

MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, September 13, 2011 -- 5:30 P.M.
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)

Mr. Dan Rosensweig

Mr. John Santoski

Mr. Kurt Keesecker

Ms. Natasha Sienitsky

Ms. Lisa Green

Mr. David Neuman, Ex-officio, UVA Office of the Architect

Not Present:

Mr. Michael Osteen

Staff Present:

Mr. Jim Tolbert, AICP, Director NDS

Ms. Missy Creasy, AICP, Planning Manager

Mr. Willy Thompson, AICP, Neighborhood Planner

Also Present

Mr. Richard Harris, Deputy City Attorney

REGULAR MEETING

Ms. Keller convened the meeting.

COMMISSIONERS' REPORT

- Ms. Sienitsky attended the Main Street Fair and noted the success of the event.
- Ms. Green had nothing to report.
- Mr. Rosensweig attended the Housing Advisory Committee meeting where housing fund alternatives were discussed. The Parks and Recreation Advisory Board met. Their next meeting will be 9/21 at 5:00pm.
- Mr. Keesecker –No report.
- Mr. Santoski- The CIP committee will begin meeting soon.

UNIVERSITY REPORT

Mr. Neuman stated that classes began on time even with the earthquake and that there was no significant damage. There are five new building projects underway or in the planning stages.

CHAIR'S REPORT

Ms. Keller has appointed a committee which includes her and Mr. Keesecker to address concerns involving the Critical Slopes ordinance. There will be a bell ringing/open house at Jefferson School on September 16, 2011 at 11:00am.

DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

Ms. Creasy announced future meetings.

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

There were none.

CONSENT AGENDA

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

1. Site Plan and Subdivision approval list
2. Minutes - August 9, 2010 – Regular meeting
3. Minutes - August 9, 2011 – Pre meeting
4. Minutes- August 16, 2011 - Work Session
5. Zoning Text Change Initiation- Housekeeping changes-Civil Penalties update (34-86), reference update (34-352)

Mr. Rosensweig made a motion to approve the Consent Agenda

Ms. Green seconded the motion.

All in Favor

Motion approved

ENTRANCE CORRIDOR

1. CFA-Octagon Partners

Mary Joy Scala presented the staff report

Questions or Comments from the Commission

- Will the Caldwell wing on east end of property be filled with another use or will it remain open?
- What materials that will be used on the Caldwell wing side?

Ms. Scala stated that Caldwell wing is not part of this application. Also, the Rucker wing will not be changed. The only consideration for this application is the south wing façade.

The applicant was present to answer questions.

Questions or Comments from the Commission

- Will there be a pedestrian entrance?
- Could the access be moved to a different location?
- Has a decision been made on material to use for the walkway?
- Will parking provided exceed its limitation in the new plan?
- What are thoughts for the Patterson wing?
- Provide details on the railings.
- Can some of the parking area be used for more trees?
- There is an interest in seeing additional development and a pedestrian landing

The applicant stated that the design is to direct people towards the building. The material has not been chosen for the walkway. A black color material will probably be used for the railings.

Mr. Tolbert stated that the City of Charlottesville met with Martha Jefferson Hospital and came to a decision that they would work on a way to make the building more accessible to the Downtown Mall once it had been sold.

Ms. Keller called for a motion.

Mr. Rosensweig moved to recommend approval of the Entrance Corridor, Certificate of Appropriateness for CFA central headquarters subject to final Site Plan approval and subject to reaching an agreement with Ms. Scala on a plan for an enhanced internal pedestrian network consistent with Entrance Corridor design principals and an agreeable plan for pedestrian access punch through from the site to connect to both East High Street and Lexington Avenue.

Mr. Keesecker seconded the motion.

Ms. Creasy called the question.

Green Yes

Rosensweig Yes

Keesecker Yes

Santoski Yes

Keller Yes

Motion Carries

2. McDonalds at Barracks Road

Mary Joy Scala presented the staff report.

Questions or Comments from the Commission

- Is this plan more in line with changes that are taking place at Barracks Road?
- Hardy plank would be better.
- What type of brick is used?
- Will the site be ADA compliant?
- There are problems with the amount of LED lighting.

- Will letters on the signage stay yellow?

Ms. Scala stated that this plan is more in line with the current changes taking place at Barracks Road. The brick will be red on the building and this plan was required by corporate to address ADA changes. The letters on the signage are intended to be white.

Chuck Phan, Area Construction Manager, Rich Hendren, Operator, and Michael C. Bricker, Architect with Balzer and Associates, were present on behalf of the applicant.

Questions or Comments from the Commission

- There are concerns about the LED lighting pointed up at the roof cap.
- Additional contrast of colors should be made.
- There should be less lighting along the awning band.
- The Commission does not like the amount of EIFS being used

The applicant stated that the LED lighting is not a light element pointing at the roof cap.

Ms. Keller asked Mr. Neuman to give his opinion about the remodel.

Mr. Neuman stated that he feels this is a big improvement. He feels that the EIFS will not last and it is harder to maintain.

Ms. Keller called for a motion.

Ms. Sientisky moved to recommend approval of the Entrance Corridor, Certificate of Appropriateness for the McDonalds restaurant with the following modifications; the use of EIFS be broken up with some sort of fascia as agreed between the applicant and Ms. Scala. Reduce the number of lighted architectural elements as follows; The LED roof cap lighting, awning lighting and the parapet lighting, change the roof cap to a contrasting color and provide a texture variation as a vertical feature.

Mr. Rosensweig seconded the motion.

Discussion

Ms. Green is having a little trouble with the EIFS

Mr. Santoski feels that the EIFS will be fine.

Ms. Creasy called the question

Sientisky Yes

Green Yes

Rosensweig Yes

Keesecker Yes

Santoski Yes

Keller Yes

Motion Carries

Comprehensive Plan

Ms. Creasy gave a brief introduction to the Environmental Goal discussion.

Discussion

- Comfortable with the goals.
- Encourage more green buildings
- More understanding of what is being done in the city
- Maximum and minimum parking within parking lots.
- Encourage less driving and more walking.
- Locally grown food for our school lunch menu

- More ways the City could support local food to our city
- Like to know if goals were achieved
- More information on water goals requirements
- Tree canopy more walk able
- Mr. Neuman would like the LCAPP referenced. He would like to see some of the goals re-enforced.

Meeting adjourned at 7:39pm.