

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION WORKSESSION

TUESDAY, October 27, 2009 -- 5:00 P.M.

BASEMENT CONFERENCE ROOM

Planning Commissioners present

Mr. Jason Pearson

Mr. Bill Emory

Ms. Genevieve Keller

Mr. Dan Rosensweig

Mr. Michael Osteen

Mr. Kurt Keesecker

Staff Present:

Mr. Jim Tolbert, Director

Ms. Missy Creasy, Planning Manager

Mr. Brian Haluska, Neighborhood Planner

Ms. Ebony Walden, Neighborhood Planner

Mr. Nick Rogers, Neighborhood Planner

Mr. Richard Harris, Deputy City Attorney

Ms. Mary Joy Scala, Preservation Planner

Ms. Melissa Celi, Grants Coordinator

Mr. Charles Werner, Fire Chief

Mr. David Hartman, Fire

Jason Pearson called the meeting to order at 4:10. A Special meeting was held first to review whether the proposed Fontaine Fire Station is in compliance with the Comprehensive Plan as required by the state code. Mr. Tolbert reviewed the staff report and Mr. Pearson opened the time for discussion. Mr. Emory asked that a memo be presented to the commission in the future outlining why some items come forward for Comprehensive Plan review and others do not. He was curious as to why Onesty pool did not come forward while the fire station did? Mr. Pearson then called for a motion. Gennie Keller moved that the Fontaine Fire station is in compliance with the Charlottesville Comprehensive Plan. Dan Rosensweig seconded the motion. The voice acclimation vote was unanimous in favor of the motion.

Missy Creasy provided an overview of the retreat agenda as well as outlining materials that the desk in front of commissioners. The 2009 work plan status was outlined based on the materials in the packet.

Concerning the tree project, Mr. Pearson asked if any of the objectives would be moving into 2010. Ebony Walden noted that staff would continue to supporting efforts with the parks department. Mr. Pearson also informed the Commission about the legislation request moving forward to the General Assembly to assist with tree preservation. Following the overviews of 2009 projects, Ms. Creasy outlined the proposed project items for 2010 that staff has outlined. Jim Tolbert noted that in addition the sidewalk priority program is being revised and should be added to this list. Kurt Keesecker noted that he placed these projects into three categories (protocols, pilot areas and primaries) in order to make sense of the numerous objectives and noted that it might be helpful for others to use this format. Bill Emory noted that Fry Spring and Cherry Avenue are listed but other areas with land use concerns had not been prioritized at this time. He felt they should all be looked at and the schedule noted for when they would be addressed. Staff clarified why these were moving forward. Gennie Keller noted that it might make sense to target a neighborhood for a period of time and work with them on concerns. Mr. Tolbert noted that might be a way to address neighborhood plans in the future.

The discussion then moved to work plan items proposed by Commissioners. Discussion began with the Charlottesville Mitigation Exchange proposal. Richard Harris provided a legal interpretation of this. The legislation is not in place to support this but it was felt if success was reached in the general assembly with the tree fund that this program could be a next step. Research of the feasibility of such a program could be discussed in the coming year. The discussion then turned to form based codes. Mr. Pearson asked what was not currently included in the City's code that should be reviewed. Mr. Keller noted that the community is more interested in what a structure looks like. Mr. Tolbert noted that the laws in Virginia limit the ability to regulate design except in specific areas. Ms. Keller noted a desire to review performance zoning. It was felt that form based code measures could be reviewed as part of a pilot area in the city. It was noted that Belmont might be a good location. Mr Pearson noted that the density and transportation item might be a conversation to have at a regional level. It was determined that there are many facets to this discussion. Concerning the Comprehensive Plan Review, it was noted that a work session would be held to plan to the process. This would provide the Commission an opportunity to provide a scope of study. It was noted that the document could be shortened, however Mr. Keller wanted to assurance that this would remain a transparent process.

The Commission narrowed down the number of priorities and proceeded to vote for additional projects. The voting order is as follows:

Charlottesville Mitigation Exchange – 4 votes – Addition of TDR's as a consideration of the project.

Rivanna River Corridor Charlottesville – 3 votes

Mitigation Checklist – 2 votes

Environment Sensitive Development – 2 votes (LEED – Neighborhoods)

Density as it relates to transportation – 1 vote

Other items considered include:

Form Based Code – To be looked at as a pilot with downtown Belmont

Land Use Plan of Action – To be addressed during comprehensive plan review

Affordable Housing – How to achieve a mixture of housing throughout the City

Planning for the Elderly – Sensitivity to this issue to be considered in all applications

TDR's – To be looked at some during the mitigation project

Vitality in Entrance Corridors – planning to incorporate in Cherry Avenue review with Urban Land Institute.

Comp Plan Update – To hold work session with Planning Commission on process.

The meeting ended at 6pm.