

DRAFT MINUTES

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION

TUESDAY, July 12, 2005 -- 6:30 P.M.

CITY COUNCIL CHAMBERS

The Regular Meeting of the Planning Commission was held on this date with the following members present:

Mr. Kevin O'Halloran, Vice Chair ABSENT:

Mr. Craig Barton Ms. Cheri Lewis, Chair

Mr. Jon Fink

Ms. Karen Firehock

Ms. Kathy Johnson Harris EX OFFICIO:

Mr. Bill Lucy Mr. David Neuman, UVA Architect

CITY COUNCIL MEMBERS PRESENT: STAFF PRESENT:

Mr. David Brown, Mayor Mr. Jim Tolbert, AICP, Director of NDS

Mr. Blake Caravati Mr. Ron Higgins, AICP, Planning Manager

Ms. Kendra Hamilton Ms. Ashley Cooper, Neighborhood Planner

Mr. Kevin Lynch, Vice-Mayor Ms. Mary Joy Scala, Preservation-Design Planner

Mr. Rob Schilling Ms. Lisa Kelley, Deputy City Attorney

I. REGULAR MEETING

Mr. O'Halloran called the meeting to order at 6:30 p.m. and asked if there were any matters from the public. He informed the audience that item G-1, the Special Permit on Lambeth Lane was being deferred at the request of the applicant.

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

There were none.

B. MINUTES

June 14, 2005 -- Regular Meeting

Mr. Barton offered various corrections to the minutes. Mr. Fink moved approval of the minutes as corrected. Mr. Barton seconded the motion. The motion passed.

C. LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY

Mr. Harris moved approval of the list and acceptance into the public record. Mr. Barton seconded the motion. The motion passed unanimously.

LIST OF SITE PLANS APPROVED ADMINISTRATIVELY

6/01/05 to 7/1/05

1. File No. T-04-000022 Church Hill Development Co. 2006 Jefferson Park Ave.

Apartments (8 units)

2. File No. 501 Charlottesville Federal Office Ridge/McIntire

Building Amendment

LIST OF SITE PLANS APPROVED ADMINISTRATIVELY

6/01/05 to 7/01/05

1. Temporary & Permanent Easement "Village Place" No new lots

End of Highland Avenue New Vision Prop., LLC

File No. 1345-A Preliminary & Final

Final Signed: 6/17/05

2. Lot 1 A Redivision of "Johnson Village" No new lots

End of Village Road New Vision Prop., LLC

File No. 1345-B Preliminary & final

Final Signed: 6/17/05

D. COMMISSIONERS' REPORTS

There was a brief discussion about the items that might or might not be on the August 9th Agenda. After taking a voice poll on how many commissioners would be out of town during the second week of August, Ms. Harris moved that the Planning Commission not have the August regular meeting. Ms. Barton seconded the motion. The motion passed unanimously.

E. CHAIR'S REPORT

There were none.

F. PRESENTATIONS

Ms. Alice Anderson of the Alliance for Community Choice in Transportation (ACCT) presented a site show on the streetcar concept in Charlottesville. The presentation addressed traffic and transit issues in Charlottesville and looked at how streetcars have been implemented in other cities (e.g. Portland). She reported on the recent transit summit and the discussion/recommendation of a streetcar that came out of that.

There was a brief discussion on the presentation with Ms. Anderson offering clarification on some items from the report. Mr. O'Halloran thanked Ms. Anderson for her report. He then opened the public hearing for Item G-2, the Entrance Corridor Guidelines and stated again that Item G-1 had been deferred.

2. Entrance Corridor Design Guidelines: Design guidelines, prepared by Frazier Associates, for use by the ERB in considering development in the entrance corridors designated on the zoning map, Report contact: Mary Joy Scala, Preservation & Design Planner.

Ms. Mary Joy Scala, Preservation and Design Planner for Neighborhood Development, gave a presentation on the process that had taken place to arrive at the recommended set of Design Guidelines in the Entrance Corridor Review Board to use in their deliberations.

There being no comments, Mr. O'Halloran closed the joint public hearing and called for discussion.

There was a brief discussion and there were some questions for clarification, which Ms. Scala addressed.. Ms. Firehock indicated that she was pleased with how the document turned out.

Ms. Fink moved to recommendation approval of the Entrance Corridor Design Guidelines. Ms. Barton seconded the motion. The motion passed unanimously.

III. REGULAR MEETING ITEMS (Cont.)

H. SITE PLAN

1. "Grandmarc at the Corner" – 213 unit/533 bedroom apartment development – 301-341 15th Street NW (west side).

Ms. Ashley Cooper, Neighborhood Planner, gave a detailed staff report on the proposed site plan for the "Grandmarc" apartments, a 213-unit complex to be built at 301-341 15th Street NW.

There was some discussion on various details from the site plan with Ms. Cooper addressing all questions. Mr. Barton asked the applicant about consideration of other techniques, such as green roof or bio-filters.

The applicant stated they had considered this but opted to go with a different roof design. There was discussion on this and other issues such as parking, lighting, safety and trip generation. Mr. Fink said that he would prefer more data on traffic flows. Mr. Tolbert said that, as a by-right development, traffic flows to 15th Street were assumed to be acceptable.

Mr. Barton moved for approval of the site plan as presented by the staff. Mr. Lucy seconded the motion. After a friendly amendment from Ms. Firehock was accepted, the motion passed unanimously.

I. DEPARTMENT OF NDS/STAFF REPORTS

Mr. Tolbert reported on the Comprehensive Plan Data Update and asked for further comments/input from the commissioners.

Mr. Lucy said we need to address the census report of decreasing population. Mr. Barton mentioned the need to measure/track the rise in square foot prices for finished space. Mr. Lucy added that school

enrollment data was important, including enrollment from outside the area. There was some further discussion on this.

Mr. Fink pointed out that this might be Ms. Johnson Harris' last meeting if an appointment is made by the September meeting. It was mentioned that she would likely be attending the September meeting.

Ms. Firehock moved that the Planning Commission adjourn to the next Joint Public Hearing date of Tuesday, September 13, 2005. Mr. Barton seconded the motion. The motion passed unanimously.

Respectfully submitted:

Mr. Jim Tolbert, Secretary

Approved:

Mr. Kevin O'Halloran, Vice-Chair