

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



June 17, 2016

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

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday June 28, 2016 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Small Area Tour – Cherry Avenue Area

cc: City Council
Maurice Jones
Mike Murphy
Alexander Ikefuna
Planners
Kathy McHugh, Tierra Howard
Craig Brown, Lisa Robertson

City of Charlottesville
Department of Neighborhood Development Services
Memorandum



To: City of Charlottesville Planning Commission

From: Brian Haluska, AICP

Date of Memo: June 17, 2016

RE: Small Area Plan Tours

Summary

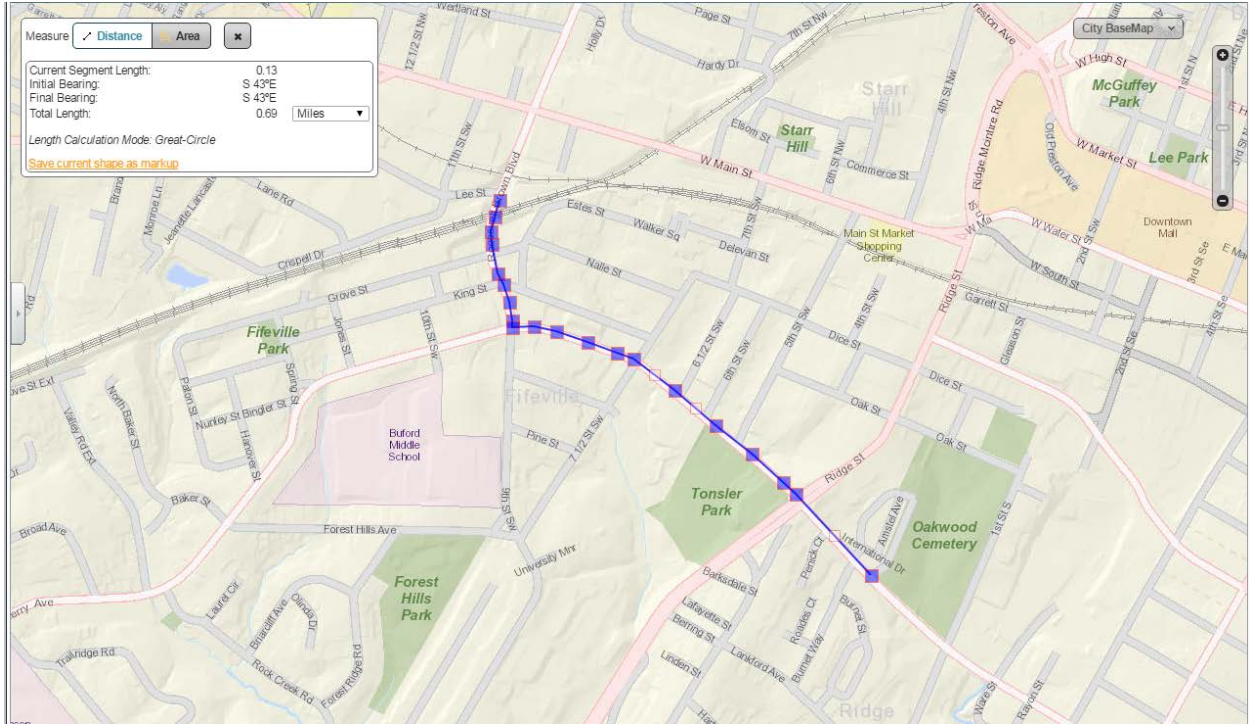
At the Planning Commission's January 26th Work Session, staff was directed by the Commission to set up tours of three areas in the City that have been designated for small area plans in the 2013 Comprehensive Plan. The three areas selected by the Commission were:

- The Woolen Mills Planning Area
- Emmett Street north of the 29/250 interchange
- The Cherry Avenue/Roosevelt Brown Boulevard commercial corridor

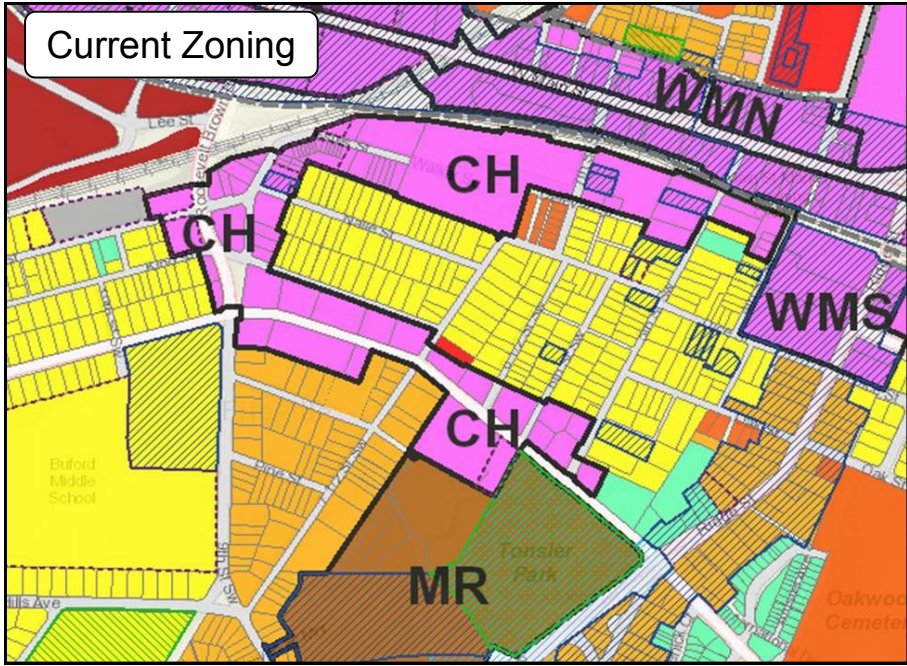
In addition, staff was directed to craft a fact sheet for each of the three areas chosen by the Commission so that the Commission would have some common data sources to evaluate when touring the three areas. The "fact sheets" are attached to this memo and contain the current zoning map, the future land use map, a map showing the date of the last property transfer of a select group of parcels within the small area, and the bicycle/pedestrian master plan map. Also included on the sheet are some key zoning regulations to consider, and the intent of the primary zoning classification.

Cherry Avenue Walking Tour

The second area the Commission will tour is the Cherry Avenue area. The route is shown below. It is 0.69 miles long one way. Staff intends to provide transportation from City Hall to Tonsler Park, and then will pick up the Commission near the railroad underpass at the conclusion of the tour.



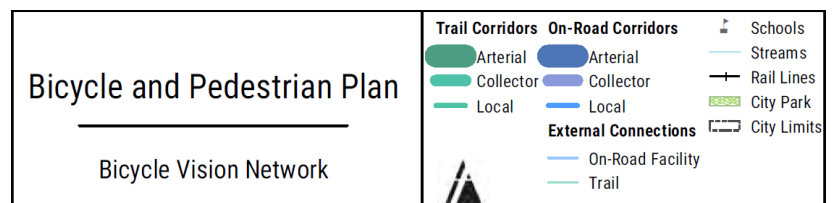
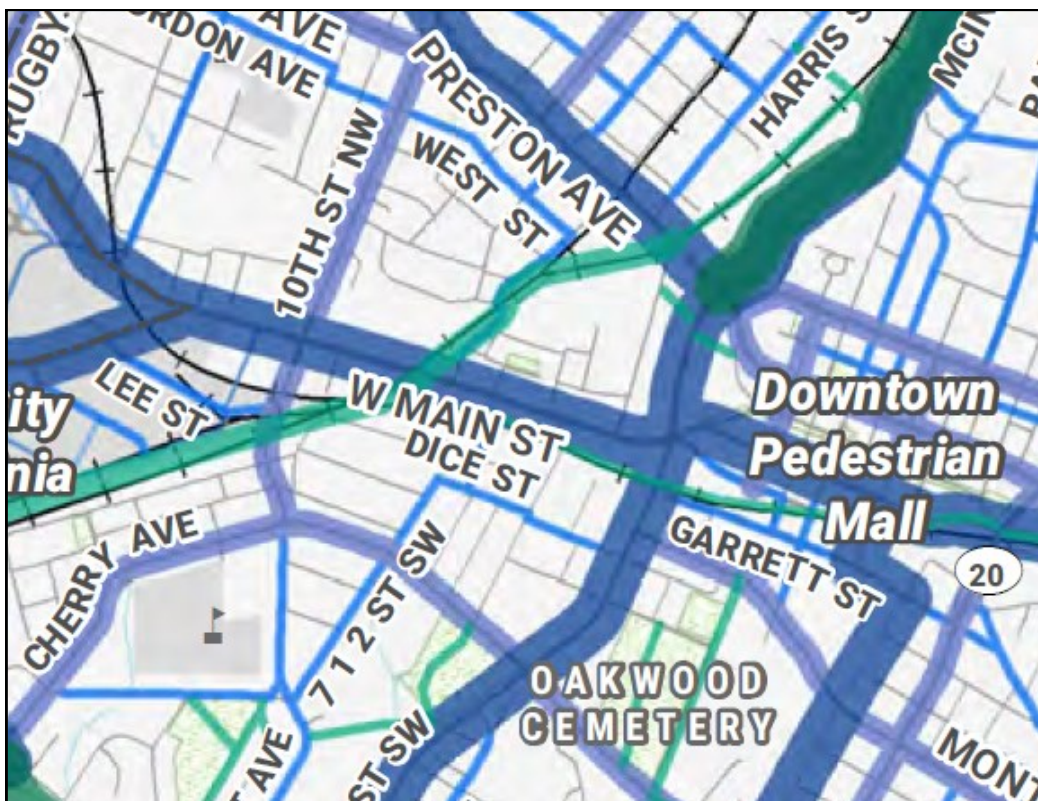
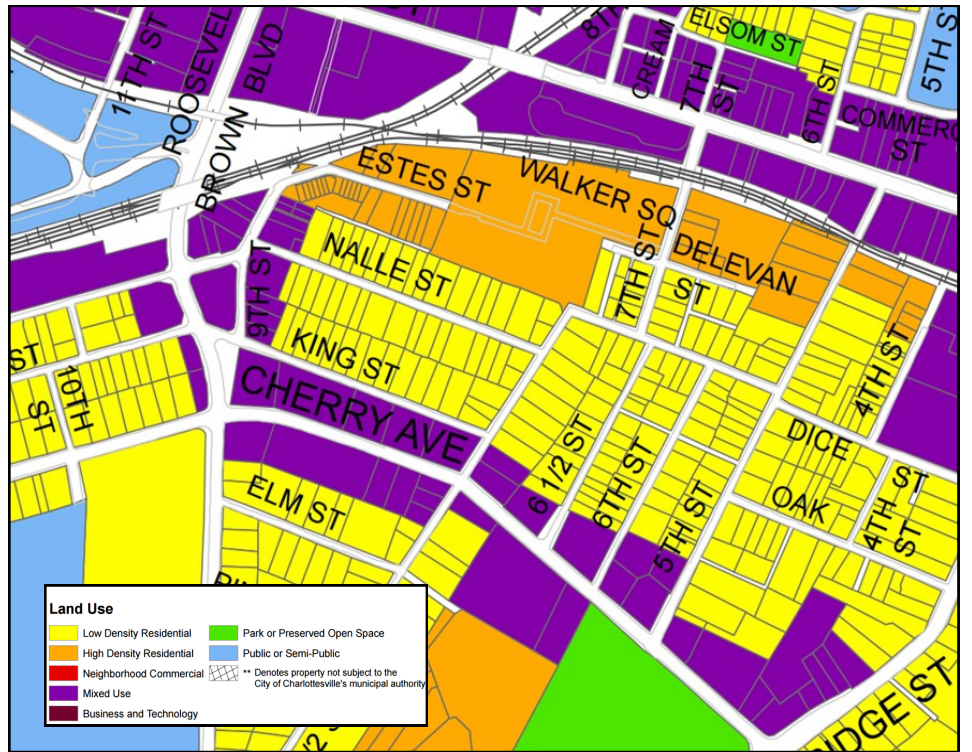
Roosevelt Brown Boulevard



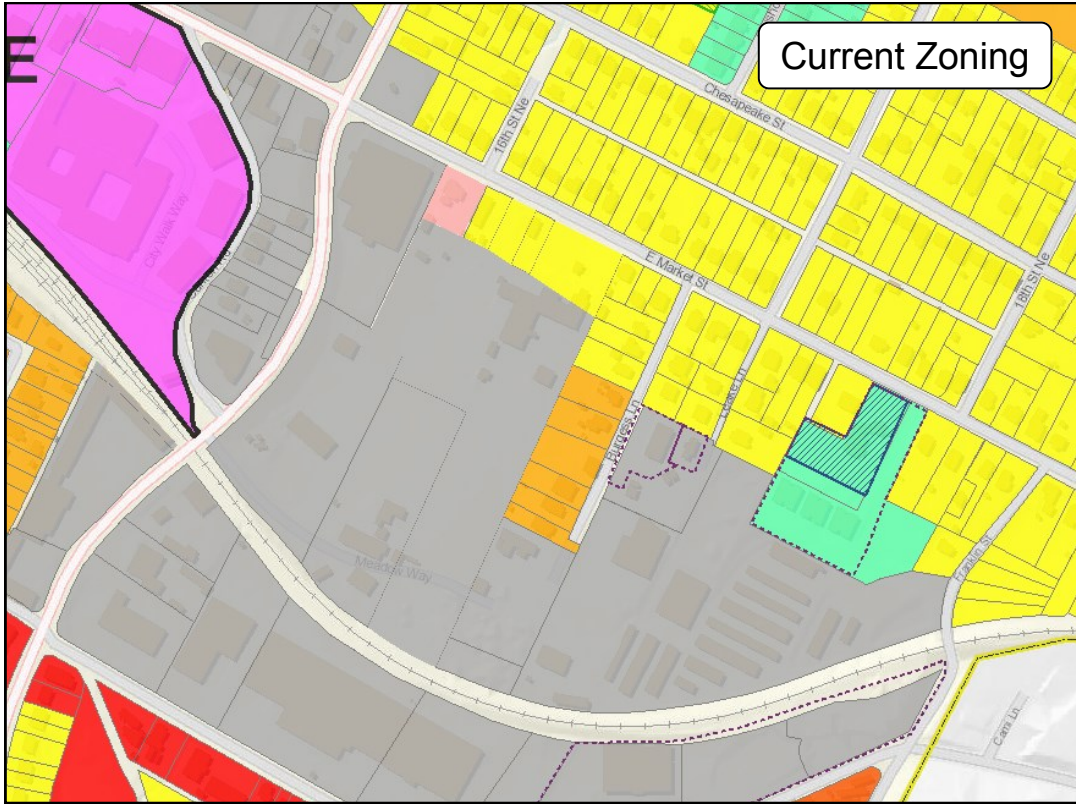
Cherry Avenue Corridor Regulations of Note:

- Minimum Height—35 feet
- Maximum Height—50 feet
- Minimum FAR of 0.5

“A district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance.”



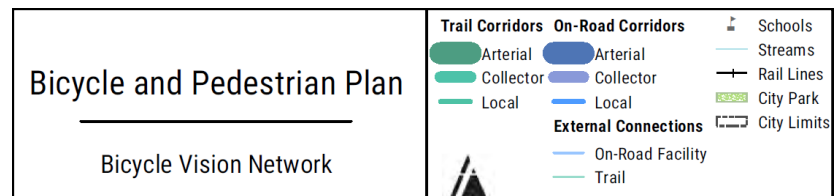
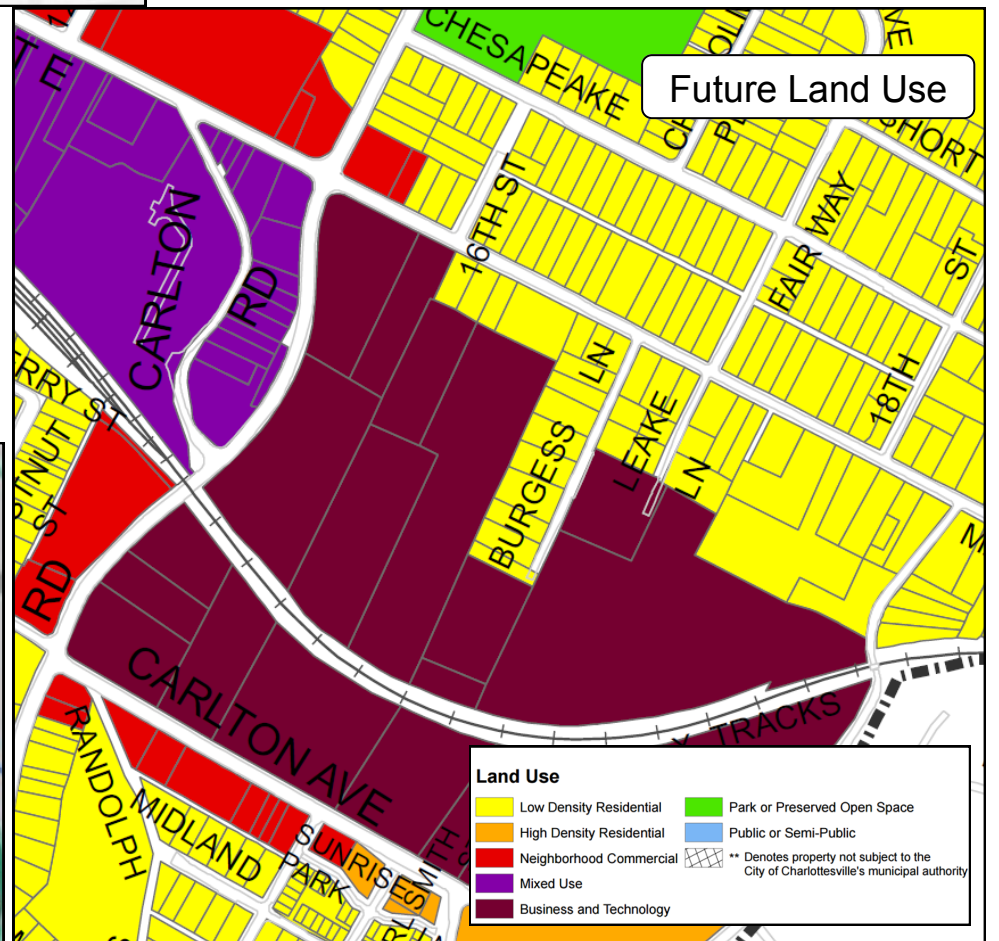
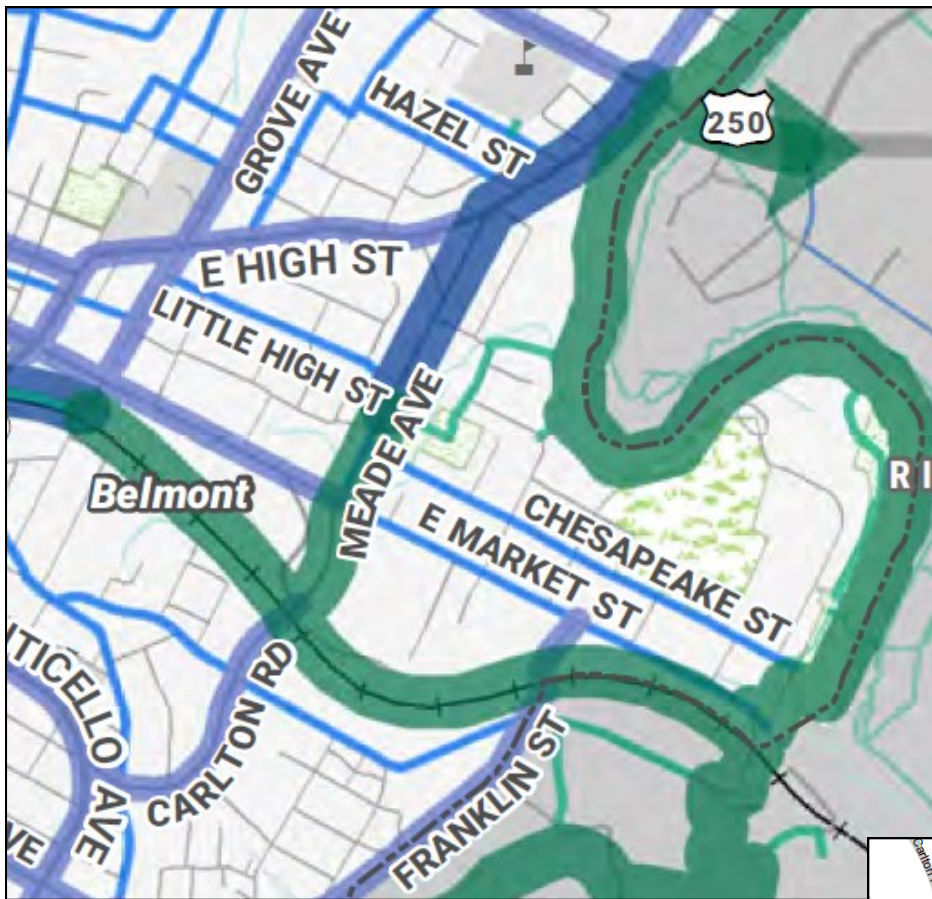
Woolen Mills



Manufacturing-Industrial Regulations of Note:

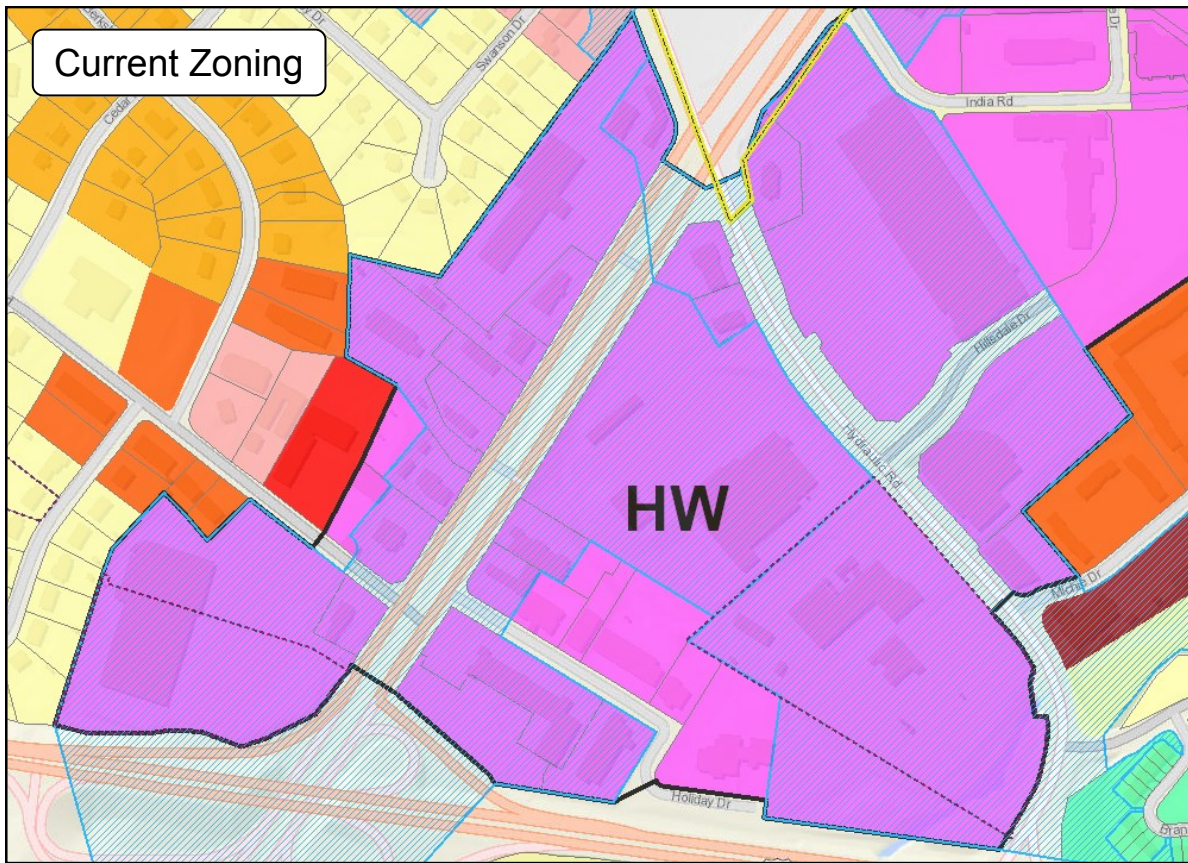
- Maximum Height— 85 feet
- Required Front Yard—20 feet
- Required Side Yard (adjacent to residential zone or use) - 1 foot/2 feet in building height, 10 feet minimum
- Required Rear Yard (adjacent to residential zone or use) - 20 feet

“The M-I district is established to allow areas for light industrial uses that have a minimum of environmental pollution in the form of traffic, noise, odors, smoke and fumes, fire and explosion hazard, glare and heat and vibration.”



Produced By: Bart Pfautz, City of Charlottesville
 Date Produced: 5/6/2016
 Data Source: Assessor's Office on 5/5/2016

Emmet Street



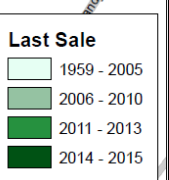
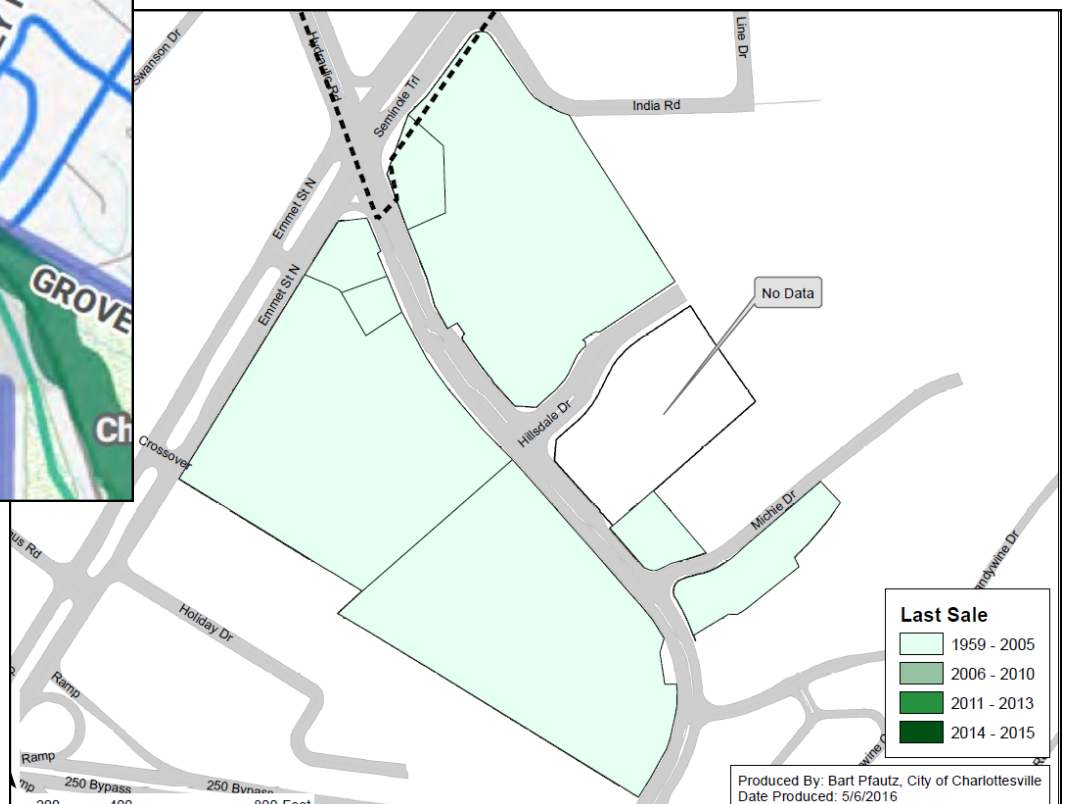
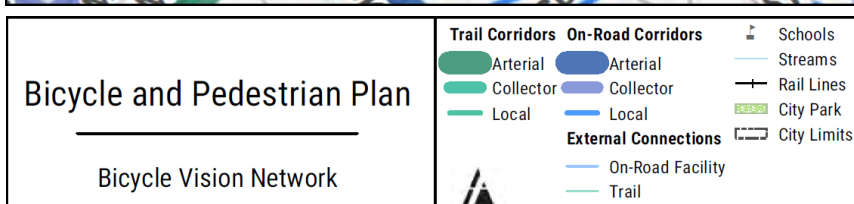
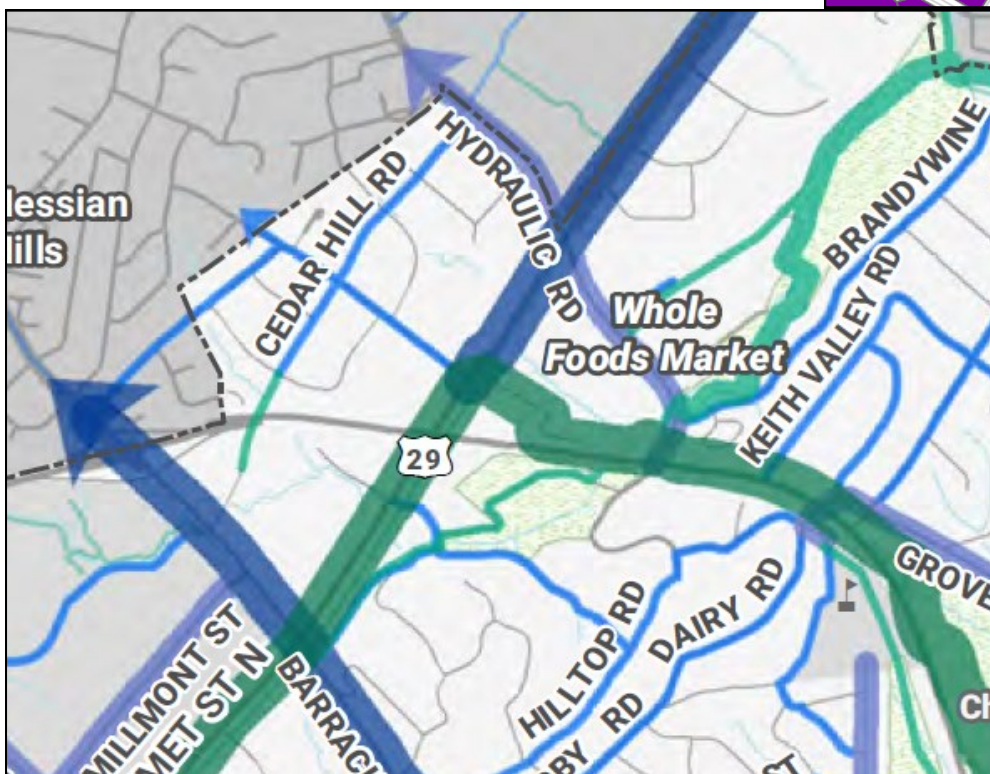
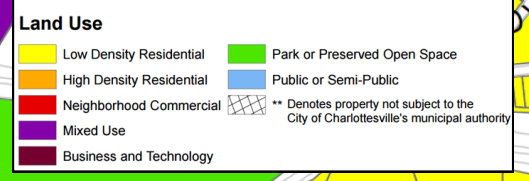
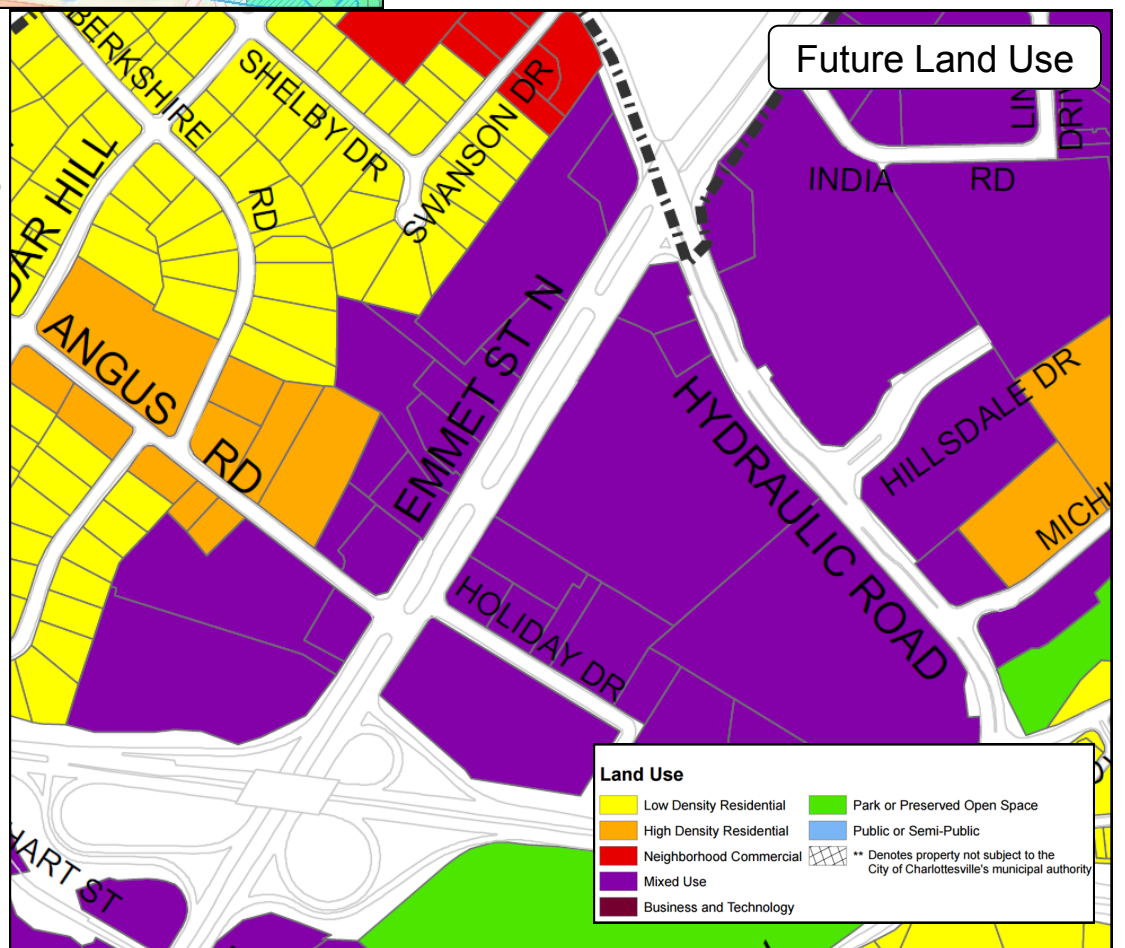
Highway Corridor

Regulations of Note:

Maximum Height— 80 feet

Primary frontage setback— 5 feet minimum, 30 feet maximum

“The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs.”



Produced By: Bart Pfautz, City of Charlottesville
Date Produced: 5/6/2016