

MINUTES
PLANNING COMMISISON MEETING
March 11, 2014
CITY COUNCIL CHAMBERS

Commissioners Present:

Mr. Dan Rosensweig-Chairperson
Mr. Kurt Keesecker-Vice Chairperson
Ms. Genevieve Keller
Mr. Michael Osteen
Ms. Lisa Green
Mr. John Santoski

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager
Ms. Mary Joy Scala, AICP, Preservation and Design Planner

Also Present

Mr. David Neuman, Ex-officio, UVA Office of the Architect
Ms. Lisa Robertson, Chief Deputy City Attorney

II. REGULAR MEETING

A. COMMISSIONERS' REPORTS

Ms. Green-No report

Mr. Santoski-No report

Mr. Keesecker-No report

Mr. Osteen attended the regular BAR meeting and he announced the new projects that they will be looking at. He attended the Tree Commission meeting and noted they will have 4 vacancies in the next few months.

Ms. Keller gave a brief report on West Main small area planning. She stated there was a West Main presentation at the library on "Placemaking" and the attendance was great.

B. UNIVERSITY REPORT

Mr. Neuman reminded everyone that the students were on spring break. He announced there will be a neighborhood meeting concerning West Main and they have invited the three new student housing developers in addition to the usual attendees.

C. CHAIR'S REPORT

Mr. Rosensweig announced that he attended the HAC meeting and gave a brief description on items that were discussed. He also explained the reason why there have not been work sessions so far this year, and noted that we are back into the swing of things and will be really busy in the coming months.

D. DEPARTMENT OF NDS

Ms. Creasy reminded the Planning Commission that the material for the March work session went out and homework needs to be completed and turned in by next Tuesday.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

No one was there to speak.

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

- 1. Minutes - January 14, 2014 – Regular meeting
- 2. Minutes - February 11, 2014 – Regular meeting
- 3. Site Plan – 1000 West Main Street

Ms. Keller made a motion to approve the Consent Agenda with item 1 being pulled.

Mr. Keesecker seconded the motion.

By acclamation the Consent Agenda was approved.

G. PLANNING AWARDS

Mr. Rosensweig announced the winners and Mr. Keesecker and Ms. Creasy presented the awards as follows:

NDS Staff Member of the Year
2014 Winner: Kathy McHugh

The Herman Key, Jr., Access to the Disabled Award
2014 Winner: Jim Herndon

The Eldon Fields Wood Design Professional of the Year
2014 Winner: Cunningham Quill Architects

Neighborhood of the Year
2014 Winner: West Main

Outstanding Neighborhood Effort
2014 Winner: Strategic Investment Area (SIA)

Outstanding Plan of Development
2014 Winner: Jefferson School City Center

Citizen Planner of the Year
2014 Winner: Bill Emory

Outstanding Sustainable Development
2014 Winner: City Schoolyard Garden

All winners were congratulated and it was noted that Council would recognize the winners at its April 7th meeting.

Mr. Rosensweig announced that he would gavel into the Entrance Corridor Review Board and start review of the application. Once members of City Council, arrive we will go back to the public hearing and continue the Entrance Corridor item at the end of the meeting.

a. Fulton Bank

Ms. Scala provided the staff report.

Questions from the Commission

Ms. Green asked for an explanation as to what street trees the applicant were referring to and Ms. Scala stated that one tree would have to be removed because of sight distance and the others on Hydraulic Road would actually work. Ms. Green asked if the street trees and sidewalk were reversed would they affect any power lines that are there and Ms. Scala said they would not.

Valerie Long, 321 East Main St representative for the applicant was there to answer any questions concerning traffic issues and any other questions they may have.

City Council had arrived for the public hearing so Mr. Rosensweig gavelled out of the Entrance Corridor Review Board and back into the Planning Commission meeting for the hearing.

H. JOINT PUBLIC HEARINGS

- 1. Community Development Block Grant (CDBG) and HOME Funding—2nd Year Action Plan, FY 14-15:** The Planning Commission and City Council are considering projects to be undertaken in the 2nd Year Action Plan of the multi-year Consolidated Plan utilizing CDBG & HOME funds for the City of Charlottesville. In Fiscal Year 14-15 it is expected that the City of Charlottesville will receive about \$400,000 for Housing and Community Development needs and \$66,000 in HOME funds for affordable housing from HUD. CDBG funds will be used in the City to conduct facility improvements, improvements to the ‘Block by Block’ section of 10th and Page, Economic Development activities, and several programs that benefit low and moderate income citizens. HOME funds will be used to support the housing needs of low and moderate income citizens. **Report prepared by Melissa Thackston, Grants Coordinator.**

Mr. Rosensweig announced that he would be recusing himself due to the fact that he is the director of Habitat for Humanity and they have an application under consideration. He turned the meeting over to Mr. Keesecker, Vice Chairperson, and then left the room.

Ms. Creasy provided the staff report.

Ms. Green was on the Task Force and she stated that as they reviewed the applications, they were looking at getting the best bang for their buck. They looked at past years allocations and how the money was utilized as well as how many people were being helped with the least amount of dollars.

Questions from Council

Ms. Szakos asked if the IDA application was targeted at a specific neighborhood or available city wide. Ms. Creasy replied by saying there were a lot of funds that were targeted in the block by block program (10th and Page area) and it has been allocated for that, but the specifics of what that may be has not been determined.

Ms. Szakos asked about Abundant Life noting that they only target a specific area. Ms. Creasy stated that IDA stands for Individual Development Account and it is a matching program where an individual puts money in and it is matched. The funds can go towards education as well as some homeowner expenses as long as clients meet the income requirements. It was later clarified that the contract would be set so it would be available city wide.

Ms. Keller asked if this was consistent with past neighborhoods and had funds been made available to other neighborhoods because there were funds available and this is city wide. Ms. Creasy stated that this is part of a social program and those applications are submitted for many types of things.

Mr. Keesecker opened the public hearing.

Edith Goode, 305 2nd Street, stated that she is a member of PHAR and she would like them to be considered in the CDBG action plan.

With no one left to speak Mr. Keesecker closed the public hearing.

Mr. Keesecker asked for discussion or a motion.

Ms. Keller made a motion to recommend approval to City Council for the Community Development Block Grant and HOME funding for the second year action plan for 2014-2015.

Mr. Santoski seconded the motion.

Ms. Creasy asked if the reallocation of the program funds can be added to the motion.

Ms. Keller accepted the amendment.

Mr. Santoski seconded the motion with the amendment.

Ms. Keller thanked Lisa for the effort she put into being on the Task Force.

Mr. Keesecker called the question.

- Ms. Keller Yes
- Mr. Osteen Yes
- Mr. Santoski Yes
- Ms. Green Yes
- Mr. Keesecker Yes

Motion passes.

IV. REGULAR AGENDA (continued)

H. Entrance Corridor Review
a. Fulton Bank (901 Seminole Trail)

Mr. Rosensweig gaveled out of the Planning Commission meeting and into the Entrance Corridor Review Board. They resumed the discussion from earlier in the meeting.

Questions from the Commission

Mr. Osteen had a question related to design principle # 1 and wanted to know how the applicant felt about this principle.

Ms. Long stated that the applicant has worked really hard with Ms. Scala to ensure they are meeting all of the design guidelines and receive as much feedback as possible.

Mr. Osteen asked about the design elements included in this building and Ms. Long said that she could not speak to that, but she does know that with meeting with staff, they have flushed out some of the design elements.

William Krebs with Fulton Bank stated that this design for this location is one of a kind. They have taken elements from other sites but this design is different from their other banks in Virginia.

Ms. Green feels this branch is a large building for the amount of tellers and asked if they saw this branch as more of a drive-thru branch. Mr. Krebs stated that they didn't see it that way. The bank is half retail banking and the other half is mortgage. Retail meaning teller services such as making deposits, cashing checks and money withdraws. He stated that the mortgage side and the retail side have different hours.

Ms. Green wanted Ms. Scala to explain the addition of the new lane the City of Charlottesville is proposing and taking of some of the applicant's property. Ms. Scala said that she thinks it will be another right turn lane but she is not sure.

Mr. Graham Perry has seen the plans, but really can't remember the layout. He is pretty sure there will not be three right turn lanes.

Mr. Rosensweig asked what made the applicant push the building back to its maximum setback. He asked if the circulation was necessary or could the building be pushed back closer to the street. Mr. Perry stated that the circulation was necessary. With speaking with the City attorney and planners, they felt it was necessary to come around the building due to the odd shape of the property. Losing acreage due to the Hydraulic Road expansion it made it difficult to put a building on this property in any other location.

Ms. Long explained that the circulation lane was only one way.

Discussion

Ms. Green stated that she knows they can't consider the road design, but she hopes our engineering department really takes a look at this. She knows that it used to be a bank before, but we are in a different time now and we have more traffic and more developments.

Mr. Perry said that Jared Buchanan, city assistant traffic engineer stated that the volumes of traffic would not present a problem.

Mr. Osteen has a problem with the building type. He feels it looks like a strip mall.

Ms. Keller feels that with the design she is seeing today that it is not showing a signature design at the intersection. She stated that the guidelines note a purpose to preserve history and when the building was built in the late 50's or 60's it gave that intersection a signature look.

Ms. Long stated that they are looking for feedback on design of the building and they will take this back and do what is asked.

The Commission gave suggestions on what they feel would be a signature building in the area.

Mr. Santoski feels the applicant should accept Mr. Osteen's offer to work with the applicant to provide a better design.

Mr. Perry asked for guidelines on flipping the trees having them as street trees and doing what staff has recommended and the Commission agreed.

The applicant asked the Commission for a deferral and they accepted the applicants request for a deferral.

Mr. Rosensweig gaveled out of the Entrance Corridor Review Board back into the Planning Commission.

Ms. Keller made a motion to adjourn to the second Tuesday in April and Ms. Green seconded the motion.

All in favor.

Motion passes