

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, March 9, 2021 at 5:30 P.M. Virtual Meeting

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

Beginning: 5:00 p.m.

Location: (Electronic/Virtual)

II. **Commission Regular Meeting**

Beginning: 5:30 p.m.

Location: (Electronic/Virtual)

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)

- i. Minutes – November 10, 2020 – Pre -meeting and Regular meeting

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. **CP21-00002: Comprehensive Plan Amendment – Starr Hill Neighborhood Community**

Vision Plan: The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan, to include the contents of the Starr Hill Neighborhood Community Vision Plan as prepared by New Hill Development Corporation. The purpose of the Starr Hill Neighborhood Community Vision Plan is to set a conceptual vision for the Starr Hill Neighborhood and surrounding areas to be utilized as a guide for development within the Study Area, consisting of approximately 48 acres. This Vision Plan focuses on community vision and opportunity areas with three main areas of focus: City Yard, Starr Hill Residential Neighborhood and Jefferson School and Adjacent Arterial Streets. Market analysis information is included in the appendix for the Starr Hill Neighborhood and surrounding areas. The area included within this Community Vision Plan is bounded by Preston Avenue on the north, Ridge/McIntire to the east, the CSX railroad tracks to the south, and Norfolk Southern railroad tracks to the west. A map showing the general or approximate boundaries of the area can be found on page 52 of the Starr Hill Neighborhood Vision Plan document, which may be viewed at <https://www.newhilldev.org/starr-hill>

Following the joint public hearing, the Planning Commission may approve, amend and approve, or disapprove the Vision Plan, in whole or in part; upon approval, the Planning Commission shall by resolution, recommend the Vision Plan, or part thereof, to the City Council.

2. **SP21-00001 - Harris Street Apartments – 1221, 1223 and 1225 Harris Street** - Landowner Cville Business Park, LLC is requesting an amendment of a previously-issued Special Use Permit (SUP). Pursuant to City Code Sec. 34-457(b)(5) the amended SUP would authorize a specific mixed-use development (residential apartments (“multifamily dwellings”) combined with commercial uses) on property located at 1221, 1223, and 1225 Harris Street (together, the

“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), and has a total area of approximately 2.446 acres. The Subject Property is zoned Industrial Corridor (IC), with a Special Use Permit previously approved to allow a mixed use building with up to 105 dwelling units and a total site density of 43 DUA. The project proposed by the applicant is a 6-story mixed-use building, containing ground floor commercial space (approx. 7 percent of the building SF), and up to 120 residential dwelling units above the ground floor (up to 50 DUA), and internal parking. 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). Multifamily residential dwelling units are allowed only as part of a mixed-use building or development, and if residential density exceeds 21 DUA an SUP is required. The Comprehensive Land Use Map for this area calls for Business and Technology, and no density range for residential use is specified by the Comprehensive Plan. Information pertaining to this application may be viewed online at <https://www.charlottesville.gov/1077/Agendas-Minutes> 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.gov) or by telephone (434-970-3186).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday March 30, 2021 5:00 PM	Work Session	Cville Plans Together
Tuesday April 13, 2021 – 5:00 PM	Pre-Meeting	
Tuesday April 13, 2021 – 5:30 PM	Regular Meeting	<u>Minutes</u> – December 8, 2020 – Pre - meeting and Regular meeting <u>Minutes</u> – January 12, 2021 – Pre -meeting and Regular meeting <u>Minutes</u> - February 9, 2021 – Pre-meeting and Regular meeting <u>Preliminary Discussion</u> – Belmont Apartments SUP proposal <u>Entrance Corridor</u> – Comprehensive Sign Plan Request – 916 E High Street

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, Accessory Dwelling Unit, Middle Density zoning and Affordable Dwelling Unit

Site Plan – Grove Street PUD, Flint Hill PUD

Rezoning – 240 Stribling Avenue, 1613 Grove Street

Critical Slope Waiver – 915 6th Street SE, Lyman Street

Special Permit – Lyndhall Apartments

SUP, Site Plan Critical Slope – 1613 Grove Street

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.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

During the local state of emergency related to the Coronavirus (COVID19), City Hall and City Council Chambers are closed to the public and meetings are being conducted virtually via a Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.