looked at: 1. Making sure everyone is safe and that the railroad is inaccessible. 2. Quality of life-The railroad operates 24 hours and residents need to be aware of these when deciding to live here.

Nancy Carpenter, a resident of Eagles Landing, noted that the City's idea of affordable housing is not working. The City has a high poverty rate and she would like to see the applicant provide affordable units on site. She feels that applicant should provide some sort of transportation for students to the train station, airport, etc. during holiday breaks and that could cut down on traffic.

Otis Douglas, 407 Oak St, would like to see some coordination with UVA. Emergency vehicles will see some sort of delay due to the increase in traffic.

Catarina Krizancic, 829 Nalle St, said she supports the development of mix use. She feels this proposal lacks community involvement. She would like the Commission to deny and encourage the applicant to defer and call on the University to get engaged.

Brock Napierkowski, 614 Dice Street, really enjoys the neighborhood. He would like to know why there has not been any mention of people that were killed on bikes in 2008 and 2009 in the neighborhood due to an increase in traffic. He feels like the project is for students and students alone.

Angela Ciolfi, 805 Nalle St, noted that she is having a hard time getting over the large size. She feels that Walker Square promised the same thing this development is promising and Walker Square didn't do it, so she feels this developer won't either.

Ivo Romenesko, 117 Bollingwood Rd, would like the City of Charlottesville to help him fulfill his dream. He would love to see the area change. He feels that New Urbanism can be designed for West Main. He would love to see a project that will draw people to the sidewalks of West Main.

Ms. Keller closed the public hearing.

### **Discussion**

Mr. Neuman stated that UVA is a public agency and can't engage with public development. UVA does provide parking permits to students who bring their cars with them. He feels there will be issues about traffic and the left turn lane allowance should be reviewed.

Mr. Santoski is in favor of the project, but has concerns with the mix of use and storm water management. He would like the commercial space to be open to the public.

Mr. Keesecker stated that he is generally in favor of the project. He feels this project will enhance the street life of West Main. He is comfortable with the number of units proposed.

Mr. Rosensweig feels the project is very harmonious. He would like some of the massing mitigated. He is really delighted to hear about the onsite management.

Mr. Osteen is a maybe. He feels the project would have an impact on the West Main Street corridor. The entire frontage should be commercial. The BAR is more concerned with massing and the applicant has done a lot to mitigate that.

Ms. Green can't approve it. She noted that the commercial space is to be used differently than anticipated and could make the area more exclusive.

Ms. Sienitsky feels she could approve it with conditions. She noted the proposed development will be harmonious. It's a good location for density because of its proximity to transportation and the hospital. She would like the back facade to have some landscaping to provide a buffer for the railroad.

Ms. Keller feels the same way as her colleagues. She also feels that the City of Charlottesville deserves something special because it is a special place. She would like to see some form of communication process occur with the residents in the adjacent neighborhood.

Ms. Keller called for a motion.

Mr. Rosensweig said, I move to recommend approval of this Special Use Permit application for the Plaza on West Main Mixed Use Development at 852-860 West Main Street TMP 30- 3 & 4 for increased density to 98 DUA and height to 101 feet with the following conditions, exceptions and/or modifications:

1. Inclusion of all the street scape features outlined in the West Main Street Illustrative Plan unless
2. It is determined by staff that a particular element(s) is unfeasible or not warranted.
3. Staff approval of the preliminary site plan
4. All commercial spaces have direct access to areas facing public right-of-way.
5. The city arborist approves the tree selection and best practices for soil volumes and tree root zone management.
6. Property management is available and onsite 24/7 and is available to both residents of the complex and residents of the surrounding neighborhood.
7. Submission and staff review of the rules and regulations handbook for the development.
8. Inclusion of visual and sound barriers at the rear pool and deck area and buffering of the area. adjacent to the rail road tracks as appropriate.
9. Inclusion of a bus stop.
10. Work with staff and appropriate groups to address bicycle and pedestrian safety

Mr. Santoski seconded the motion

### **Discussion**

The Commissioners are still having some issues with traffic, security in and out of the building, and the use within part of the West Main Street frontage.

Daniel Hines, Engineer with Bolling stated that there is really nothing that can be done with the left turn lane on to 9<sup>th</sup> street.

Ms. Creasy called for the vote.

|            |     |
|------------|-----|
| Sienitsky  | Yes |
| Green      | No  |
| Osteen     | Yes |
| Rosensweig | Yes |
| Keesecker  | Yes |
| Santoski   | Yes |
| Keller     | Yes |

Motion Passes

- ZT-12-10-12 BAR housekeeping code changes - An ordinance to amend and reordain §34-86 Schedule of civil penalties; §34-277 Certificates of appropriateness; demolitions and removals; §34-340 Actions requiring certificate of appropriateness; exemptions; penalties; §34-285 Approval or denial of application by BAR; §34-346 Approval or denial of applications by BAR of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to update civil penalties and to provide consistent timeframes for applications. **Report prepared by Mary Joy Scala, Preservation and Design Planner.**

Ms. Scala presented the staff report.

There were no questions from the Commission or Council.

Ms. Keller opened the public hearing and with no one to speak, she closed the public hearing.

### **Discussion**

Mr. Rosensweig feels that this will not change the amount of applications that the BAR will see.

Ms. Keller called for a motion

Mr. Santoski said, I move to recommend approval of this zoning text amendment request to amend and reordain Sections 34-86, 34-277, 34-285, 34-340, and 34-346 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to the civil penalty for unapproved demolitions, and the BAR's time limit to take action on COA applications as submitted.

Ms. Green seconded the motion

Ms. Creasy called the vote.

|            |     |
|------------|-----|
| Sienitsky  | Yes |
| Green      | Yes |
| Osteen     | Yes |
| Rosensweig | Yes |
| Keesecker  | Yes |
| Santoski   | Yes |

Keller Yes

Motion Passes

3. ZT-12-10-13 Medical Laboratories in Downtown North - An ordinance to amend and reordain 34-796 Use Matrix – Mixed use Corridor Districts of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to allow for medical laboratories over 4000 square feet in the Downtown North Corridor. **Report prepared by Brian Haluska, Neighborhood Planner.**

Mr. Haluska presented the staff report.

Ms. Keller opened the public hearing and with no one to speak, she closed the public hearing.

Ms. Keller called for a motion

Mr. Santoski said, I move to recommend approval of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to permit medical laboratories greater than 4,000 square feet in area by special use in the Downtown North district on the basis that the changes would serve the interests of public necessity, convenience, and good zoning practice

Mr. Osteen seconded the motion

Ms. Creasy called the vote

|            |     |
|------------|-----|
| Sienitsky  | Yes |
| Green      | Yes |
| Osteen     | Yes |
| Rosensweig | Yes |
| Keesecker  | Yes |
| Santoski   | Yes |
| Keller     | Yes |

Motion Passes

### **Continuation of item 6 discussion**

Ms. Keller gaveled out of Planning Commission meeting into Entrance Corridor Review.

### **Questions from Commission**

- Has consideration been given to eliminating the second curb cut and a row of parking?

The applicant stated that they looked into removing the second curb cut, but due to the number of people using the entrance they felt it would be better to keep it. Eliminating a row of parking would not work.

Ms. Green was in support of this project.

Mr. Keesecker feels that every corridor is different in function. He feels that Barracks Road is car centric.

Ms. Keller feels that the applicant has met the guidelines and that the design scheme is appropriate because Barracks Road is car-centric. She would have liked to have seen a design that incorporated the existing building.



Mr. Osteen made a motion to approve item 6 on the Consent Agenda.

Ms. Green seconded the motion

|            |     |
|------------|-----|
| Sienitsky  | Yes |
| Green      | Yes |
| Osteen     | Yes |
| Rosensweig | No  |
| Keesecker  | Yes |
| Santoski   | Yes |
| Keller     | Yes |

Motion carries.

Ms. Keller gaveled back into Planning Commission.

Ms. Sienitsky made a motion to adjourn to the second Tuesday in December.

Adjourned @ 10:07 p.m.

**Planning Commission Joint Work session  
December 4, 2012  
City Space  
Minutes**

Commissioners Present:

Ms. Genevieve Keller (Chairperson)  
Mr. Kurt Keesecker  
Mr. Dan Rosensweig  
Mr. Michael Osteen  
Ms. Lisa Green  
Ms. Natasha Sienitsky

Albemarle County Commissioners present

Mr. Ed Smith  
Mr. Bruce Dotson  
Mr. Richard Randolph  
Mr. Calvin Morris (Chairperson)  
Mr. Thomas Loach

Staff Present:

City - Missy Creasy, Richard Harris  
County - Greg Kamptner, Wayne Cilimberg, Elaine Echols, Matt Weaver  
PDC - Summer Frederick, Steve Williams

Ms. Keller convened the Charlottesville Planning Commission meeting at 5:30 pm and turned the time to Mr. Morris. Mr. Morris convened the Albemarle County Planning Commission meeting and turned the meeting back over to Ms. Keller.

Ms. Keller turned the meeting over to Summer Frederick.

Ms. Frederick explained that each subcommittee would provide brief presentations.

The Planning Commission subcommittees presented their reports which are summarized following the public comment.

Ms. Keller opened the time for public comment.

**Public Comment**

Charles Winkler, 603 Moseley Dr., is concerned with the vision statement language. He feels that there are certain issues that tax payers are concerned about, such as housing choices, walkways, multi modal transportation etc. He would like the language to be presented in clearer terms and feels that the statement concerning the movement of industries should be more defined.

Audrey Welborn did not see any of the comments her group made in any of the reports. She noted that definitions are needed so people understand what statements mean. There should be a statement that refers to private property rights and Albemarle should have a goal encouraging people to live in rural areas.

Charles Battig went through the staff report and picked out key concerns related to issues that were of concern to him including: Where is mention of protection of property rights? What do the following mean “green neighborhood, appropriate, expand transit, and optimal?” He had a number of comments pertaining to definitions of terminology.

Randy Salzman is thankful for what has already been said in the meeting. He knows that the localities promote growth, but sometimes growth is not good. Most companies bring in people that are already working for the company and they don’t hire local residents which is a concern.

Jack Marshall suggested that the community needs to decide where we would like to be in the future. The Comprehensive Plan builds on size and scale of where we want to be, so is there a limit to growth.

Ms. Keller closed public input.

### **Proposed Language Discussion**

#### **Economic Development**

The Commissioners would like to see stronger, more definitive language used and made recommendations for clarity of language as well as clearer definitions for some terminology. Collaboration with UVA as well as mention of local food systems were deemed important for this section. Ms. Frederick summarized the discussion by noting the following for consideration in the updated joint statement: Establish a strong vision, include mention of small businesses, highlight collaboration with UVA, include workforce education opportunities, mention local food and address the scale and scoping of businesses.

#### **Entrance Corridors**

The City and County Planning Commission agreed they would like to share information on projects which affect the entrance corridors. Commissioners asked for clarity on terms as well as using easy to understand language. Ms. Frederick summarized the conversation by noting the following: Inclusion of multimodal options in the corridors, define the terms “massing” and “context,” coordinate with UVA, explore a common vision for Corridors that looks across boundaries, look for opportunities to make corridors “places,” and refrain from using jargon in the statement.

Further discussion was held about the potential “placemaking” for the corridors. Mr. Neuman noted that the University can play a very important part role related to entrance corridors.

#### **Environment**

There was interest in attempting to tighten the draft environmental section submitted by the subcommittee but no consensus was reached. It was noted that local foods should be addressed here as well; more specifically in terms of the rural areas providing the food for sale in the urban areas. Additional language suggestions were provided.

#### **Historic Preservation**

It was mentioned that the draft statement should not only focus on preservation. Links to World Heritage sites in our community need to be noted and historic areas as well as structures should be considered. It was requested that entrance corridors and their existence due to state enabling legislation be highlighted. The entire region should be included and a focus on livability and quality of life related to these resources should be highlighted.

### **Housing**

Housing and services should be located within close proximity. This could assist in maximizing open space in the County through the promotion of optimal density in the urban areas. There was also mention of exploration of a regional housing authority as a joint consideration. Commissioners noted wording changes to assure that aging in place was included in the document.

### **Land Use**

There was interest in a more unified vision for land use adjacent to the Rivanna River. The growth areas could also use some clarity and UVA should be mentioned. Information on projects in each locality needs to be shared at the board and commission level in addition to staff. The rate of growth in our community needs to be taken into account. The symbiotic relationship between rural and urban areas of our community was mentioned as important for this item. There was mention of encouraging urban and neighborhood growth to allow for maintaining rural character as well as acknowledgement of evaluating the dynamics of growth.

### **Park and Recreation**

It was noted that needs assessments have been completed so we know that there is a community wide playing field deficient which should be addressed. Mention of indoor recreation programs was also made. There is interest in exploring a fee agreement between the two localities as well as interest in continued coordination of the trails system. Coordination on Rivanna River related planning is essential. The Commission noted the importance of coordination between the City of Charlottesville, County of Albemarle and the University.

### **Transportation**

Commissioners would like to see multimodal regional transportation. There was also the suggestion of having a bus pass which allows for more seamless transfers and opportunities for park and ride to minimize cars in the urban areas. Mention was made of strengthening air and rail connections as well as allowing for more live/work opportunities. There was interest in moving the most people in the best ways for the least cost.

### **Next Steps**

Ms. Frederick will take the input from this evening and place it into the next draft. That will be sent to Commissioners to allow for follow up comment prior to constructing the final draft. The deadlines for feedback will be forwarded later this week.

Mr. Neuman requested that PACC be mentioned in the joint document. It was noted that the preamble could be an appropriate location.

It was noted that the joint goals will be included in each of the comprehensive plans.

Adjourned at 7:37.

**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**



**MEMORANDUM**

To: Charlottesville Planning Commission  
From: Read Brodhead, Zoning Administrator  
Meeting Date: January 8, 2013  
Re: ZT-12-12-15 (Zoning Text Amendment Request)  
Mobile Food Units

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**Background:**

This request from staff for a zoning text amendment was initiated by City Council on December 17, 2013. It requests the allowance for Mobile Food Units in the City.

Mobile food units are popping up in localities all over the county, creating a platform to introduce unique culinary opportunities to consumers and allowing for the creation of small businesses. Many localities were under prepared for such a rapid growth in the number of mobile food units within their communities. The City of Charlottesville does not currently have ordinances to properly regulate food trucks and allow this type of use within the City.

**Discussion:**

The proposed Mobile Food Unit ordinance will allow mobile vending in all mixed-use, commercial and industrially zoned properties within the City. In addition, properties being utilized as non-residential uses located within the residential district (i.e. churches, schools, etc.) will also be permitted to host food trucks for special events. Over the last year staff has received phone calls from over 15 perspective food vehicle owners interested in operating a food truck within the City. Currently, there are at least 6 mobile food vehicles operating primarily in the City, Albemarle County and within the grounds of UVA.

The intention of the mobile food unit ordinance is to establish regulations to allow food trucks to park on private properties all across the City. Underutilized parking lots near downtown can be transformed into small food hubs with the simple addition of one single food truck. A mobile food vendor who has satisfied all the Health Department food safety guidelines and has a proper business license will be permitted to vend from up to ten (10) different properties within the City with one provisional use permit. More than one provisional use permit can be applied for by a food vehicle operator.

The proposed regulations seek to treat these food operators as a temporary addition to the landscape as opposed to a permanent brick and mortar restaurant. No customer seating will be permitted. Amplified music and off premises signage are also forbidden. Food vendors that were invited to review and discuss the proposed ordinance were very supportive of these regulations. They want their customers to purchase food and move on instead of lingering around. By passing a short, yet precise ordinance, staff will not be overwhelmed with regulations which would be

difficult to enforce.

**Standard of Review:**

As outlined in Section 34-42 of the Zoning Ordinance, 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.

**Staff Analysis:**

Conformity to Comprehensive Plan

These proposed changes are in conformity with the Comprehensive Plan, Chapter Five, Land Use and Urban Design, Goal IV: Revise the zoning ordinance and zoning map to provide consistent and up to date zoning code for the City.

Intent of the Zoning Ordinance and General Welfare of the Community

This change will permit mobile food vendors to operate in zoning districts that permit restaurants as a by-right use.

Need and Justification for Ordinance Change

The City of Charlottesville cannot accommodate mobile food trucks on private property as a permitted use unless this code change is approved. Food trucks add diversity to the culinary community and also create small business opportunities. The impact of this use is no greater than other uses already permitted in the proposed zoning districts.

Effect on Property, Public Services and Facilities

These changes do not affect the zoning district classification of property within the City.

**Staff Recommendations:**

The Planning Commission should recommend to City Council:

- (1) the amendment of Zoning Ordinance Sections 34-420 to create an ordinance to permit mobile food units on private property within this City of Charlottesville; and

(2) the amendment of Zoning ordinance Sections 34-480, 34-480; 796 and 34-1200 to dictate which zoning districts would permit this use and how this use is defined in the Zoning Ordinance.

**Suggested Motion:**

1. I move to recommend approval of this zoning text amendment request as proposed to amend and reordain Sections 34-420, 34-480, 34-796, 34-1175, and 34-1200 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to permitting mobile food units with a provisional use permit on private property.

**Alternative Motions:**

2. I move to recommend denial of this zoning text amendment request to amend and reordain Sections 34-420, 34-480, 34-796, 34-1175, and 34-1200 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to permitting mobile food units with a provisional use permit on private property.

## ATTACHMENTS

### **1. Proposed Text Changes**

34-1200: Mobile Food Unit means a readily movable motorized-wheeled vehicle or a towed vehicle designed and equipped for the preparation, service and sale of food.

34-1175: Mobile Food Unit:

Mobile food unit on private property shall be subject to the following regulations:

- (1) No mobile food unit may be operated on private property without the property owner or his designee having first been issued a provisional use permit pursuant to this section.
- (2) A provisional use permit is valid for up to ten (10) properties. An applicant may apply for more than one (1) provisional use permit.
- (3) Applicants for a provisional use permit authorizing a Mobile Food Unit must provide evidence of:
  - a) a Charlottesville business license (or a statement from the commissioner of revenue that no city business license is required)
  - b) valid certificate from the Virginia Health Department stating that the Mobile Food Unit meets all applicable standards.
  - c) permission from the owner(s) of the private properties in question
- (4) The Mobile Food Unit provisional use permit is valid for one year from the date of issuance.
- (5) No Mobile Food Unit Shall:
  - a. Be longer than 20 feet; taller than 10.5 feet; nor wider than 8 feet.
  - b. Setup any tables or chairs for patrons to eat consume the food purchased.
  - c. Setup more than one (1) 10x10 tent or one (1) umbrella to cover condiment area
  - d. Make sales in front of an established restaurant during the restaurant's operating hours on the same side of the street.
  - e. Sell anything other than food and non-alcoholic beverages
  - f. Play any music that is audible outside of the unit.
  - g. Place signs and/or banners outside of the unit. Signage must be affixed or painted to the mobile food unit.
  - h. Fail to provide at least one trash receptacle.



**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**PLANNING COMMISSION**



**MEMORANDUM**

**Author of Memo:** Willy Thompson, Neighborhood Planner

**Date of Meeting:** 1/8/13

RE: Elliot Avenue PUD

Background:

Don Franco of Community Results has submitted the following application to rezone 6.4 acres comprised of tax map number 29, parcels 266 and 272.1 from R-3 to PUD. The development plan shows 46 to 49 dwelling units in a variety of housing types, including single-family detached, single-family attached, townhouses, cottages and a group home. A mixed-income community is proposed with a minimum of 18 dwelling units being sold through the Habitat for Humanity's Partner Family program. The PUD area runs along Elliot Avenue, across from the Burnet Commons entrance and adjoins, along its eastern boundary, Oakwood Cemetery.

Attachments: Application Materials

# 111 Elliott PUD

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December 21, 2012

Owner:

City of Charlottesville  
605 East Main Street  
Charlottesville, VA 22902

Applicant:

Southern Development  
170 South Pantops Drive  
Charlottesville, VA 22911

Habitat For Humanity of Greater Charlottesville  
919 West Main Street  
Charlottesville, VA 22903

Prepared by:

Community Results  
471 Panorama Road  
Earlsville, VA 22936

# Rezoning Application Requirements and Organization

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Prior to the formal submission of this application, pre-application conferences were held with the neighborhood development services on September 3, 2011, October 10, 2011, and November 27, 2011 to review sketch plans and gather comments and recommendations. This rezoning application is designed to address the requirements of Sections 34-41, 34-45, and 34-515 thru 34-517 of the City Code and is organized as follows:

Context Plan

Narrative Statement

Background

General Description of Proposal

Affordable Dwelling Units

Ridge Street Neighborhood

PUD Objectives

Existing Public Utilities and Infrastructure

Significant Natural, Environmental and

Cultural Features

Sensitive Areas

Critical Slopes

PUD Development

Land Use

Development Blocks

Land Use Plan

Block Plan

Development Standards

Land Uses Permitted/Prohibited by Block

Permitted Density by Block

Parking Standards

Landscape Plan

Landscaping

Location and Acreage of Required Open Space

Ownership of Common Areas

Transportation

Transportation Plan

Typical Street Sections

Dimensional Standards

Purpose and Intent

Lot Standards

Front, Side and Rear Setback Regulations

Exceptions

Other

Signage

Phasing

Appendix 1 - Rezoning Petition

Appendix 2 - Written Statement of Proffers

Appendix 3 - Survey Plat

Appendix 4 - Existing Public Utilities and Infrastructure Plan

Appendix 5 - Inventory of Adjacent Parcels

Appendix 6 -- PUD Use Matrix

# Context Plan



# Narrative Statement

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## Background

In October of 2011, the City of Charlottesville solicited proposals for the purchase and development of two City owned parcels known as 111 Elliott Avenue. This process culminated on May 7th, 2012, when City Council approved the terms of a contract with the development team of Southern Development and Habitat for Humanity of Greater Charlottesville for the purpose of creating a mixed income development.

The partnership was chosen after an RFP process through which the City solicited design and programmatic ideas for the site. In our submission to the RFP committee and Council, concept plans were presented based on our programmatic needs and given the following core design components:

- ◊ FRONT PORCH CULTURE adjacencies that facilitate informal daily interaction between neighbors;
- ◊ GREEN SPACE meaningful, programmed "green streets" and/or ribbons of common space/parkland;
- ◊ MULTI-MODAL SPACE vibrant, lively traditional streets or utilitarian cores;
- ◊ DIVERSE HOUSING PRODUCT mixed income housing and a diversity of price point, style and architecture that is thoroughly integrated throughout the site;
- ◊ VIABILITY AND ATTRACTIVENESS beautiful, energy efficient, fee simple homes that can be financed, that will sell in a challenging housing market and that will be sources of pride for Habitat Partner Families

- ◊ RESPONSIVENESS TO COMMUNITY NEED inclusion of an eight bedroom group home adjacent to Region Ten's Blue Ridge Clubhouse;
- ◊ CONNECTIVITY improving physical relationships through beautifully designed, new pedestrian links while enhancing existing pedestrian connections to nearby commercial areas, Tonsler Park, other neighborhoods and downtown;
- ◊ EXPANDABILITY ability to work with adjacent land owners to incorporate a potential phase II stretching to Oak Street;
- ◊ DENSITY achievement of significant density on a human scale accomplishing affordability and sustainability without compromising livability; and
- ◊ RESPECT FOR HISTORIC RESOURCES enhancing the Oakwood Cemetery.

## General Description of Proposal

The neighborhood will feature 46-49 units in a variety of housing types, architectural styles, and a large range of affordability. The layout reflects a sensitivity to the surrounding properties. The buildings facing Oakwood Cemetery and backing to the Ridge Street lots will be primarily single family detached units. The higher density townhomes will be cluster towards the center of the project and along Elliott Avenue, where greater massing will benefit the streetscape.

The townhouse layout at the center of the project is unique in that the units will legally front on either a City street or private road, but their “front door” will be off of a communal green. By utilizing a small lot design, green spaces which would typically have been private yards are consolidated into a series of plazas and greens for use by the whole community.

### Affordable Dwelling Units

The general make up of the community will be 25-29 market rate homes, 20 Habitat Partner Family, owner-occupied homes and, likely, one Region Ten unit. The affordable units will be sold to residents earning between 25%-60% of area median income and, as part of our agreement with the City, Habitat has pledged to partner with at least five families coming out of the City’s Public Housing.

The Region Ten home will house up to eight of their clients and provide an opportunity for reintegration of the residents into a neighborhood setting.

Consistent with Sections 34-12 and 34-45 of the City Code, 111 Elliott will be providing at least 15% Affordable housing units and as such, any site plan submitted for review in conjunction therewith shall be acted upon by the director of neighborhood development services or planning commission within twenty-one (21) days after the date such plan was officially submitted.

### Ridge Street Neighborhood

The Ridge Street Neighborhood Plan provides reminders for how residents want their neighborhood to evolve and is designed to provide guidance to the Planning Commission and City Council as they consider Land Use and policy changes that will impact the Ridge Street Neighborhood.

These recommendations and concerns were used to help form the core values and project goals for 111 Elliott. Among the more influential are:

#### Centers – Parks included in housing developments have the potential to function as neighborhood parks.

111 Elliott includes three community greens which will serve not only as open space, but as an area for community interaction.

#### Centers – There is a perception that there are more rentals than single-family houses.

111 Elliott is intended to be primarily a homeowner-occupied community, affordable to local residents of a broad income range. Twenty Habitat homes will be sold to local Partner Families earning between 25-60 % of the area median income. With the exception of the Region 10 home, it is anticipated that the balance will be built and sold by Southern Development to market rate purchasers.

#### Connectivity – Improve neighborhood walkability.

111 Elliott builds on the existing pedestrian network within the neighborhood by adding additional mid-block connections and providing an enhanced pedestrian experience within the project.

#### Connectivity – Enforce speeds and increase signage within the neighborhood.

Speeding within neighborhoods is not only an enforcement issue, but a design issue. 111 Elliott will utilize features (e.g., narrow neighborhood streets,



on-street parking, landscaping and horizontal alignment shifts) designed to provide drivers with visual clues leading to lower speeds.

Housing - Ensure that new housing is consistent with the local character. Housing affordability is a big concern in the neighborhood. Create a system for protecting against property tax increases, specifically for the elderly and young families. Grow partnerships for affordability.

111 Elliott will be a mixed income community with a minimum of 20 units being sold through the Habitat for Humanity's Partner Family program. Additionally, Habitat is working with the Charlottesville Redevelopment and Housing Authority (CRHA) and has designated at least twenty-five percent (25%) of the affordable housing units for CRHA public housing residents or participants in the CRHA Housing Choice voucher program.

Housing - Preserve and maintain short and long-term subsidized housing (redevelop it and increase the mix). Promote creative financing for ownership.

Habitat's financing model is based on owners earning sweat equity and having skin in the game. Partner Families earn upwards of 500 hours of sweat equity building their neighbors' and their own homes. In return, Habitat provides a zero-interest first mortgage indexed to their ability to pay. Habitat homes are sold at their appraised value with the difference between that price and the cost to build coming back to families incrementally over time as

equity in the form of a forgivable final mortgage. This provides incentive for homeowners to stay in their homes long term.

Housing - Affordable housing needs to be reconceived with more homeownership; accountable landlords; appropriately scaled developments with a variety of styles and scales, and in keeping with neighborhood; preserving existing resources; improved partnerships.

This development is intended to be 99% owner-occupied, with at least five housing types scaled to fit into their context, at price points serving a wide spectrum of the Charlottesville community.

Housing - Affordable housing is clustered in the neighborhood. Reverse the tendency to concentrate affordable housing in lower income neighborhoods.

This neighborhood will be developed in blocks with the intention of mixing housing affordability on every block. Habitat homes will be built to at least equal standards of the neighboring market rate homes, creating value for graduates of the Habitat homeowner education program, promoting social mixing and eliminating stigma through design.

Housing - Development from outside the City is a concern. There should be an effort to expand existing housing in existing neighborhoods by in-filling at a finer grain. Subdivision within neighborhood could keep development local. Increase incentives to change developer dynamics.

Both Habitat for Humanity of Greater Charlottesville and Southern Development are locally operated, employing more than forty people and utilizing

thousands of local volunteers and subcontractors annually.

Housing – New Construction has the potential to diversify style and form.

Creating a front porch culture is the primary design driver for the project. Both the site layout and the buildings are designed to promote the kind of daily, low-stakes interactions that make communities great.

Housing – Promote homeownership.

With the exception of the Region X group home, this neighborhood is intended to be 100% owner-occupied homes.

Environment – Preserve trees and expand tree placement by starting and expanding programs in these areas.

As part of its contract with the City, the team of Habitat and Southern Development will contribute \$5,000 toward a tree maintenance and replacement fund for the Oakwood Cemetery.

Environment – Investigate and incorporate ways of developing more greenly.

Habitat builds to EarthCraft standards at a minimum and has built five LEED homes and 21 homes to the new, more stringent Energy Star 3.0 standards. Southern Development also builds homes to a standard equivalent to EarthCraft.

PUD Objectives

Conventional zoning districts tend to produce traditional development patterns. Such developments can typically be characterized by a single land use, homogeneity of building type, and privatization of green space. Two of the unintended consequences of traditional development includes the lack of ownership opportunities at higher densities and the lack of income diversity of the residents.

111 Elliott has been designed with close attention to the PUD objectives enumerated in Sec. 34-490 of the Zoning Ordinance:

(1) To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern.

111 Elliott will be developed under the land use plan and revised guidelines presented in this application. The resulting community will include a mixture of housing types and incomes, two characteristics of healthier, more sustainable communities.

(2) To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.

111 Elliott is designed with an emphasis on relegating service areas and promoting usable, common spaces and pedestrian interconnections. This is best demonstrated in the central portion of the project. The arrangement of buildings and open spaces provide a more attractive, community-oriented design by orienting the units towards the communal greens and creating ribbons of walkability



throughout. The alley-like, internal streets will be designed with green features that reduce pervious areas and provides near source stormwater management.

111 Elliott embraces the philosophy of communal greens, shared open space. These greens not only serve as aesthetic or environmental amenities, but are the central gathering spot and amenity for the community and is located in Block B. An “eyes on the park” philosophy helps to vest the residents on 111 Elliott in the open space, creating a sense of ownership, and ensuring the quality of the spaces.

(3) To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes.

111 Elliott is a PUD designed to accommodate a wide mix of housing types and incomes. 111 Elliott will include single family detached and single family attached homes, townhouse units, cottages and a group home. Additionally, levels of affordability are provided for within each block in an effort to remove social barriers and promote an overall sense of community.

(4) To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space.

The 111 Elliott development plan provides for reduced front, rear and side yards, allowing for smaller lots and a more efficient use of the land. The remaining open spaces are concentrated in the communal

greens and positioned throughout the project to promote a more attractive development and a better pedestrian orientation.

(5) To provide for developments designed to function as cohesive, unified projects.

The communal greens and community spaces go beyond simple aesthetics and pedestrian links by providing the basic framework for community interaction and the core upon which the sense of community will form.

(6) To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property.

The project is bordered on it’s eastern edge by the Oakwood Cemetery. Low density residential borders the western and northern edges of the property, with the potential for additional infill development between 111 Elliott and Oak Street. Along the southern boundary, Elliott Avenue separates the project from Region Ten’s Blue Ridge Clubhouse and the previous phases of Burnet Commons.

The location of the internal open spaces allow the unit typology and massing to work harmoniously within the overall fabric of the neighborhood. Generally, the 111 Elliott land use plan provides for higher density towards the center and on southern portion, along Elliott Avenue, of the site. Single family detached and single family attached units are

used to transition from open and low density residential to the east, north and west.

The internal road and pedestrian networks have been designed as extensions to the existing networks. This lays the groundwork for future development to the north to complete extension of these alternative routes through to Oak Street. As mid-block alternatives, the nature of these links will be inviting, bike and pedestrian-oriented.

(7) To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography.

For several decades, the City has used the tract as a waste area, disposing of organic material as well as inert construction waste and excess fill from City projects.

Geotechnical reports indicated that roughly twenty feet of unconsolidated waste material has been dumped on the site. Environmental soil and water testing has not identified any hazardous waste or contamination. The remediation plan calls for disturbance of the entire site and excavation of roughly 75,000 cubic yards. Where possible, the excavated material will be sorted and clean, compactable fill material will be stockpiled for reuse onsite. All other material will be removed to a permitted fill site. An Erosion and Sediment Control Plan has been approved for the site and remediation work is scheduled to begin prior to and separate from this rezoning application.

(8) To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development.

The accompanying land use plan and development standards for the building types and massing within 111 Elliott were developed after consideration of the architectural styles of the adjacent parcels. Additionally, a homeowners association will be established to own and maintain the internal open spaces and to coordinate the internal architectural standards. In general, it is conceived that each unit will have a substantial front porch.

(9) To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods.

The internal network of streets and alleys provide the basic framework interconnecting the internal buildings and connecting 111 Elliott to the surrounding area. The system of interconnected green spaces is the core of the internal pedestrian system which provides additional, mid block interconnections between the adjacent public sidewalks. Habitat and Southern Development worked with the adjacent neighbors to create a basic pattern of development that can extend to and connect with Oak Street to the north.

(10) To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

As a small infill parcel, 111 Elliott is focused the public pedestrian system. Both through the provision of mid block alternatives and internal enhancements to the pedestrian experience. Additionally, there is a bus shelter to immediately in the front of the site.

### Critical Slopes

There are no regulated critical slopes on this site.

### Existing Public Utilities and Infrastructure

111 Elliott will be served by public roads and utilities. These items are located on or immediately adjacent to the property and will be extended through the property, as required, to provide future access by adjacent parcels. This infrastructure has capacity to accommodate the proposed development.

An Existing Public Utilities and Infrastructure Plan (Appendix 4) and an inventory of all adjacent parcels within a five hundred-foot radius of the perimeter of the PUD (Appendix 5) are appended.

### Significant Natural, Environmental and Cultural Features

Because of the scale and scope of the past land use, the entire site will likely be disturbed to excavate and remove the estimated 75,000 cubic yards of unconsolidated waste material.

### Sensitive Areas

There is no land within a floodway or floodway fringe or wetlands within 111 Elliott.

# PUD Development

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## Land Use

The Land Use Plan is the governing concept plan that depicts the following important features:

- (i) Proposed land uses and their general locations;
- (ii) Proposed densities of residential development; and
- (iii) Location and acreage of required open space.

The plan is illustrative in nature and graphically depicts how standards set forth in the PUD Development Plan might be applied, but not necessarily how the project will develop. The textual descriptions and development standards provided in support of the Land Use Plan shall govern the specifics for development of 111 Elliott.

## Development Blocks

111 Elliott is foremost a residential project. Some additional small scale, non-residential uses are allowed on site. These uses are generally limited to the area immediately adjacent to Elliott Avenue and mostly to provide for future reuse of structures. The intensity of these uses is limited by maximum square footage per block. All industrial uses, including those currently allowed by right, been extinguished.

In order to regulate land use within 111 Elliott, the project is divided into four distinct blocks (i.e., Blocks "A", "B", "C" and "D"). The

following section is intended to describe the development and relative location of important land uses by providing a summary of the most important features, land uses, and other improvements to be included within each block:

Block A - serves as the gateway into the community. Larger buildings and higher density is permitted to help frame Elliott Avenue. The principle use in the block will be TH residential, however, limited non-residential uses are allowed.

Block B - is a residential block, primarily occupied by single family detached units, and serves as a transition area between the center of 111 Elliott and Oakwood Cemetery.

Block C - is a residential block, primarily occupied by townhouse units. The block also contains the project's principle common open spaces. These spaces include the green spaces and hardscaped areas which will provide both active and passive recreational opportunities. The hardscape areas will be primarily centered along the main road and will provide opportunities for routine interaction between the residents and serve as a gathering spot. The green spaces will serve as a communal green for all the residents. These spaces may include landscape features such as community gardens and can accommodate rain gardens and other such near-source stormwater management facilities.

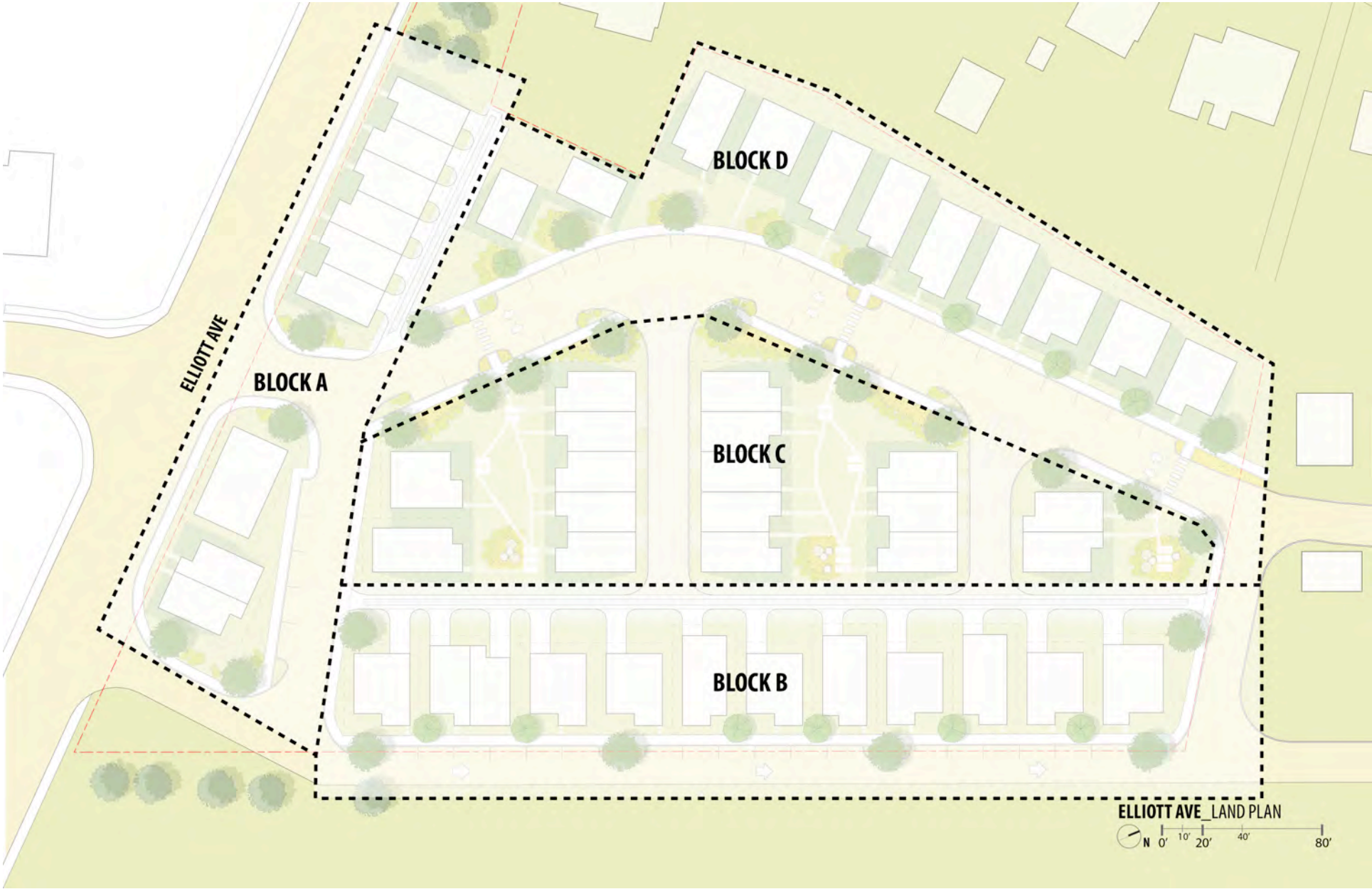
Block D - is a residential block, primarily occupied by single family detached units, and serves as a transition area between the center of 111 Elliott and the rear of the adjacent lots fronting on Ridge Street.

# Land Use Plan





# Block Plan



# Development Standards

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## Land Uses Permitted/Prohibited by Block

The tables presented in Appendix 7 establish the uses that are permitted or prohibited by block. The nomenclature used is identical to that of the City Code, where:

- A = Ancillary Use
- DVA = dwelling units per acre
- GFA = gross floor area
- MFD = multifamily development
- P = provisional use permit
- S = special use permit
- T = temporary use permit

Please note that where a column is left blank or contains “-”, then the use is prohibited within the block. Under certain circumstances, a separate permit will need to be filed and a separate legislative action will need to be taken by the City of Charlottesville to permit that use.

## Permitted Density by Block

The acreages, dominant land use, maximum residential number of units and maximum non-residential square footage in the individual blocks are established in the Permitted Densities by Block Table. The purpose of the block is to regulate given uses, the density/intensity of uses, and the built form for those uses in a logical fashion. Thus, these blocks are the planning tools that serve as the foundation for the PUD Development Plan.

It is recognized that, as the development proceeds through the site plan(s), individual architectural and engineering decisions will modify the precise geometry of the internal road network and may potentially impact the size of the individual blocks. Thus, the PUD Development Plan permits the exact boundaries of the blocks to be altered at the site plan or subdivision stage and the acreage of each block to be adjusted accordingly. However, the dominant land use type and the non-residential maximum square footage and maximum number of residential units, as well as their total numbers, are set and shall not be adjusted.

The Permitted Densities by Block Table establishes the potential mix of commercial, residential, office and civic space uses and the maximum density for residential uses (in dwelling units) and development intensity for non-residential uses (in gross leasable area (GLA)). At full build-out, the development shall not exceed the maximum levels established at the bottom of the table.

Table 1 should be interpreted as to allow the Owner to adjust the residential unit type and density to meet market and design conditions within the context of the PUD Development Plan and the permitted land uses as described within Tables 2 through 5.

Finally, site plans and subdivision plats may be submitted and approved for a portion of an individual block, so long as all requirements of the PUD Development Plan and the applicable portions of the City Code are met and legal means of access is provided to all parcels.

| Permitted Densities by Block |         |                                     |                                |                              |
|------------------------------|---------|-------------------------------------|--------------------------------|------------------------------|
| Block                        | Acreage | Dominant Land Use Type Within Block | Maximum # of Residential Units | Maximum Non-Residential (sf) |
| A                            | 0.7     | MF                                  | 11                             | 10,000                       |
| B                            | 1.0     | SFD                                 | 14                             |                              |
| C                            | 0.8     | MF                                  | 20                             |                              |
| D                            | 1.1     | SFD                                 | 13                             |                              |
| Totals                       | 3.6     |                                     | 50                             | 10,000                       |

### Parking Standards

One (1) parking space shall be provided for each SFD, SFA and TH unit. A minimum of sixteen (16) additional spaces shall be provided along Oakwood Lane. The following table presents a parking analysis based on the conceptual layout depicted in the Land Use Plan. Based on the Conceptual Plan, fifty parking spaces are provided for the residential uses, eighteen additional spaces are available for public use at the Oakwood Cemetery and an additional two spaces are provided for on street guest parking. Also note that 10 additional spaces, bringing the total to eighty spaces for fifty units, are provided by 2 car garages.

| Concept Plan Parking        |                        |               |                           |                        |   |
|-----------------------------|------------------------|---------------|---------------------------|------------------------|---|
| Block                       | # of Residential Units | Garage Spaces | Internal Onstreet Parking | Total Parking Provided | Total Parking Required for Concept Plan |
| A                           | 9                      | 6             | 5                         | 11                     | 9                                       |
| B                           | 12                     | 12            | 0                         | 12                     | 12                                      |
| C                           | 18                     | 0             | 8                         | 8                      | 18                                      |
| D                           | 11                     | 0             | 22                        | 22                     | 11                                      |
| Subtotal                    | 50                     | 18            | 35                        | 53                     | 50                                      |
| Block B (2nd Car in Garage) | 0                      | 10            | 0                         | 10                     | 0                                       |
| Oakwood Lane                | 0                      | 0             | 18                        | 18                     | 16                                      |
| Totals                      | 50                     | 28            | 53                        | 81                     | 66                                      |



# Landscape Plan



## Landscaping

Required landscape materials planted within public areas, such as common areas, buffer areas, amenity areas, and right of ways, shall be provided using materials consistent with those required by Article VIII, sections 34-861 and Charlottesville's Tree Packet (prepared January 18th, 2007). Landscaping shall be in general conformance with the PUD Development Plan.

A perimeter buffer shall be installed to provide a visual separation between 111 Elliott and the adjacent parcels within the City block. Because of the similarity of uses and intensity, the buffer may be provided as a hedgerow or line of trees. The purpose of this buffer is to create a visual separation, not to completely screen the PUD from the adjacent low-density residential units.

Street trees shall be installed as a means of harmonizing the street frontage along the perimeter of a PUD with the street frontage of adjacent properties. Street trees shall be provided along all streets. They shall be a minimum of two (2) inch caliper (measured six (6) inches above ground level) at the time of installation. Trees shall be installed at an average of fifty (50) foot on center or less

Street tree spacing may vary, due to site distance requirements or utility easements or because there is a need to highlight a special feature, such as a plaza or an important architectural feature, or to permit an important vista. Where conflicts exist between street trees and utilities, utility easements or site distance requirements and where it can be demonstrated that no other economically or physically viable alternative exists, the Director of Neighborhood Development Services may allow street trees to be placed on the residential lots as close to the street as possible.

## Location and Acreage of Required Open Space

111 Elliott shall provide an extensive green space and amenity system that creates recreational opportunities and enhances the sense of place. The project shall develop in accord with the features described in this section and as depicted generally on the Open Space Plan. The acreage for these areas identified in the table may be modified as long as the total area created within 111 Elliott is not less than 23,522 square feet (15% of the gross acreage of the site).

| Required Open Space |         |              |             |                    |
|---------------------|---------|--------------|-------------|--------------------|
| Block               | Acreage | Land In Lots | Land In ROW | Land In open Space |
| A                   | 0.7     | 0.2          | 0.3         | 0.2                |
| B                   | 1.0     | 0.7          | 0.3         | 0.0                |
| C                   | 0.8     | 0.3          | 0.1         | 0.4                |
| D                   | 1.1     | 0.4          | 0.5         | 0.2                |
| Totals              | 3.6     | 1.6          | 1.2         | 0.8                |

## Ownership of Common Areas

A property owners' association shall be established to own and maintain common areas within the PUD (including all required open space remaining in private ownership). The following requirements shall apply:

(a) The property owners' association shall be established and constituted in accordance with the Virginia Property Owners' Association Act, prior to the final approval, recordation and lease or sale of any lot within the PUD;

(b) The membership of the property owners' association, and the obligations of such association with respect to the common areas, shall be set forth within a declaration, suitable for recording in the land records of the Circuit Court for the City of Charlottesville, meeting the requirements of the Virginia Property Owners' Association Act. The declaration shall detail how the association shall be organized, governed and administered; specific provisions for the establishment, maintenance and operational responsibilities of common areas and the improvements established therein; and the method of assessing individual property owners for their share of costs associated with the common areas.

(c) All common areas and required open space within a PUD shall be preserved for their intended purpose as expressed in the approved development plan. All deeds conveying any interest(s) in property located within the PUD shall contain covenants and restrictions sufficient to ensure that such areas are so preserved. Deed covenants and restrictions shall run with the land and be for the benefit of present as well as future property owners and shall contain a prohibition against partition.

## Transportation

The Transportation Plan shows the general location of internal road improvements and the general location of street-side pedestrian facilities. The roads are low volume streets and provide a shared surface for motor vehicles and bicycles. The Transportation Plan also shows additional pedestrian features (e.g., crosswalks, green space paths). They are shown to demonstrate an intent to provide access across or through an area. The final number and location of these features may vary, at the owner's discretion, with the development of 111 Elliott.

# Transportation Plan





## Typical Street Sections

Four street sections will be used within 111 Elliott, Street (A), Street (B), Lane, and Alley. All streets are anticipated to be low volume roads. Adjacent buildings, shown at their minimum setbacks, are regulated per the Dimensional Standards section of the Land Plan.

Street (A) – Street (A) shall be designed in accordance with the City’s Standards and Design Manual and shall provide for two directional travel, onstreet parking, and pedestrian facilities. The Street (A) typical street section generally represents these features, final design of the street may include additional elements (e.g., traffic calming elements, landscape islands, crosswalks) and may include alternative materials (e.g., pervious concrete, pavers) and dimensions as allowed for within the Standards and Design Manual.

Street (B) – Street (B) is designed to provide the required street frontage of the units in Block C which frame the communal greens. Street (B) shall be designed in accordance with the City’s Standards and Design Manual and shall provide for two directional travel. Onstreet parking and pedestrian facilities are not required. The Street (A) typical street section generally represents these features, final design of the street may include additional elements (e.g., traffic calming elements, landscape islands, crosswalks) and may include alternative materials (e.g., pervious concrete, pavers) and dimensions as allowed for within the Standards and Design Manual.

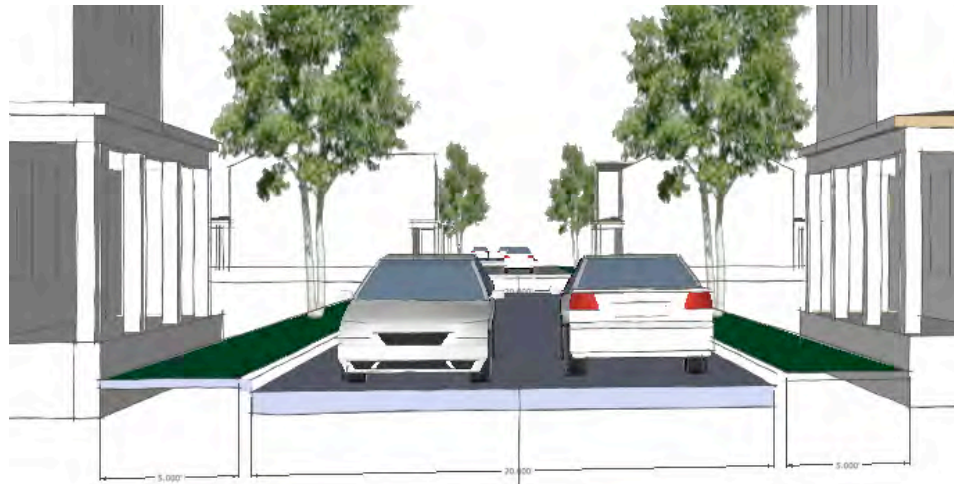
Lane – The lane is an upgrade to the existing road serving Oakwood Cemetery. It provide for one way travel. The upgrade shall provide the for onstreet parking and pedestrian facilities on one side of the

road. No road improvements shall occur on the eastern side of the existing road. The Lane typical street section generally represents these features. The final design of the street may include additional elements (e.g., traffic calming elements, landscape islands, crosswalks) and may include alternative materials (e.g., pervious concrete, pavers) as allowed for within the Standards and Design Manual.

Alleys – Alleys shall be designed in accordance with the City’s Standards and Design Manual and shall provide for two directional travel. Onstreet parking and pedestrian facilities are not required. The Alley typical street section generally represents these features. The final design of the street may include additional elements (e.g., traffic calming elements, landscape islands, crosswalks) and may include alternative materials (e.g., pervious concrete, pavers) and dimensions as allowed for within the Standards and Design Manual. Two different potential alley types are shown on the Transportation Plan in order to illustrate potential alternatives.



Street (A)



Street (B)



Lane



Alley

# Dimensional Standards

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## Purpose and Intent

A project's built form is important because it determines the character of the street. Establishing the proper dimensions for how a group of buildings will sit back from, above, and along the length of the street, as well as incorporating the appropriate architectural and landscape elements into the design of a group of buildings is the key component in determining whether a user intuitively understands and is encouraged to use the street as a public realm. Judging whether a "sense of place" has successfully been achieved is ultimately determined by whether or not the street's design and built form have been successfully integrated. This section's standards work to achieve this integration.

To manage these standards, the Owner shall establish an Architecture Review Board (ARB) prior to the issuance of the first building permit in order to review the PUD Development Plan's architectural, landscaping, buffer, and grading standards set forth herein. The ARB shall review all individual submissions for their conformance with the PUD Development Plan and the covenants and restrictions prior to any submission to the City for a building permit. Future enforcement of the zoning regulations in this Plan shall be the responsibility of the City of Charlottesville and not the ARB.

The dimensional standards of the R-3 zoning district shall apply except as modified in the following sections. These standards shall apply to all residential and non-residential uses

## Lot Standards

There is no minimum lot area in 111 Elliott; however, all lots must extend a minimum of five (5) feet beyond the outside wall of the principle structure. For attached units, the common walls may be on the property line.

## Front, Side and Rear Yards Setback Regulations

The front, side and rear yard setbacks shall be five (5) feet.

The side yard setback provisions shall not apply to structures built to a common wall.

## Exceptions

Porches, decks, balconies, bay windows, chimneys, eaves and like architectural features project into any required yard; provided that no such feature shall be located any closer than three (3) feet to any lot line. For attached housing, these features may extend to the lot line.

Porch stairs, footers, concrete slabs and like structural elements may project into any required yard; provided that no such feature shall be located any closer than six (6) inches to any lot line. For attached housing, these features may extend to the lot line.

Awnings, balconies, canopies, cantilevered portions of upper levels of buildings, and other structural projections may overhang a sidewalk if these projections: (1) do not interfere with the street trees' expected canopy at maturity; and (2) do not impede safe and convenient pedestrian or vehicle movement as determined by the City Engineer.



Signage (freestanding, portable or projecting), mailboxes, newspaper boxes, benches, planters, and other street hardscape features shall have no required setbacks internal to the development and are permitted within the right-of-way as long as City standards are met, where applicable, or within private access easements.

### Other

No structures shall encroach into any utility, drainage or other easement.

## Signage

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Street signage within the neighborhood will conform to the Standards and Design Manual. Any neighborhood signage shall be coordinated through homeowners association and may be placed in landscaped areas.

# Phasing

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111 Elliott may be developed in up to four (4) phases. The phases, which relate to the blocks or “land bays,” are expected to develop starting with Block A and ending with Block D. Each phase may be submitted and approved individually.

Development, from start of construction through build out, is expected to occur over a three year period, depending on market conditions. Independent of the market conditions, the commitment to the proposed housing for the Habitat Partner Families will ensure that the affordable housing components of the project will be provided within the first couple of years.

Finally, the phasing shall be accomplished such that the cumulative minimum parking and open space requirements are achieved at all stages of development. In some cases, temporary parking may be established.

# Appendix 1 – Rezoning Petition

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**REZONING PETITION**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
PO Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3182 Fax (434) 970-3359

For a PUD please include \$2,000 application fee. For any other type of project, please include \$1,500 application fee. All petitioners must pay \$1.00 per required mail notice to property owners, plus the cost of the required newspaper notice. Petitioners will receive an invoice for these notices and approval is not final until the invoice has been paid.

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council to amend the City Zoning District Map for the property described below from R-3 (Current Zoning Classification) to PUD (Proposed Zoning Classification).

Reasons for Seeking This Change: TO UTILIZE THE FLEXIBILITY OF THE PUD TO PROVIDE A WALKABLE URBAN NEIGHBORHOOD.

**Information on Property Applied for Rezoning** - Please note any applicable deed restrictions

1. 740 feet of frontage on ELLIOTT DRIVE (name of street)
2. Approximate property dimensions: 500' feet by 325' feet.
3. Property size: 6.4 ACRES (square feet or acres)
4. Present Owner: CITY OF CHARLOTTESVILLE (Name) as evidenced by deed recorded in Deed Book Number 118 p 191 & Page 198 p 61, with the Clerk of the Circuit Court.
5. Mailing Address of Present Owner: PO BOX 911, CHARLOTTESVILLE, VA 22902
6. City Real Property Tax Map Number 29, Parcel(s) 206, 272-1; Lot(s): \_\_\_\_\_

**A. PETITIONER INFORMATION**

Petitioner Name (Print or Type) Don Franco Community Results  
Petitioner Mailing Address: 411 Panorama Rd, Parksville, VA 22936  
Work Phone: 434-974-9265 Fax \_\_\_\_\_  
Home Phone: 434-249-9691 Email don@community-results.com  
Does Petitioner currently own the property where the rezoning is requested? NO  
If no, please explain UNDER CONTRACT W/ CITY BY SOUTHERN DEVELOPMENT & HERITAGE FOR MANAGEMENT OF GREATER CHARLOTTESVILLE

**B. ADJACENT PROPERTY OWNERS ADDRESSES** (use additional paper if necessary)

| Property Owner Name | Mailing Address | City Tax Map and Parcel # |
|---------------------|-----------------|---------------------------|
|                     |                 |                           |
|                     |                 |                           |
|                     |                 |                           |

**C. ATTACHMENTS TO BE SUBMITTED BY THE PETITIONER**

1. A sketch plan filed with this petition showing property lines of the property to be rezoned, adjoining property, buildings, land uses, zoning classifications and streets.
2. Other attachments as required by Section 34-41 or Section 34-516 of the City Code (office use: Submitted \_\_\_\_\_)
3. A rezoning petition filing fee of \$2,000 for a PUD, OR \$1,500 for all others, made payable to the City of Charlottesville; (Signature also denotes commitment to pay the invoice for the required mail and newspaper notices).

[Signature]  
Signature of Petitioner(s)

**For Office Use Only (Sign Posting)**

I certify that the sign(s) as required by Section 31-44 of the City Code as amended has been posted on the following date: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date Paid: \_\_\_\_\_ Amt. Paid: \_\_\_\_\_ Cash/Check #: \_\_\_\_\_ Recorded by: \_\_\_\_\_

## Appendix 2 – Written Statement of Proffers

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BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA IN RE: PETITION FOR REZONING (City Application No. \_\_\_\_\_) STATEMENT OF PRELIMINARY PROFFER CONDITIONS

For the 111 Elliott PUD

Dated as of December 21, 2012

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned individual is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan dated December 21, 2012.

The Owner/Applicant hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the approved PUD Development Plan as well as the following conditions:

1. Not less than eighteen (18) affordable housing units, targeted to families earning between twenty-five percent (25%) and sixty percent (60%) of Area Median Income (AMI), will be constructed and sold via Habitat For Humanity of Greater Charlottesville's Partner Family Program.
2. Provide \$5,000.00 to be used as a tree maintenance and replacement fund for the adjacent Oakwood Cemetery.
3. Improve the existing road adjacent to the shared property line between 111 Elliott and the Cemetery, including the addition of a parking lane and resurfacing through the length of the property.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

By: \_\_\_\_\_ Applicant

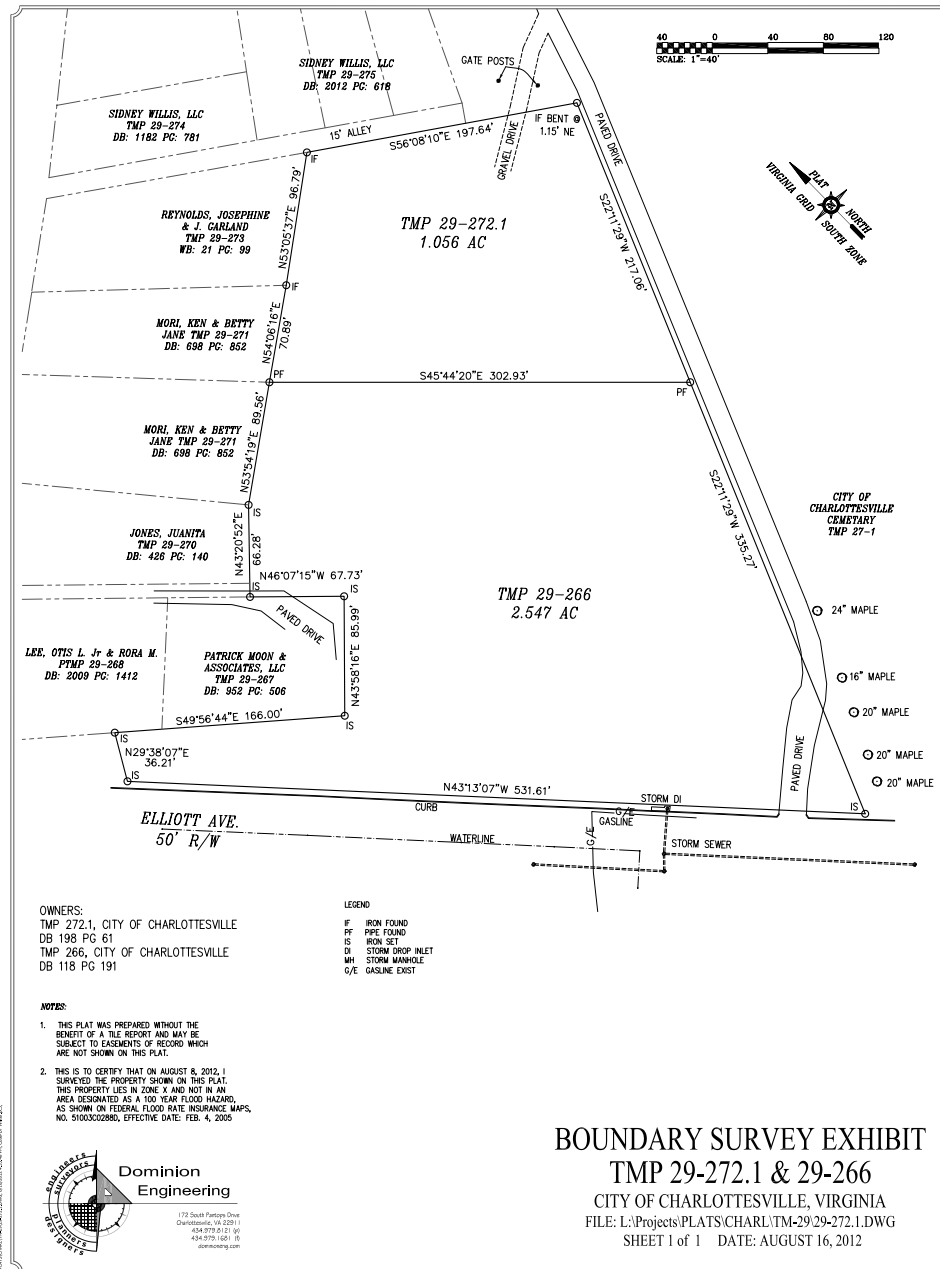
Print Name: \_\_\_\_\_ Applicant's Address: \_\_\_\_\_

## Appendix 3 – Survey Plat

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As part of the due diligence process, a survey plat was prepared. The survey plat describes and depicts the acreage to be included in within the PUD development site. The two parcels, City of Charlottesville Tax Map Parcels 29- 266 and 272.1, are currently owned by the City of Charlottesville and currently zoned R-3. The property is under contract with Southern Development and Habitat for Humanity of Greater Charlottesville.





## Appendix 4 - Existing Public Utilities and Infrastructure Plan

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## Appendix 5 – Inventory of Adjacent Parcels

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| Parcel Number | Address          | Zoning |
|---------------|------------------|--------|
| 270001000     | 1ST ST S         |        |
| 290156000     | 5TH ST SW        |        |
| 290157000     | CHERRY AVE       |        |
| 290150000     | CHERRY AVE       |        |
| 290266000     | ELLIOTT AVE      |        |
| 290266200     | ELLIOTT AVE      |        |
| 290266C00     | ELLIOTT AVE      |        |
| 290266100     | ELLIOTT AVE      |        |
| 290278100     | OAK ST           |        |
| 290151000     | RIDGE ST         |        |
| 290147000     | RIDGE ST         |        |
| 290272100     | RIDGE ST         |        |
| 250068000     | RIDGE ST         |        |
| 270091A00     | 100 BURNET ST    |        |
| 270091350     | 101 BURNET ST    |        |
| 270091340     | 103 BURNET ST    |        |
| 290265000     | 104 ELLIOTT AVE  |        |
| 270091330     | 105 BURNET ST    |        |
| 270091000     | 105 LANKFORD AVE |        |
| 270091320     | 107 BURNET ST    |        |

| Parcel Number | Address          | Zoning |
|---------------|------------------|--------|
| 270091310     | 109 BURNET ST    |        |
| 270091301     | 111 BURNET ST    |        |
| 270091290     | 113 BURNET ST    |        |
| 270091280     | 115 BURNET ST    |        |
| 270091270     | 117 BURNET ST    |        |
| 270091260     | 119 BURNET ST    |        |
| 270091250     | 121 BURNET ST    |        |
| 270091240     | 123 BURNET ST    |        |
| 270091400     | 160 BURNET ST    |        |
| 270091300     | 162 BURNET ST    |        |
| 270091200     | 164 BURNET ST    |        |
| 270091100     | 166 BURNET ST    |        |
| 270091370     | 180 BURNET ST    |        |
| 250069000     | 211 LANKFORD AVE |        |
| 290137100     | 306 OAK ST A&B   |        |
| 290139000     | 398 OAK ST       |        |
| 290140000     | 400 OAK ST       |        |
| 290234000     | 500 CHERRY AVE   |        |
| 290278000     | 500 RIDGE ST     |        |
| 290137000     | 501 RIDGE ST     |        |

| Parcel Number | Address      | Zoning |
|---------------|--------------|--------|
| 290138000     | 505 RIDGE ST |        |
| 290277000     | 506 RIDGE ST |        |
| 290141000     | 507 RIDGE ST |        |
| 290276000     | 508 RIDGE ST |        |
| 290275000     | 510 RIDGE ST |        |
| 290142000     | 511 RIDGE ST |        |
| 290274000     | 512 RIDGE ST |        |
| 290143000     | 515 RIDGE ST |        |
| 290273000     | 516 RIDGE ST |        |
| 290144000     | 517 RIDGE ST |        |
| 290272000     | 518 RIDGE ST |        |
| 290145000     | 521 RIDGE ST |        |
| 290271000     | 522 RIDGE ST |        |
| 290146000     | 523 RIDGE ST |        |
| 290270000     | 524 RIDGE ST |        |
| 290269000     | 526 RIDGE ST |        |
| 290267000     | 528 RIDGE ST |        |
| 290149000     | 529 RIDGE ST |        |
| 290268000     | 530 RIDGE ST |        |
| 290264000     | 608 RIDGE ST |        |

| Parcel Number | Address      | Zoning |
|---------------|--------------|--------|
| 290263000     | 610 RIDGE ST |        |
| 290262000     | 612 RIDGE ST |        |
| 290261000     | 620 RIDGE ST |        |
| 290258000     | 621 RIDGE ST |        |
| 290260000     | 624 RIDGE ST |        |
| 290259000     | 625 RIDGE ST |        |
| 250064000     | 632 RIDGE ST |        |
| 250065000     | 702 RIDGE ST |        |
| 290152000     | OAK ST       |        |
| 280158000     | 213 OAK ST   |        |
| 280177000     | 217 OAK ST   |        |
| 290135000     | 409 RIDGE ST |        |
| 280156000     | 410 RIDGE ST |        |
| 280157000     | 412 RIDGE ST |        |
| 290136000     | 413 RIDGE ST |        |

## Appendix 6 – PUD Use matrix

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The uses and residential densities allowed within the PUD are those identified within the following tables.

The nomenclature used is identical to that of the City Code, where:

A = Ancillary Use

DUA = dwelling units per acre

GFA = gross floor area

MFD = multifamily development

P = provisional use permit

S = special use permit

T = temporary use permit

Please note that where a column is left blank or contains “-”, then the use is prohibited within the block. Under certain circumstances, a separate permit will need to be filed and a separate legislative action will need to be taken by the City of Charlottesville to permit that use.

| RESIDENTIAL AND RELATED USES                  |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types                                     | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Accessory apartment, internal                 | B  | B     | B | B | B |
| Accessory apartment, external                 | P  | P     | P | P | P |
| Accessory buildings, structures and uses      | B  | B     | B | B | B |
| Adult assisted living                         |    |       |   |   |   |
| 1—8 residents                                 | B  | B     | B | B | B |
| Greater than 8 residents                      | S  | S     |   |   |   |
| Adult day care                                | S  | S     | S | S | S |
| Amateur radio antennas, to a height of 75 ft. | B  | B     | B | B | B |
| Bed-and-breakfast:                            |    |       |   |   |   |
| Homestay                                      | B  | B     | B | B | B |
| B & B   | B  | B     | B | B | B |
| Inn   | S  |       |   |   |   |
| Boarding: fraternity and sorority house       | S  |       |   |   |   |
| Boarding house (rooming house)                | S  |       |   |   |   |
| Convent/monastery                             | S  |       |   |   |   |
| Criminal justice facility                     |    |       |   |   |   |
| Dwellings:                                    |    |       |   |   |   |
| Multifamily                                   | B  | B     | B | B | B |

| RESIDENTIAL AND RELATED USES (cont.)                        |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types   | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Single-family attached                                      | B  | B     | B | B | B |
| Single-family detached                                      | B  | B     | B | B | B |
| Townhouse   | B  | B     | B | B | B |
| Two-family  | B  | B     | B | B | B |
| Family day home   |    |       |   |   |   |
| 1—5 children  | B  | B     | B | B | B |
| 6—12 children   | B  | B     | B | B | B |
| Home occupation   | P  | P     | P | P | P |
| Manufactured home park                                      |    |       |   |   |   |
| Night watchman's dwelling unit, accessory to industrial use |    |       |   |   |   |
| Nursing homes   | S  |       |   |   |   |
| Occupancy, residential                                      |    |       |   |   |   |
| 3 unrelated persons   | B  | B     | B | B | B |
| 4 unrelated persons   | B  | B     | B | B | B |
| Residential density (developments)                          |    |       |   |   |   |
| 1—21 DUA  | B  | B     | B | B | B |
| 22—43 DUA   | S  |       |   |   |   |
| 44—64 DUA   | S  |       |   |   |   |
| 65—87 DUA   | S  |       |   |   |   |
| 88—200 DUA  |    |       |   |   |   |

| RESIDENTIAL AND RELATED USES (cont.)   |    |       |   |   |   |
|--|----|-------|---|---|---|
| Use Types                              | R3 | Block |   |   |   |
|  |    | A     | B | C | D |
| Residential treatment facility         |    |       |   |   |   |
| 1—8 residents                          | B  | B     | B | B | B |
| 8+ residents                           | S  | S     | S | S | S |
| Shelter care facility                  | S  | S     | S | S | S |
| Single room occupancy facility         | S  | S     |   |   |   |
| Temporary family health care structure | T  | T     | T | T | T |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL  |    |       |   |   |   |
|--|----|-------|---|---|---|
| Use Types  | R3 | Block |   |   |   |
|  |    | A     | B | C | D |
| Access to adjacent multifamily, commercial, industrial or mixed-use development or use | B  | B     | B | B | B |
| Accessory buildings, structures and uses   | B  | B     | B | B | B |
| Amusement center   |    |       |   |   |   |
| Amusement enterprises (circuses, carnivals, etc.)                                      |    |       |   |   |   |
| Amusement park (putt-putt golf; skateboard parks, etc.)                                |    |       |   |   |   |
| Animal boarding/grooming/kennels:  |    |       |   |   |   |
| With outside runs or pens  |    |       |   |   |   |
| Without outside runs or pens   |    |       |   |   |   |
| Animal shelter   |    |       |   |   |   |
| Art gallery:   |    |       |   |   |   |
| GFA 4,000 SF or less   |    | B     |   |   |   |
| GFA up to 10,000 SF  |    | S     |   |   |   |
| Art studio, GFA 4,000 SF or less   |    | B     |   |   |   |
| Art workshop   |    | B     |   |   |   |
| Assembly (indoor)  |    |       |   |   |   |
| Arena, stadium (enclosed)  |    |       |   |   |   |
| Auditoriums, theaters  |    |       |   |   |   |
| Houses of worship  | B  | B     | B | B | B |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types                                     | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Assembly (outdoor)                            |    |       |   |   |   |
| Amphitheater                                  |    |       |   |   |   |
| Stadium (open)                                |    |       |   |   |   |
| Temporary (outdoor church services, etc.)     | T  | T     | T | T | T |
| Assembly plant, handcraft                     |    |       |   |   |   |
| Assembly plant                                |    |       |   |   |   |
| Automobile uses:                              |    |       |   |   |   |
| Gas station                                   |    |       |   |   |   |
| Parts and equipment sales                     |    |       |   |   |   |
| Rental/leasing                                |    |       |   |   |   |
| Repair/servicing business                     |    |       |   |   |   |
| Sales   |    |       |   |   |   |
| Tire sales and recapping                      |    |       |   |   |   |
| Bakery, wholesale                             |    | S     |   |   |   |
| GFA 4,000 SF or less                          |    |       |   |   |   |
| GFA up to 10,000 SF                           |    |       |   |   |   |
| Banks/ financial institutions                 |    |       |   |   |   |
| Bowling alleys                                |    |       |   |   |   |
| Car wash                                      |    |       |   |   |   |
| Catering business                             |    | S     |   |   |   |
| Cemetery                                      | S  |       |   |   |   |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL   |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types   | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Clinics:  |    |       |   |   |   |
| Health clinic (no GFA limit)  |    |       |   |   |   |
| Health clinic (up to 10,000 SF, GFA)  |    | S     |   |   |   |
| Health clinic (up to 4,000 SF, GFA)   | B  | B     | B | B | B |
| Public health clinic  | B  | B     | B | B | B |
| Veterinary (with outside pens/runs)   |    |       |   |   |   |
| Veterinary (without outside pens/runs)  |    |       |   |   |   |
| Clubs, private  | S  | S     | S | S | S |
| Communications facilities and towers:   |    |       |   |   |   |
| Antennae or microcells mounted on existing towers established prior to 02/20/01                                   | B  | B     | B | B | B |
| Attached facilities utilizing utility poles or other electric transmission facilities as the attachment structure | B  | B     | B | B | B |
| Attached facilities not visible from any adjacent street or property  | B  | B     | B | B | B |
| Attached facilities visible from an adjacent street or property   |    |       |   |   |   |



| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types                                     | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Alternative tower support structures          |    |       |   |   |   |
| Monopole tower support structures             |    |       |   |   |   |
| Guyed tower support structures                |    |       |   |   |   |
| Lattice tower support structures              |    |       |   |   |   |
| Self-supporting tower support structures      |    |       |   |   |   |
| Contractor or tradesman's shop, general       |    |       |   |   |   |
| Crematorium (independent of funeral home)     |    |       |   |   |   |
| Data center                                   |    |       |   |   |   |
| Daycare facility                              | B  | B     | B | B | B |
| Dry cleaning establishments                   |    |       |   |   |   |
| Educational facilities (non-residential)      |    |       |   |   |   |
| Elementary                                    | B  | B     |   |   |   |
| High schools                                  | B  | B     |   |   |   |
| Colleges and universities                     | B  | B     |   |   |   |
| Artistic up to 4,000 SF, GFA                  |    |       |   |   |   |
| Artistic up to 10,000 SF, GFA                 |    |       |   |   |   |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types                                     | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Vocational, up to 4,000 SF, GFA               |    |       |   |   |   |
| Vocational, up to 10,000 SF, GFA              |    |       |   |   |   |
| Electronic gaming café                        |    |       |   |   |   |
| Funeral home (without crematory)              |    |       |   |   |   |
| GFA 4,000 SF or less                          | S  | S     | S | S | S |
| GFA up to 10,000 SF                           | S  | S     |   |   |   |
| Funeral homes (with crematory)                |    |       |   |   |   |
| GFA 4,000 SF or less                          | S  |       |   |   |   |
| GFA up to 10,000 SF                           | S  |       |   |   |   |
| Golf course                                   |    |       |   |   |   |
| Golf driving range                            |    |       |   |   |   |
| Helipad                                       |    |       |   |   |   |
| Hospital                                      |    |       |   |   |   |
| Hotels/motels:                                |    |       |   |   |   |
| Up to 100 guest rooms                         |    |       |   |   |   |
| 100+ guest rooms                              |    |       |   |   |   |
| Laundromats                                   | A  | A     | A | A | A |
| Libraries                                     | B  | B     | B | B | B |
| Manufactured home sales                       |    |       |   |   |   |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL     |     |       |   |   |   |
|---|-----|-------|---|---|---|
| Use Types   | R3  | Block |   |   |   |
|   |     | A     | B | C | D |
| Microbrewery                                      |     |       |   |   |   |
| Movie theaters, cineplexes                        |     |       |   |   |   |
| Municipal/governmental offices, buildings, courts | S   | S     | S | S | S |
| Museums:  |     |       |   |   |   |
| Up to 4,000 SF, GFA                               |     |       |   |   |   |
| Up to 10,000 SF, GFA                              |     |       |   |   |   |
| Offices:  |     |       |   |   |   |
| Business and professional                         |     | S     |   |   |   |
| Medical   |     | S     |   |   |   |
| Philanthropic institutions/agencies               |     | S     |   |   |   |
| Property management                               | A   | A     | A | A | A |
| Other offices (non-specified)                     |     | S     |   |   |   |
| Outdoor storage, accessory                        |     |       |   |   |   |
| Parking:  |     |       |   |   |   |
| Parking garage                                    | A/S |       |   |   |   |
| Surface parking lot                               | A   | A     | A | A | A |
| Surface parking lot (more than 20 spaces)         | A   | A     | A | A | A |
| Temporary parking facilities                      |     |       |   |   |   |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL  |    |       |   |   |   |
|--|----|-------|---|---|---|
| Use Types  | R3 | Block |   |   |   |
|  |    | A     | B | C | D |
| Photography studio   |    | B     |   |   |   |
| Photographic processing; blueprinting  |    |       |   |   |   |
| Radio/television broadcast stations  |    |       |   |   |   |
| Recreational facilities:   |    |       |   |   |   |
| Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property) | B  | B     | B | B | B |
| Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)  |    |       |   |   |   |
| GFA 4,000 SF or less   | A  | S     | A | A | A |
| GFA up to 10,000 SF  |    | S     |   |   |   |
| GFA more than 10,000 SF  |    |       |   |   |   |
| Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city owned), and related concession stands  | B  | B     | B | B | B |

| NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL   |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types   | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private) | S  | B     | B | B | B |
| Restaurants:  |    |       |   |   |   |
| Dance hall/all night  |    |       |   |   |   |
| Drive-through windows   |    |       |   |   |   |
| Fast food   |    |       |   |   |   |
| Full service  |    |       |   |   |   |
| Taxi stand  |    |       |   |   |   |
| Towing service, automobile  |    |       |   |   |   |
| Technology-based businesses   |    |       |   |   |   |
| Transit facility  |    |       |   |   |   |
| Utility facilities  | S  | S     | S | S | S |
| Utility lines   | B  | B     | B | B | B |

| NON-RESIDENTIAL USES: RETAIL  |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types   | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Accessory buildings, structures and uses                                      |    |       |   |   |   |
| Consumer service businesses:  |    |       |   |   |   |
| Up to 4,000 SF, GFA   | A  | B     | B | B | B |
| Up to 10,000 SF, GFA  |    | S     |   |   |   |
| 10,001+ GFA   |    |       |   |   |   |
| Farmer's market   |    | B     | B | B | B |
| Greenhouses/nurseries   |    |       |   |   |   |
| Grocery stores:   |    |       |   |   |   |
| Convenience   |    |       |   |   |   |
| General, up to 10,000 SF, GFA   |    | S     |   |   |   |
| General, 10,001+ SF, GFA  |    |       |   |   |   |
| Home improvement center   |    |       |   |   |   |
| Pharmacies:   |    |       |   |   |   |
| 1—1,700 SF, GFA   |    |       |   |   |   |
| 1,701—4,000 SF, GFA   |    |       |   |   |   |
| 4,001+ SF, GFA  |    |       |   |   |   |
| Shopping centers  |    |       |   |   |   |
| Shopping malls  |    |       |   |   |   |
| Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.) |    |       |   |   |   |

| NON-RESIDENTIAL USES: RETAIL         |    |       |   |   |   |
|--------------------------------------|----|-------|---|---|---|
| Use Types                            | R3 | Block |   |   |   |
|                                      |    | A     | B | C | D |
| Other retail stores (non-specified): |    |       |   |   |   |
| Up to 4,000 SF, GFA                  |    | S     |   |   |   |
| Up to 20,000 SF GFA                  |    |       |   |   |   |
| 20,000+ SF, GFA                      |    |       |   |   |   |

| NON-RESIDENTIAL: INDUSTRIAL   |    |       |   |   |   |
|---|----|-------|---|---|---|
| Use Types   | R3 | Block |   |   |   |
|   |    | A     | B | C | D |
| Accessory buildings, structures and uses                                |    |       |   |   |   |
| Assembly, industrial  |    |       |   |   |   |
| Beverage or food processing, packaging and bottling plants              |    |       |   |   |   |
| Brewery and bottling facility   |    |       |   |   |   |
| Compounding of cosmetics, toiletries, drugs and pharmaceutical products |    |       |   |   |   |
| Construction storage yard   |    |       |   |   |   |
| Contractor or tradesman shop (HAZMAT)                                   |    |       |   |   |   |
| Frozen food lockers   |    |       |   |   |   |
| Greenhouse/nursery (wholesale)  |    |       |   |   |   |
| Industrial equipment: service and repair                                |    |       |   |   |   |
| Janitorial service company  |    |       |   |   |   |
| Kennels   |    |       |   |   |   |
| Laboratory, medical   |    |       |   |   |   |
| Laboratory, pharmaceutical  |    |       |   |   |   |
| Landscape service company   |    |       |   |   |   |
| Laundries   |    |       |   |   |   |
| Manufactured home sales   |    |       |   |   |   |

| NON-RESIDENTIAL: INDUSTRIAL                  |    |       |   |   |   |
|--|----|-------|---|---|---|
| Use Types                                    | R3 | Block |   |   |   |
|  |    | A     | B | C | D |
| Manufacturing, light                         |    |       |   |   |   |
| Medical laboratories                         |    |       |   |   |   |
| Moving companies                             |    |       |   |   |   |
| Pharmaceutical laboratories                  |    |       |   |   |   |
| Printing/publishing facility                 |    |       |   |   |   |
| Open storage yard                            |    |       |   |   |   |
| Outdoor storage, accessory to industrial use |    |       |   |   |   |
| Research and testing laboratories            |    |       |   |   |   |
| Self-storage companies                       |    |       |   |   |   |
| Warehouses                                   |    |       |   |   |   |
| Welding or machine shop                      |    |       |   |   |   |
| Wholesale establishments                     |    |       |   |   |   |



**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**



**MEMORANDUM**

To: Charlottesville Planning Commission and City Council  
From: Missy Creasy, Planning Manager  
Date: December 27, 2012  
Re: Comprehensive Plan Review Schedule

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In preparation for an April 9, 2013 Joint Public hearing on the Comprehensive Plan, the Commission will need to move forward with a final review of the document. The latest draft of the Plan was posted on line December 20, 2012 and constitutes the main materials to be reviewed in the work sessions as outlined below:

January 8, 2013 - Regular Planning Commission meeting

Following agenda items staff will provide an overview of future work sessions. Review of the Environmental followed by the Transportation Chapters will occur.

January 15, 2013 – Joint City County Planning Commission Meeting (5:30-7:30 County Office Building)

January 22, 2013 - Work Session (5-8PM NDS Conference Room City Hall)

Complete Transportation Chapter review, Urban Design and Historic Preservation Land Use Chapter - Will reserve additional time for City Council to provide comments on Land Use.

January 31, 2013 – Community Outreach meeting – (4-7PM Water Street Center)

(February 6<sup>th</sup> weather date)

February 5, 2013 – Work Session (5-7PM NDS Conference Room City Hall)

Review Economic Sustainability, Community Facilities and Housing

February 12, 2013 – Regular Planning Commission meeting

Complete pending Comp Plan discussions at end of meeting

February 26, 2013 – Work Session (5-7PM NDS Conference Room City Hall)

Complete any pending discussions, Review Introduction, Community Values, Community Characteristics, Implementation, and Glossary

March 5, 12 & 26, 2013 – Complete any pending discussions

The above schedule will be revised as needed based on the pace of chapter review. Commissioners will need to review the draft chapters noted for each session located here

<http://www.charlottesville.org/index.aspx?page=3366> and staff will provide chapter update memos in advance of work sessions. The Environment and Transportation memos are included for the January 8<sup>th</sup> meeting.



**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**

**MEMO**

To: Planning Commission; Missy Creasy, Planning Manager  
From: Michael Smith, Neighborhood Planner  
Date: December 13, 2012  
Re: Comprehensive Plan Update-Environment Chapter

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**Comments Received**

Comments have been received from the following sources:

- Kurt Keesecker, Planning Commission
- Dan Rosensweig, Planning Commission
- Mike Osteen, Planning Commission
- Natasha Sienitsky, Planning Commission
- Gennie Keller, Planning Commission
- Mr. Bill Emory, Received October 23, 2012
- Southern Environmental Law Center, Received November 1, 2012
- Charlottesville Tree Commission, Received November 2, 2012

Staff has reviewed all comments and addressed them accordingly. Detailed comments submitted by the sources above are attached to this memo.

**Inclusion of Comments**

The following are comments staff has integrated into the current draft:

**1. *Vision***

*Charlottesville will be a "Green City," with clean air and water, sustainable neighborhoods, and open space and natural areas that mitigate the effects of increased development and density in residential and economic centers. (Reworded)*

**Staff has amended the vision statement to reflect the one noted above.**

2. *Goal One: Make best use of the Rivanna River, value it as a major asset in the life of our city and region, restore it to a healthy condition within our ecosystem in order to improve habitat, watershed health, and water quality.*

**Added. Comment currently addressed as “goal FOUR” under “Water Resources Protection.”**

Consider moving the following goal to Historic Preservation & Urban Design:

***goal EIGHT: Capture the ‘embodied energy’ of existing buildings, avoid land consumption, and avoid using new materials by encouraging the adaptive re-use of existing structures. (reworded)***

***8.1: Develop an inventory of underutilized properties within city limits and develop strategies (such as rezoning and development incentives) that will move these properties back into productive uses that will support increased commercial or residential uses. (reworded)***

***8.2: Collaborate with local organizations to steward the movement of underutilized properties back into productive and sustainable uses As appropriate, create policy and financial incentives to encourage this process. (reworded)***

**Added. Currently, this goal is being address as “goal NINE” under the Historic Preservation & Urban Design chapter,**

“Make the creation of a corridor plan for the 3.7 mile river waterfront goal #1.1 in the “Water Resources Protection” section of the Comprehensive Plan Environmental chapter.”

**Staff has addressed this comment in the current draft.**

“Water Resources Protection section, Goal One (perhaps in a new Goal 1.1) should specifically address the importance of the Rivanna River to the City and County, recognizing both its significant potential as a community amenity and the need to restore it to a healthy condition and improve water quality so that the present and future generations can enjoy this important natural and scenic resource. Along these lines, the City should consider pursuing the creation of a Rivanna River Corridor Plan, as recommended by the 1998 Rivanna River Basin Project, that would comprehensively address this delicate balance of preservation and community use.”

**Staff has addressed this comment in the current draft.**

“Sustainable Development section, Goal One should include the avoidance of additional land consumption as an important advantage of adaptive re-use.”

**Added.**





**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**

**MEMO**

To: Missy Creasy, Planning Manager  
From: Amanda Poncy, Bicycle and Pedestrian Coordinator  
Date: November 7, 2012  
Re: Comprehensive Plan Update-Transportation Chapter

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Transportation Chapter of Comprehensive Plan comments and responses which warrant additional discussion (reference the chapter draft to review comments in context of the draft):

**Comments Received**

Comments have been received from the following sources:

*Dan Rosensweig, received 9-20-12 and 11-5-12*

*Kurt Keesecker received 9-20-12*

*John Shepard received 10-18-12*

*Southern Environmental Law Center (SELC) received 11-1-12*

*Tree Commission received 11-2-12*

*Mike Osteen received 11-7-12*

*Dan Painter, VDOT, received 11-19-12*

*Genevieve Keller received 12-3-12*

The detailed comments are attached

**Summary of how comments have been integrated into the Draft**

*Many of the comments received were editorial/rewording comments that have been incorporated as appropriate throughout the document.*

*One person recommended that the overall transportation system goal be removed from the chapter as it was inconsistent with the formats of other chapters. Staff feels that the overall goal remains valid, but recognizes the inconsistency with the rest of the plan. The overall Transportation System Goal will be placed in the appendix to maintain consistency throughout the plan.*

*A handful of comments stressed the need to better incorporate "green space" in highly developed areas and "green infrastructure" techniques as part of transportation projects. While the City is actively trying*

*to incorporate green space and green infrastructure as part of the transportation planning processes, the draft plan's policies did not adequately highlight these topics. The comments pertaining to green infrastructure have been largely incorporated into Goal 10 with some modifications to individual goals/objectives where appropriate.*

*Reference to a Regional Transit Authority will reflect language as presented by the Joint City County Planning Commission review.*

*Revised Goal 3.5/3.6*

**Comment: Revise parking goal to include the following objectives:**

**Objective F: Provide municipal, structured parking lot or lots on West Main Street to allow greater density without excess parcel by parcel parking**

**Objective G: Examine investment in municipal, structured parking lot or lots on targeted mixed use corridors that have been slow to redevelop.**

The following was added as Objective 8.4 to address this comment:

*“Examine investment in municipal, shared surface or structured parking lot or lots on targeted mixed use corridors in an effort to encourage redevelopment.”*

**Comment: Grade separated interchanges on Route 29 at Hydraulic and Rio Roads (Dan R.)**

The following was added as Objective 6.6 to address this comment:

*“Continue to work with the TJPDC, Albemarle County and VDOT on design solutions for Route 29 that balance the needs of both local and regional traffic.”*

**Comment: Dual Sidewalks on arterials/collectors (John S.)**

This objective was revised to address this comment:

*“Objective 1.2 Provide convenient and safe pedestrian connections within 1/2 miles of all commercial and employment centers, transit routes, schools, and parks by completing the sidewalk network using a priority system of: dual-side routes along all arterial and collector routes; dual-side safe routes to all city schools; dual-side routes to parks and public facilities; completing routes that have less than 1/4 mile sections missing; mitigation rain run-off and drainage problems; and citizen requests in neighborhoods.”*

**Comment: Add new objective to incorporate the concept of “shared streets”**

Proposed Objective H: Update standards and design manual, subdivision ordinance and zoning ordinance to allow for alternative road designs enabling and encouraging the concept of “shared streets.”

Discussion: A shared street is a common space created to be shared by pedestrians, bicyclists, and low-speed motor vehicles. They are typically narrow streets without curbs and sidewalks, and vehicles are slowed by placing trees, planters, parking areas, and other obstacles in the street. Motorists become the intruders and must travel at very low speeds below 16 km/h (10 mi/h). This makes a street available for public use that is essentially only intended for local residents or businesses. A shared street can be a residential street, or it can be a street in a commercial area. In the latter case, the streets are often populated by restaurants, cafes, merchant displays, street vendors, and other outdoor commercial uses. This concept is consistent with recent planning efforts to promote multimodal transportation on low volume neighborhood streets.

Potential questions/comments for consideration: What are “shared streets?” Where do we want them? How far do we want to go to encourage “shared streets?” Should these be codified? Under what circumstances?

Staff Recommendation: Staff feels the idea of updating the standards to include more flexible designs (including “shared streets” is captured in the following objective: Objective 2.5 Develop a comprehensive set of street design guidelines based on the Context Sensitive Solutions Approach that provide flexible, multi-modal transportation options for citizens and enhance the surrounding neighborhood character.