

MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, May 14, 2013 -- 5:30 P.M.
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Ms. Natasha Sienitsky
Ms. Lisa Green
Mr. Kurt Keesecker
Mr. John Santoski
Mr. Michael Osteen
Mr. Dan Rosensweig
Mr. David Neuman, Ex-officio, UVA Office of the Architect

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager
Mr. Willy Thompson, AICP, Neighborhood Planner
Ms. Ebony Walden, AICP, Neighborhood Planner

Also Present

Mr. Richard Harris, Deputy City Attorney

Ms. Keller convened the meeting at 5:30.

A. COMMISSIONERS' REPORT

- Mr. Santoski-Nothing to report
- Mr. Keesecker- PACC Tech met in April with presentations on the Envision Sustainability Rating system at the University and development activities for the City, County and UVA.
- Mr. Rosensweig noted that the HAC will meet on May 15, 2013.
- Mr. Osteen participated in the BAR and Tree Commission meetings this month. He highlighted the collaboration underway to gain placement of trees along Water Street Extended as part of the City Walk project.
- Ms. Green –MPO TECH will meet May 21, 2013.

B. UNIVERSITY REPORT

Mr. Newman stated that PACC meets this Thursday with a report on the Envision Process and a report from Weldon Cooper on recent demographic estimates. University Commencement will take place this weekend.

C. CHAIR'S REPORT

Ms. Keller noted that the Comprehensive Plan will be heard by Council on May 20. She also provided updates of the work of the PLACE committee and upcoming meetings associated with the SIA project.

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

Ms. Creasy announced that two commissioner terms would end in August and those are currently advertised. She outlined future work session topics and noted that with Mr. Thompson leaving and the end of the Livability grant, there would be neighborhood planner staff changes occurring in the next few weeks.

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

There were none.

F. CONSENT AGENDA

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

1. Minutes - April 9, 2013 – Pre meeting
2. Minutes – March 26, 2013 – Work Session

Mr. Santoski made a motion to approve the consent agenda.

Mr. Keesecker seconded the motion.

All in favor

Motion Carries

Meadowcreek Stream Valley Master Plan Report

Brian Daly, Director of Parks and Recreation introduced the presentation and turned the time to Chris Gensic to present.

Commissioners provided the following feedback:

- Look for ways to reduce costs for garden plots for low income populations.
- Formalized trail connections where needed.

No formal action was required.

III. JOINT PUBLIC HEARINGS

1. ADA Transition Plan: The Charlottesville Planning Commission will hold a joint public hearing on the proposed ADA Transition Plan for the City of Charlottesville. The purpose of the ADA Transition Plan is to provide a guide to assure that all City facilities and services are accessible to persons with disabilities. The Plan identifies specific structural and programmatic changes that need to be implemented to assure equitable access for all City citizens and guests. Following the public hearing the Planning Commission may approve, amend and approve or disapprove the proposed ADA Transition Plan. **Report prepared by James Herndon, Planner.**

Mr. Herndon presented the staff report. Update of the plan began in January 2012. The plan was compiled over many meetings and cooperative efforts. The Plan is being proposed as part of the current Comprehensive Plan update.

Mr. Keesecker asked if maps will be included.

Mr. Herndon stated all changes requested at the pre-meeting, including maps and cost estimates, will be addressed.

Ms. Green had questions regarding pedestrian crossings.

Mr. Herndon stated there is an online process that can accommodate complaints and additional language will be added to the plan.

Ms. Keller asked what consideration was given to people using walkers.

Mr. Herndon responded that review was done concerning people with varying mobility.

Mr. Santoski asked if public housing will incorporate universal design and it was noted that public housing does not fall under the City's transition plan. CRHA has their own requirements.

Mr. Keesecker asked regarding City development standards and those areas needing creative solutions, will there be ways to improve these areas? It was noted that this is possible.

Mr. Santoski noted that at the pre-meeting there was conversation about overgrowth and utility poles blocking access and he felt this should be addressed. These action items are included in the Plan

Ms. Keller opened the public hearing. No one present spoke so she closed the public hearing.

Mr. Rosensweig is concerned about the standard adopted from VDOT about dual ramps. He is worried that this makes the intersection larger. He would like to accommodate movability without sacrificing safety. He would like to charge staff with the task of balancing this scenario.

Mr. Herndon noted that a developer should consider doing two ramps and even though it is more expensive, less right-of-way would be used. Staff could write something that says right-of-way should be limited as much as possible and one way to do this is to use two ramps instead of one.

The Commission asked Mr. Herndon to draft some language to address concerns noted for comment.

Ms. Green provided a thank you for the comprehensive and well-done document. She would like to see mapping and the timing of pedestrian crossings addressed. For the events on the downtown mall, too often, accessible parking is blocked off and should be a priority. She would like to see phone applications that allow people to file complaints.

Mr. Rosensweig made a motion to recommend approval of the proposed ADA Transition Plan with the following recommendations:

- **An additional section be added concerning inspection of electronic pedestrian signal devices and their timing.**
- **Add language to encourage developers to minimize the size of intersections where diagonal curb ramps are provided, as much as possible.**
- **Promote the on-line reporting of ADA issues and investigate the development of a mobile app.**
- **Review the Facilities Cost Table.**
- **Add a Graphic (Map) of the location of corners without curb ramps in the Plan**
- **Provide Language for examine location of Drop-Off Points**
- **Add Language addressing people using walkers and canes**

Mr. Keesecker seconded the motion

With no further discussion Ms. Creasy called the question.

Sienitsky	Yes
Green	Yes
Keesecker	Yes
Santoski	Yes
Keller	Yes
Osteen	Yes
Rosensweig	Yes

The motion carries.

2. **SP-13-02-05 – (1335 Carlton Ave):** An application for a special use permit to allow for residential use (up to 21 dwelling units per acre) in the Manufacturing – Industrial zoning district at the property located at 1335 Carlton Avenue. The property is further identified on City Real Property Tax Map 56 Parcels 43, 43.1 and 43.2 with frontage on Carlton Avenue. The site is zoned M-I (Manufacturing – Industrial) and is approximately 4.855 acres or 211,484 square feet. The Land Use Plan generally calls for Industrial. **Report prepared by Brian Haluska, Neighborhood Planner. Presented by Ebony Walden.**

Ms. Walden presented the staff report.

Ms. Keller asked what considerations were given to the traffic concerns.

Ms. Walden noted that traffic was a concern, but there was not a recommendation that seemed appropriate for this project. Such recommendations typically include widening the road or adding a stoplight and neither is appropriate in this case.

Mr. Rosensweig and Ms. Keller made disclosures and stated that they can remain impartial.

Ms. Sienitsky asked staff to comment on the traffic comparisons between the current use and proposed use and this information was provided.

Ms. Green asked if there is an age restriction for units on this site and that is not being provided.

Questions about transit and cut through traffic, potential road widening, sidewalk connections, lighting, landscaping and open space, and type of housing mix proposed were also asked and answered.

Mr. Santoski asked about the loss of M-I land. How important is that loss? It was pointed out that the Comprehensive Plan designates these areas for more diverse uses such as the kind being proposed and part of the project is currently underway with support from the City.

Staff provided process clarifications and Ms. Keller asked for the applicant's presentation.

Chris Murray made a presentation about the PACE program, the funding mechanisms, parking expectations, and neighborhood communication.

Scott Collins provided details on the site. They will be widening Carleton Road, which will allow for intermittent parking. A lot of the traffic will be absorbed by JAUNT bus travel. Landscaping is showed on the site plan. He presented an updated version of the site plan at that meeting. Regarding lighting, the applicant recognizes the elevations and that the buildings will help shield the parking lot lighting.

Ms. Green asked questions concerning the parking calculations attempting to gain clarification on the reason for discrepancies throughout the materials. It was noted that 20 additional spaces are provided for the PACE center and no more than the requirement will be constructed for the housing.

Questions were asked of the applicant in reference to the elevations of the buildings and site, pedestrian connections, massing and scale, lighting, open space, and landscaping.

Ms. Keller opened the public hearing.

Bill Emory noted he was not informed of the site plan conference. Lighting is a concern for the neighborhood and he wants to make sure it is addressed properly on this site.

With no other speakers, Ms. Keller closed the public hearing.

Ms. Keller asked about the timetable for the tax credit application. Mr. Murray noted that they cannot make application unless they have an approved SUP and plan to apply as soon as possible if the permit is received.

Ms. Smith asked about the breakdown of affordable housing on the site which led to additional discussion concerning the affordable housing planning for this site. The unit mix will depend on funding availability.

There was discussion of deferring the application to allow for additional information to address impacts this development may have however the applicant would like to continue forward as there is a funding application due on June 1st.

Ms. Walden noted that the Commission has identified the issues and potential conditions for projects in the past. The issues regarding unit mix and site layout cannot be answered in the next month so deferring would not be beneficial. She pointed out the standards of review and stated that the Commission should craft the conditions they believe will offset the impacts.

Some Commissioners expressed concern but moved forward to identifying the potential impacts of the development.

Mr. Keesecker noted that considering conformity to the Comprehensive Plan, the development is not taking advantage of connectivity and should have more front doors and connections to the open space. The community building should be more integrated to the site.

Mr. Santoski noted that the lighting with the back of the building could be an issue and perhaps more trees could be planted. He expressed concern with the Franklin intersection and would like to see it improved.

Mr. Rosensweig plans to make some general comments to Council independent of the motion.

Ms. Green agreed with increased interconnectivity and appropriate lighting.

Ms. Sienitsky supports the height condition, limiting the parking to the minimum requirements, connectivity and lighting. She noted there may be consideration for an affordable housing condition.

Ms. Keller asked if they can include an affordable housing condition. Mr. Harris noted that is already part of the project and the standard of review should be followed.

Ms. Keller summarized the list of conditions.

Mr. Rosensweig noted that the site plan is not in the SUP purview. He moved to recommend approval per motion with following conditions:

- 1. The maximum height of buildings on the property shall not exceed 50 feet**
- 2. A minimum of 15% affordable housing as defined by residents earning up to 60% of median income.**
- 3. Provision of an entrance feature to all buildings that front on Carlton**
- 4. No more parking than required by city code**
- 5. Full cut off lighting**
- 6. Work with CAT for the inclusion of a bus stop/shelter if deemed feasible or appropriate.**
- 7. Retain trees greater than 6" in caliper in open space area on east side of site.**
- 8. Provide pedestrian linkages between buildings and open space on site and the neighborhood.**

Ms. Sienitsky seconded the motion.

Following discussion, the motion was amended to include:

8. Provide pedestrian linkage between buildings and open space on site and the neighborhood.

With no further discussion Ms. Creasy called the question.

Sienitsky Yes

Green	Yes
Keesecker	No
Santoski	Yes
Keller	Yes
Osteen	Yes
Rosensweig	Yes

The motion carries.

Ms. Keller is very disappointed that the Planning Commission has just now seen this application and that there was not more guidance in determining the conditions.

Mr. Rosensweig also wanted the following general comments and suggestions to be forwarded to City Council regarding traffic and circulation patterns in this neighborhood. He recommended that City Council look at traffic patterns in the overall area and find areas for improvements, including the Franklin intersection and the potential to one way Franklin. He also suggested reincorporating parking along Carleton.

Mr. Keesecker noted there's not a mechanism to handle this site in the same way as a PUD. This process let us down.

- 1. Closing of a portion of Garrett Street:** A petition to close a dead end portion of Garrett Street for a distance of approximately 100 feet long adjacent to 204 Ridge Street including paved and unpaved areas, sidewalk and stairs leading to Ridge Street. The portion of this street is located adjacent to City Real Estate Tax Map 28 Parcel 143. **Report prepared by Willy Thompson, Neighborhood Planner**

Mr. Thompson presented the staff report and provided updates on questions asked since the report was completed.

Ms. Green asked if we have ever closed a roadway due to crime reports. No one was aware of a similar situation.

Mr. Santoski asked why the City is not maintaining this area better with this number of concerns.

Mr. Norris asked what would happen to the steps if the street was closed and it was noted the applicant would then own the area and could close them. He also asked if the police had reviewed the site for CPTED issues and it was noted that Mr. Finkle reviewed the site and had no further recommendations.

Leah Watson, applicant and property owner, provided a history of her ownership of the house. She was not aware of the activities which were occurring on this property at the time and found out later from the previous owner that there had been concerns. She is only interested in safety, not in increasing the size of her lot. Ms. Watson provided information on the current parking situation and that the area is used for a turn around for those who get lost. She understands the need for connectivity but noted that there are no crosswalks at the top of the steps and it is only a few extra steps to reach Monticello or South Street to access downtown. She provided updates to the crime and calls for service data provided as part of the application.

Mr. Norris asked what physical changes to the site she would make if the closing occurred. Ms. Watson noted that a gate could be placed across the steps and fencing on Garrett Street.

Ms. Keller opened the public hearing

Lawrence Keys, 400 Oakmont Street, asked how far people would need to travel if this portion of the street were closed.

Ms. Keller closed the public hearing.

Mr. Thompson noted that there would be no change to the Oakmont Street area.

Ms. Keller noted her concern for the applicant but felt that the street closing would be premature. Ms. Sienitsky agreed that it would be wise to wait for the outcome of the SIA. It is hoped those results will be available over the summer. Ms. Keller noted that law enforcement and maintenance can address this concern and the pedestrian connection should remain. Commissioners continued to provide suggestions to improve the area.

Ms. Sienitsky made a motion to recommend deferral of this application

Mr. Osteen seconded.

With no further discussion Ms. Creasy called the question.

Sienitsky	Yes
Green	Yes
Keesecker	No
Santoski	Yes
Keller	No
Osteen	Yes
Rosensweig	Yes

The motion carries.

The meeting was adjourned at 9:58 pm.