

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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January 25, 2013

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

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on Tuesday February 5, 2013 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).

AGENDA

1. Comprehensive Plan Review
 - a. Economic Sustainability
 - b. Housing
 - c. Land Use
2. Public Comment – 15 minutes

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

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: January 25, 2013
Re: February 5, 2013 Work Session - Comprehensive Plan Review (Including Land Use)

The Commission will focus on the Economic Sustainability, Housing and Land Use Chapters of the Comprehensive Plan at the February 5, 2013 work session. The work session has been extended to allow City Council members the opportunity to comment on the Draft Land Use materials.

Economic Sustainability and Housing

The updated chapters are located at this link: <http://www.charlottesville.org/index.aspx?page=3366>
Memos explaining how the last round of comments were integrated are attached.

Land Use

In addition to the Commission providing comments on the Land Use Chapter at this meeting, this is an opportunity for City Council members to provide comments on the Chapter in advance of the public hearing. The update memo is attached and the chapter materials are available at this link for review:
<http://www.charlottesville.org/index.aspx?page=3366>

Other Updates:

Transportation and Urban Design and Historic Preservation

These chapters are in the process up being updated based on the comments made at the January 22, 2013 work session.

Environment Chapter

The chapter has been updated based on comments made at the January 22, 2013 work session. These drafts have been forwarded to RRBC and SELC for additional review.

Attachments:

Work session Schedule
Economic Sustainability Memo (dated 12/13/12)
Housing Memo (dated 11/12/12)
Land Use Memo (dated 12/12/12)

Work Session Schedule (updated 1/23/13)

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

January 22, 2013 - Work Session (5-7PM NDS Conference Room City Hall)
Complete Transportation Chapter review and Urban Design and Historic Preservation

January 31, 2013 – Community Outreach meeting – (4-7PM Water Street Center)
(February 6th weather date)

February 5, 2013 – Work Session (5-8PM NDS Conference Room City Hall)
Review Economic Sustainability, Housing, and Land Use Chapters - Will reserve additional time for City Council to provide comments on Land Use.

February 12, 2013 – Regular Planning Commission meeting
Continue Land Use discussion, Review Community Values, Community Characteristics and Glossary.

February 26, 2013 – Work Session (5-7PM NDS Conference Room City Hall)
Complete any pending discussions, Review Introduction, Implementation and Community Facilities Chapter

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.

City of Charlottesville

Office of Economic Development



Memo

To: Missy Creasy
From: The Office of Economic Development
Date: 12-13-12
Re: 2013 Comp Plan Update – Economic Sustainability Chapter

Numerous revisions/additions have been made to the Economic Sustainability chapter of the Comprehensive Plan based on public input and comments from Planning Commissioners. To this date, comments from the following Planning Commissioners have been received:

- Kurt Keesecker – received 10/15/12
- Michael Osteen – received 11/05/12
- Dan Rosensweig – received 11/05/12
- Natasha Sienitsky – received 11/20/12
- Genevieve Keller – received 12/04/12

Below, you will find a summary of how these comments have been integrated into the draft plan. Overall, many of the comments received were suggestions for rewording various goals and objectives. These comments have been incorporated as appropriate throughout the document.

In regards to workforce development, several comments were made about the importance of programs/efforts that support residents of all skill levels. In response to this, we have made sure to include objectives that not only focus on training and development in target industries (such as Biosciences and Medical Devices, Information Technology and Defense & Security, Business and Financial Services, and Health Services), but also programs that assist entry level/lowered skilled residents obtain career ladder employment.

Similarly, we received a few comments from Planning Commissioners about the importance of fostering an environment that supports the start-up, growth, and development of businesses in a wide variety of industries. In the 2007 Comp Plan, there were several objectives focusing on technology businesses, including one about developing a technology incubator and one about attracting technology savvy firms to Charlottesville. Since 2007, we have made progress on these objectives, and although support for businesses in this industry is still important to the City because of the significant impact they have on the local economy, we have included new objectives that expand our business development efforts to other areas (e.g., arts and culture industry; small, woman-minority-owned businesses, Section 3 businesses, etc.).

In the original draft of the Comp Plan update, we recommended removing Goal V, which focuses on tourism and expanding the economic impact that visitors have on the City because most of the objectives had been substantially completed since the 2007 Comp Plan. Due to this, and the fact that any new tourism related objectives could be placed under Goal III (business retention) and Goal IV (capital investment), we suggested removing the goal altogether. All of the Planning Commissioners commented on this suggestion, with one person disagreeing with the recommendation. As a result of these comments, we have added Goal V back into the chapter. The objectives focus specifically on enhancing the arts and culture industry, heritage tourism, and supporting the development of infrastructure related to tourism (e.g., hotels, conference centers/meeting spaces, etc.).

Some of the Planning Commissioners also made more specific comments individually that we attempted to incorporate into the draft. Please see table below for a brief overview.

PC	Goal or Objective	Comment(s)	Revisions/Additions
N. Sienitsky	Goal I: Be an effective partner in creating a well-prepared and successful workforce.	<ul style="list-style-type: none"> Prepare students for 21st century jobs, with a special focus on our target industries. 	<p><i>Added objective under Goal I to address the issue of adequately preparing students for careers in emerging industries.</i></p> <p>1.5: Provide support for educational programs that will prepare City students for 21st century jobs in our area’s target industries.</p>
K. Keesecker	Goal III: Generate, recruit, and retain successful businesses.	<ul style="list-style-type: none"> How does the Farmer’s Market fit in? What about Albemarle County farms production impact on Cville? Can the schools buy from local farmers? Artisan food entrepreneur programs? 	<p><i>Added 2 new objectives under Goal VI, which focuses on downtown as the economic hub.</i></p> <p>6.4: Complete feasibility study on developing a Market District in the City Market’s current site and finalize long term solution to the location of the Market.</p> <p>6.5: Leverage the growing demand for locally sourced products by encouraging business creation and expansion downtown, and more specifically, at the City Market.</p>
G. Keller	Goal III: Generate, recruit, and retain successful businesses.	<ul style="list-style-type: none"> Continue and increase heritage tourism based on and linked with the city’s and county’s historic sites and heritage-based hospitality, goods, beverages, and other products. 	<p><i>Added new objective under Goal V, which relates specifically to tourism.</i></p> <p>5.2: Enhance heritage tourism efforts in partnership with Albemarle County, with a focus on heritage-based hospitality, foods, wines, and other artisan-type products.</p>

<p>M. Osteen</p> <p>D. Rosensweig</p>	<p>Goal IV: Build partnerships with private sector groups in order to maximize capital investment to the City.</p>	<ul style="list-style-type: none"> • Work to ensure ordinances and regulations balance need to promote development opportunity and competing interest. • Add new objective – Align zoning ordinance to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map. 	<p><i>Added 2 new objectives under Goal IV.</i></p> <p>4.5: Align zoning ordinances to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map.</p> <p>4.6: Work to ensure that newly aligned City ordinances and regulations balance the need to promote development opportunities and competing interests.</p>
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Please see the attached document, *Economic Sustainability: Goals & Objectives (2007 Comp Plan Goals & Objectives and 2013 Updates)*, for details regarding ALL changes to this chapter.

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Memorandum

To: File

From: Kathy McHugh & Melissa Thackston

Date: November 12, 2012

The following information reflects comments received from the public/staff/Commissions since the 10/05/12 draft was posted on-line for comment. The format is based on guidance provided by Missy Creasy as of November 9, 2012.

Comments Received

Comments have been received from the following sources (showing name, group, event, date as applicable) with detailed comments attached:

10/15/12 – received comments from Planning Commissioner Kurt Keesecker

10/24/2012 – received comments from Planning Commissioner Dan Rosensweig

10/30/12 – Ebony Walden sends out revised draft wording for the vision statement.

10/31/12 – Meet with HAC subcommittee on Affordable Housing Policy Review, Formulation & Best Practices to discuss changes as proposed by Dan Rosensweig.

11/2/12 – Comments from Southern Environmental Law Center are distributed, but none are specific to the housing chapter.

11/5/12 – Comments received from Planning Commissioner Mike Osteen.

Summary of how comments have been integrated into the Draft (*summary of what was added to the draft in response to comments receive*).

On 11/5/12, made the following changes to the draft housing chapter:

1. Updated draft with revised vision statement per Ebony with my comments.
2. Incorporated HAC subcommittee comments to modify goal #1 and call out maintain, improve and grow from goal #1 into separate objectives.
3. On 11/2/12, reviewed and incorporated comments from Dan Rosensweig to maximum extent feasible. Given the magnitude of the proposed changes, we documented what was done in two separate documents (one based off Dan's new version of the housing chapter and the other based on actual changes made to the draft housing chapter that was sent out to the Planning Commission on 10/5/12).
4. Reviewed and incorporated comments from Kurt Keesecker by adding a new strategy at 2.1e.
5. Reviewed and incorporated comments from Mike Osteen. Note that many of his comments seek to consolidate existing wording about affordability, which totally goes against the HAC's efforts to integrate the word affordable and supporting concepts throughout the document. Staff does not believe that this preferred change is consistent with HAC directives and it would require a substantial rewrite. Accordingly, these comments are noted, but no changes will be made. We have, however, added a new strategy 3.2h about green sustainable principles that was not specifically called out elsewhere.
6. Sent Brian Haluska an e-mail to follow up on comments from Dan Rosensweig. There are two primary issues: 1) Dan Rosensweig wanted a review of the subdivision ordinance and standards and design manual to eliminate barriers to non-traditional and green site design per his comment 3.2 and 2) Missy Creasy had previously raised a question about the new wording proposed by Dan Rosensweig as it pertains to consideration of affordability and affordable housing when proposed in rezoning and special use applications.

Topics which need additional discussion

Comment: NONE at this time

Discussion:

Potential questions/comments for consideration:

Staff Recommendation:



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Brian Haluska, Neighborhood Planner
Date: December 12, 2012
Re: Comprehensive Plan Update-Land Use Chapter

The following represents the Land Use Chapter of Comprehensive Plan comments and responses which warrant additional discussion (reference the chapter draft to review comments in context of the draft):

GOAL ONE: Promote a walkable mix of uses desired by the community.

The first goal of the chapter was reworded to emphasize pedestrian accessibility of the land uses in the City.

1.1: Revise the zoning ordinance so that zoning classifications are based on intensity of use (as defined by density, height and maximum size of allowable use) as well as the type of use.

Similar to the original draft action. Reworded for clarity.

1.2: Enable small neighborhood scale businesses to provide services within walking distance of residential areas without compromising quality of life.

This action item has been modified to stress the desire for pedestrian oriented development, as well as to make the statement a broader action item, as opposed to a specific task.

1.3: Respect and protect residential areas when considering changes to land use regulations and policies. Encourage pedestrian centered development that enhances existing neighborhood.

Removed the word "Always" from the beginning of the action item. Added the additional statement regarding pedestrian oriented development.

1.4: Encourage the establishment of community-centered uses such as grocery and drug stores centered on the City's employment centers.

Formerly Action Item 3.2. The item was reworded in an effort to make it broader.

GOAL TWO. Create, preserve and enhance the protection, preservation and wise use of the City's natural, historic and architecturally significant environment.

Replaced the words "Regulate the use of land to assure" with "Create, preserve and enhance" as urged by the Commission, with the goal of making the chapter more positive and less focused on regulation.

2.1: Protect natural resources and sensitive environmental areas, including designated flood plain areas and rivers. Encourage the use of the Planned Unit Development ordinance for large sites and the infill Special Use Permit for smaller sites as a way to preserve the natural environment and allow flexibility and variety in development.

Original item 2.1 has been edited to remove language related to enforcement of existing ordinances, and instead focus on the intent of the item. Original item 3.3 regarding PUDs and the infill SUP was merged with the revised item 2.1.

2.2: Revise the Future Land Use Map so that it represents a vision for the City's future. Pay special attention to residential neighborhood protection and affordable housing.

Removed a statement regarding cooperation with Albemarle County and the University of Virginia. The statement is now reflected in item 4.1.

2.3: Update the zoning ordinance as needed so that it complements the City's design guidelines and is sensitive to the history of the community. Provide for the protection of valuable historic resources.

Merged the original item 2.3 with item 4.2.

GOAL THREE. Promote land use that maintains and enhances the City's role as a regional economic center, without sacrificing the quality of life and environment.

Replaced the term "market place" with "Economic center".

3.1: Review and revise the light industrial zoning regulations to reflect contemporary uses. New regulations should increase buffering adjacent to low-density residential neighborhoods, while permitting uses that are compatible with established surrounding land uses.

Added language in the first sentence to further clarify the intent of the action item.

GOAL FOUR. Facilitate the creation of new opportunities throughout the Charlottesville region. **New goal aimed at addressing regional goals beyond the City borders.**

4.1: Coordinate with Albemarle County and the University of Virginia on region wide land use issues and goals.

New action item that was originally under item 2.2.

4.2: Work with regional partners to draft and implement a plan that better utilizes the Rivanna River as an environmental, recreational and economic amenity.

New action item aimed at addressing the City's desire for more structured plans concerning the Rivanna River.

Future Land Use Map

Comment: Several properties in the 1500 block of East Market Street are zoned and used as low-density residential. The original draft of the Land Use Map showed these properties as "Business and Technology".

The properties in question have been designated as low-density residential in the latest draft of the Future Land Use Map.