

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION PRE MEETING

TUESDAY, OCTOBER 23, 2007 -- 5:00 P.M.

NDSCONFERENCE ROOM

Planning Commissioners present

Mr. Jon Fink

Mr. Michael Farruggio

Ms. Cheri Lewis

Mr. Bill Lucy (Chairman)

Mr. Hosea Mitchell

Mr. Michael Osteen

Staff Present:

Ms. Francesca Fornari, Assistant City Attorney

Mr. Rich Harris, Deputy City Attorney

Ms. Missy Creasy, AICP, Planning Manager

Ms. Mary Joy Scala, AICP, Design and Preservation Planner

Mr. Brian Haluska, AICP, Neighborhood Planner

Ms. Khadija Abdur-Rahman, EIT, Civil Engineer

Ms. Ebony Walden, Neighborhood Planner

Mr. Tony Edwards, City Engineer

Ms. Amy Kilroy, Grants Coordination

Mr. Nick Rogers, Neighborhood Planner

The meeting was called to order at 5:00pm.

The meeting began with an overview of the subdivision ordinance including the differences between a site plan and a subdivision and clarity on the different types of subdivisions. Following that the commission proceeded through the document to indicate their questions and concerns

Ms. Lewis noted that she likes that the Code was user friendly with a clear link to the Virginia Code. There was a discussion concerning the number of lots which qualified for a minor and major subdivision. There was also discussion of the many numbers and using acreage instead of number of lots. The commission determined that they would like to change a minor to one to five lots and a major subdivision to six lots or more.

Ms. Lewis noted that on page nine it would be helpful to enter the period of validity from the VA code so individuals would not have to look it up. That will be added in as well as the state code reference in case a change occurs. She asked if a final plat could be called to the commission and it was confirmed that it could be. There was also a request for a definition of “designated plat reviewers” so it was clear who was being referred to.

Mr. Mitchell noted that on page 25 that not all utilities were mentioned. There was a desire to add a requirement for major subdivisions to provide water and sewer load information.

Mr. Farruggio noted that he was concerned about the minimum street frontage section on page 29. He noted that a definition of townhouse would be helpful. The definition from the zoning ordinance will be added. The streetscape tree definition will also be added. On page 30 there was confusion over the meaning of section 29-163(b). After reviewing this, it was determined that a diagram would be helpful and that will be added. There was a desire to lower the residential block length to 1,000 and that will be added. On page 33 “spite strip” will be removed and a more user friendly wording added.

Mr. Mitchell voiced some concern with Section 29-230. Francesca noted that this was a provisional section and it could be removed but not changed. It was determined that it will remain.

There was a desire for the SADM reference to be repeated more often to lessen the confusion.

The Commission completed review of the ordinance and discussed the Budget Forum that took place over the past weekend.

Mr. Farruggio wanted to focus future discussion on street widths and sidewalks. He was concerned about the radius at Highland Cherry and thought a smaller radius would be helpful in reducing speeds. Not all agreed with that thought.

An announcement of the new Commissioner was made. Gennie Keller will join the Commission effective immediately.

The meeting ended with a review of next steps the commission will have on to the SADM. Staff will forward any additional information requested by the commission if needed once the table of contents is reviewed. It will be a few months before the SADM and Subdivision Ordinance comes forward to the commission due to additional legal review.

The meeting ended at 7:10pm.