

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, December 13, 2022 at 5:30 P.M. Hybrid Meeting

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

*Beginning:* 5:00 p.m.

*Location:* (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

#### II. Commission Regular Meeting

*Beginning:* 5:30 p.m.

*Location:* (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

##### A. COMMISSIONERS' REPORTS

##### B. UNIVERSITY REPORT

##### C. CHAIR'S REPORT

##### D. DEPARTMENT OF NDS

i. Zoning Ordinance Rewrite Update: Schedule & Draft Districts

##### 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 – Planning Commission/City Council Joint Work Session – September 27, 2022

#### 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. **Charlottesville Capital Improvement Program FY 2024-2028:** Consideration of the proposed 5-year Capital Improvement Program in the areas of Affordable Housing, Education, Economic Development, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, and Technology Infrastructure. A copy of the proposed CIP is available for review at: <https://www.charlottesville.gov/budget> **Report prepared by Krisy Hammill, Office of Budget and Performance Management.**

2. **Notice of Intent to Amend and Re-enact City Comprehensive Plan**

PUBLIC HEARING NOTICE: notice is hereby given by the Charlottesville City Council that, on **Tuesday, December 13, 2022, beginning at 6:00 p.m.**, the Charlottesville City Council and the Charlottesville Planning Commission will conduct a joint public hearing for consideration of a proposed action to amend and re-enact the Comprehensive Plan for the City of Charlottesville. Persons affected by the proposed action may appear virtually or in person at the meeting and present their views. On that same date, following the public hearing, it is the intention of the City that the Planning Commission will vote on the proposed action. (City Council's vote would take place at a later City Council meeting agenda, following receipt of the Commission's recommendation). The 2021 Comprehensive Plan, as amended, that is proposed to be amended and re-enacted is currently available for viewing on the City's website: <https://www.charlottesville.gov/DocumentCenter/View/7073/Comprehensive-Plan-Document---2021-1115-Final?bidId=> and the previous (2013) Comprehensive Plan, as amended, is also available: <https://www.charlottesville.gov/DocumentCenter/View/477/2013-Comprehensive-Plan-PDF?bidId=>

**Proposed Action:** the proposed action is as follows: amendment and re-enactment of the 2021 Comprehensive Plan (previously approved 11-15-2021 by City Council Resolution # R-21-162 and amended by Resolution #R-22-018)), including, without limitation, the enactment, or re-enactment, of the following provisions modifying the organization, content, goals and strategies of the prior Comprehensive Plan (2013), as amended:

| <b>2013 Comprehensive Plan</b>   | <b>2021 Comprehensive Plan (11-15-2021), as proposed to be amended and re-enacted</b>  |
|--|--|
| <p><u>8 Land Use Categories:</u> low-density residential, high density residential, mixed use, neighborhood commercial, business &amp; technology, public or semi-public, parks &amp; open space, University of Virginia. A map (Future Land Use Map) was provided to allow citizens to see which categories apply within their neighborhoods.</p> | <p><u>10 Land Use Categories (defined on pp. 29-30):</u> general residential (GR); GR (Sensitive Community Areas); Medium-Intensity Residential; Higher-Intensity Residential; Neighborhood Mixed-Use Corridor; Neighborhood Mixed-Use Node; Business and Technology Mixed Use; Urban Mixed Use Corridor; Urban Mixed Use Node; Downtown Core. A map (Future Land Use Map) is provided to allow citizens to see which categories apply within their neighborhoods.</p> |
| <p>“Low-density residential” defined as an area for single- and two-family units; developed at 12 or less dwelling units per acre (DUA); building height not addressed. No density ranges specified.</p>   | <p>Low-density residential land use category eliminated. New “General residential” (GR) category allows 3- and 4-unit dwellings and townhome developments, at building heights of up to 2.5 stories. Additional units and building height are allowable under an affordability bonus program. For certain sensitive areas planned for GR only one unit per lot would be allowed 3- and 4-unit dwellings would be allowed if affordable units are provided.</p>         |
| <p>N/A</p>   | <p>New “Medium Intensity residential” category contemplates buildings up to 4 stories, including 12-unit multifamily buildings as well as townhouse developments.</p>  |
| <p>“High-density residential” defined as an area for multifamily units, to be developed at more than 12 dwelling units per acre. No density ranges specified.</p>  | <p>High-density residential land use category eliminated. New “Higher-Intensity Residential” contemplates multifamily-focused development (up to 5 stories and 13+ units per lot), incentivized to meet affordable housing goals. Ground floor commercial uses will be encouraged.</p>   |
| <p>N/A</p>   | <p>Urban Rivanna River Corridor Plan (amendment approved by City Council Feb. 7, 2022)</p>   |
| <p>N/A</p>   | <p><b>Amendment to Ch. 4 (Land Use, Urban Form, and Historic &amp; Cultural Preservation) and 5 (Housing), to add</b></p>  |

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|   | provisions promoting manufactured housing as a source of affordable housing.<br><a href="https://www.charlottesville.gov/DocumentCenter/View/8764/202212_PC-Report-Manufactured-Housing-Comp-Plan-Update?bidId=">https://www.charlottesville.gov/DocumentCenter/View/8764/202212_PC-Report-Manufactured-Housing-Comp-Plan-Update?bidId=</a>  |
| Climate Protection Chapter included a “Report on the Local Climate Action Planning Process” with a framework and action strategies. | <b>Amendment to Ch. 7 (Environment, Climate and Food Equity)</b> , to add the City’s final Climate Action Plan as a component of the Comprehensive Plan, expanding the city’s action strategies related to climate change mitigation, and providing guides for action that address equity, focus on co-benefits, and plan for community engagement and capacity building.<br><a href="https://charlottesville.gov/DocumentCenter/View/8776/Charlottesville-Climate-Action-Plan-PDF">https://charlottesville.gov/DocumentCenter/View/8776/Charlottesville-Climate-Action-Plan-PDF</a> |

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Critical Slopes Waiver – Azalea Springs
2. Presentation - Entrance Corridor Design Review Overview

**V. FUTURE MEETING SCHEDULE/ADJOURN**

| Tuesday January 10, 2023 – 5:00 PM | Pre-Meeting     |   |
|------------------------------------|-----------------|---|
| Tuesday January 10, 2023 – 5:30 PM | Regular Meeting | <u>Minutes</u> - October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021<br><u>Special Use Permit</u> - Three Notch'd Brewery Expansion<br><u>Critical Slopes Waiver and SUP</u> –Fire Station on 250 Bypass |

**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 , 12<sup>th</sup> and Rosser/CH Brown Historic Conservation District (six properties)

Rezoning and SUP – 0 Carlton Road, 1120 Avon Street

Site Plan – Flint Hill PUD, 240 Stribling Ave, Belmont Heights (1000 Monticello), Hillsdale Place, 1613 Grove Street Extended

Future Entrance Corridor

- 1801 Hydraulic Road – revised Comp Sign Plan, revised design review (*Hillsdale Place, Riverbend*)
- 2005 JPA

**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](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person with limited seating and by Zoom webinar. Instructions for meeting attendance is located here: <https://www.charlottesville.gov/1552/Reserve-a-Seat-for-Planning-Commission-M>. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and [www.charlottesville.gov/streaming](http://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](http://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.