

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, February 11, 2020 at 5:30 P.M. CITY COUNCIL CHAMBERS

#### I. Commission Pre-Meeting (Agenda discussion(s))

*Beginning:* 4:30 p.m.

*Location:* City Hall, 2nd Floor, NDS Conference

#### II. Commission Regular Meeting

*Beginning:* 5:30 p.m.

*Location:* City Hall, 2nd Floor, Council Chambers

##### A. COMMISSIONERS' REPORTS

##### B. UNIVERSITY REPORT

##### C. CHAIR'S REPORT

##### D. DEPARTMENT OF NDS

##### 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 – November 26, 2019 - Work Session
2. Minutes – December 10, 2019 – Pre- meeting and Regular meeting
3. Planning Commission Operating Guidelines

#### III. JOINT MEETING OF COMMISSION/ COUNCIL

*Beginning:* 6:00 p.m.

*Continuing:* until all public hearings are completed

*Format:* (i) Staff Report, (ii) Applicant, (iii) Hearing

1. CP20-0001 - Barracks/Emmet Intersection Improvements – Review of Project for Compliance with the Comprehensive Plan. Pursuant to Virginia Code section 15.2-2232 and City Code sec. 34-28, the Planning Commission will review the conceptual plan for the proposed Barracks Road & Emmet Street Intersection Improvement Smart Scale Project. The project proposes improvements to Barracks Road within the City of Charlottesville, between Emmet Street and Buckingham Road, in order to accommodate a new shared bicycle and pedestrian path. The project also includes operational and safety upgrades at the Barracks Road and Emmet intersection. The purpose of the review is to determine if the general character, approximate location and extent of the proposed improvements are substantially in accord with the City's adopted Comprehensive Plan or part thereof. Persons interested in the conceptual design may contact Project Manager Kyle Kling via e-mail ([klings@charlottesville.org](mailto:klings@charlottesville.org)) or by telephone (434-970-3994).

2. SP19-00010 - Harris Street Apartments - Landowner Cville Business Park, LLC is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-457(b)(5) to authorize a specific mixed-use development (apartments ("multifamily dwellings") with some commercial uses) at 1221, 1223 and 1225 Harris Street ("Subject Property"). The Subject Property has approximately 345 feet of frontage on Harris Street, and is further identified on City Real Property Tax Map 34 as Parcels 90B, 90C and 90.1 (City Real Estate Parcel IDs 340090B00, 340090C00, and 340090100), having a total area of approximately 2.446 acres. The Subject Property is zoned Industrial Corridor (IC). In the IC district, multifamily residential development is allowed only as part of a mixed-use building or development. The project proposed by the applicant is a 6-story, 166,800 square foot mixed-use building with 13,050 square feet of ground floor commercial space, and up to 105 residential dwelling units (approximately 98,975 square feet, total) above the ground floor (up to 43 DUA). In the IC zoning district, mixed use buildings are allowed by-right, up to a height of 4 stories, with residential density up to 21 dwelling units per acre (DUA). The application also seeks approval of two (2) additional building stories, and an additional 22 DUA. The Comprehensive Land Use Map for this area calls for Business

and Technology, but no density range is specified by the Comprehensive Plan. Information pertaining to this application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Comprehensive Plan Amendment request may contact NDS Planner Brian Haluska by e-mail ([haluska@charlottesville.org](mailto:haluska@charlottesville.org)) or by telephone (434-970-3186).

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Wednesday, February 26, 2020 – 5:00PM	Work Session	Preliminary Discussion: Stribling site Cherry Avenue Small Area Plan Comprehensive Plan
Tuesday, March 10, 2020 – 4:30 PM	Pre-Meeting	
Tuesday, March 10, 2020 – 5:30 PM	Regular Meeting	<u>Site Plan</u> - South First Street Phase 2 <u>Rezoning and Critical Slopes</u> - Flint Hill PUD <u>Minutes</u> – January 14, 2020 – Pre- meeting and Regular meeting

**Anticipated Items on Future Agendas**

- Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements
- Site Plan and Entrance Corridor – 1617 Emmet Street, Gallery Court Hotel
- Entrance Corridor – Preston Turn Lane Project
- Comp Plan Amendment – Small Area Plan – Starr Hill, Cherry Avenue
- Rezoning – Landonia Circle

**Persons with Disabilities may request reasonable accommodations by contacting [ada@charlottesville.org](mailto:ada@charlottesville.org) or (434)970-3182**

**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.**