

MINUTES

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION

TUESDAY, November 8, 2011 -- 5:30 P.M.

CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)

Mr. Dan Rosensweig

Ms. Lisa Green

Ms. Natasha Sienitsky

Mr. Michael Osteen

Mr. Kurt Keesecker

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

Staff Present:

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 CDBG taskforce meeting. The Fifeville neighborhood is the priority neighborhood and discussion of the next three years funding took place.

Ms. Green attended the MPO Tech meeting and bike safety was discussed. She also attended the Mia Burke seminar and felt it was very informative.

Mr. Osteen attended the Tree Commission where bylaws and accomplishments were discussed. The BAR met but he was not present. One project discussed at that meeting was a change to the Timberlake PUD design.

Mr. Rosensweig attended two committee meetings, the HAC and Parks and Recreation Committee. Input was gathered for the Comprehensive Plan at both meetings. Brian Daly gave a full report on which projects that have not been completed by Parks and Rec and what projects have been completed. He also state what new projects that would be started.

Mr. Keesecker noted that PACC Tech met on 10/20 and they reviewed the future land use map. Mr. Williams also presented a report on traffic modeling, traffic patterns, and density. The next meeting is in January 2012

UNIVERSITY REPORT

Mr. Neuman informed the Commission of upcoming meetings. He also shared that UVA is on the second phase of the bike sharing program and hopes to have more information in the spring.

CHAIR'S REPORT

Ms. Keller attended the Mia Burke seminar and felt it was very informative and inspiring.

DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

Ms. Creasy informed the Commissioner's that it was time to review the CIP which is scheduled for the next work session. She gave dates of upcoming community meetings.

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

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 - September 13, 2011 – Regular meeting
3. Minutes - September 13, 2011 – Pre meeting
4. Minutes - September 20, 2011 – Work Session
5. Minutes- October 25, 2011 - Work Session
6. Subdivision- Sunrise PUD

Mr. Osteen recused himself from items 3&4.

Mr. Rosensweig recused himself from item 6.

Item #2 will be pulled from the Consent Agenda to allow for comments to be made.

Updates to the minutes were noted

Commissioners approved the consent agenda with the above exclusions.

Critical Slopes Waiver request

Burnett Commons Phase II- "The Woods"

Mr. Rosensweig recused himself and exited the meeting.

Mr. Thompson presented the staff report

The applicant, Charlie Armstrong was present and only added that Mr. Thompson had done a great job with the proposal.

Questions or Comments from the Commissioners

The application did not include one exhibit commissioners were interested in seeing. Staff noted this information was in the rezoning package.

Would love to see a full topographic plan the before and after.

Are all Critical Slopes being disturbed on site?

There was concern about lacking needed information.

Concern was noted about the curb cut location

Commissioners like the traffic circle.

Some Commissioners were comfortable with the amount of Critical Slope disturbance.

How does the current neighborhood feel about the plan?

The applicant stated that they had meetings with the neighborhood and one on one meetings with some residents in the area and the majority are in support of the project. He also stated that right now they can't determine if all of the slopes will be disturbed.

Maurice Cox, 702 Ridge Street, stated that retaining walls will be used to absorb most of the critical slopes to preserve the trees.

Questions and Comments from the Commission

Would like routes into the community reviewed

Appreciated all the support from the community that came to this evening

Like the mixed used concept

Would love the ability to apply some conditions

Would love to see tree inventory on the plans

Mr. Keesecker said, I move to approve the steep slope waiver for tax map 25 parcel 64, 65, 68 and 69 and tax map 29 parcel 262, 266.1, 266.2 and 266C on Elliott Avenue, Burnett Street and Lankford Avenue on the grounds that strict application of requirements would not forward the purpose and intent of these Critical Slopes provisions.

Ms. Sientisky seconded the motion

Ms. Creasy called the question

Sientisky Yes

Green Yes

Osteen No

Keesecker Yes

Keller Yes

Motion Carries

Public Hearing

ZM-11-07-07 (Burnett Commons Phase II- "The Woods") A Petition to rezone property located on Elliott Avenue, Burnett Street and Lankford Avenue from R-1S and R-2 Residential Districts with Historic District Overlay to Planned Unit Development (PUD) with proffers. Proffers include the provision of affordable housing, preservation and enhancement of landscaping within open space, development of a landscaped pedestrian way, prohibition of dwellings on land at corner of Elliott Avenue and Burnett Street, use of low impact development techniques and recycling of construction debris. This property is further identified on City Real Property Tax Map #25 as parcels 64, 65, 68, 69 and Tax Map 29 as parcels 262, 266.1, 266.2, 266C having approximately 275 feet of frontage on Elliott Avenue, 150 feet of frontage on Burnett Street, 125 feet of frontage on Lankford Avenue and containing approximately 235,300 square feet of land (5.40 acres). This proposal includes a residential development containing a

density of up to 9.10 DUA. Non-residential use could occupy up to 3000 square feet on the site. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multifamily and Neighborhood Commercial. **Report prepared by Willy Thompson, Neighborhood Planner.**

Mr. Thompson presented the staff report

Ms. Keller opened up the Public Hearing

Alex Hicks, 146 Burnett Street, voiced his approval for the project. He feels it will be a big plus for the area. He is also very pleased with the preservation of the trees.

Patsy Manahan, 113 Burnett Street, stated that she appreciated always being kept in the loop of the design and things that were going on. She feels this will make the neighborhood look more like a community. She also like the tree separation.

Doug Ford, 49 Earlysville Road, feels that this is a very good mixed use project and would like to see more in the future. Twelve additional residents stood in support of the project

Brevy Canon 710 Ridge Street, has been living in the neighborhood for 7 years and feels this will be a great project to enhance the community.

Ms. Keller closed the Public Hearing

Chairman Keller asked Mr. Thompson if he could you go over the process for removing a portion of this site from ADC?

Mr. Thompson asked Chairman Keller if she wanted to know why it was done?

Chairman Keller stated that it is her understanding that its removal is part of this PUD rezoning and she would like it to be clear on how the removal is carried out.

Mr. Thompson stated that because portions of some properties are in the ADC, they needed to go before the BAR for their review and that it was at this meeting that the BAR decided to keep the pedestrian connection to Ridge Street in the ADC and that the developer would have to come back before the BAR before installing that feature.

Additional Questions and Comments from the Commission

Would like routes into the community reviewed

Appreciated all the support from the community that came to support the project

Like the mixed used concept

Would love the ability to apply some conditions

Would love to see tree inventory on the plans

Will the wooded portion be developed in Phase I?

Some Commissioner's are a little uncomfortable with the plan

Could a requirement be that all site plans are reviewed by the Police Department

Concerned about safety with a lot of the area

Ms. Keller called for a motion.

Ms. Sientisky said, I move to recommend the approval of the application with proffers to rezone the subject properties from R1-S and R2-H to PUD on the basis that the proposal would serve the interest and general public welfare and good zoning practice.

Ms. Green seconded the motion

Ms. Creasy called the question

Sientisky Yes

Green Yes

Osteen Yes

Keesecker Yes

Keller Yes

Motion Carries

Adjourned at 7:30 pm