

MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, April 10, 2012 -- 5:30 P.M.
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Mr. Dan Rosensweig
Ms. Lisa Green
Ms. Natasha Sienitsky
Mr. John Santoski
Mr. Kurt Keesecker

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

Not Present:

Mr. Michael Osteen

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager

Also Present

Mr. Richard Harris, Deputy City Attorney

II. REGULAR MEETING

Ms. Keller convened the meeting.

A. COMMISSIONERS' REPORT

- Ms. Sienitsky –Nothing to report.
- Ms. Green –MPO met March 20th and they will meet again in May. Ms. Green provided information on the New Bike Application for the Smart phone.
- Mr. Osteen-BAR had their regularly scheduled meeting. He had nothing to report.
- Mr. Rosensweig-Parks and Recreation Board met on March 21st
- Mr. Keesecker-PACC Tech did not meet. The next meeting will be in July.
- Mr. Santoski-Attended The Crossings building dedication. He feels that is a wonderful project which will house a number of the community's homeless.

B. UNIVERSITY REPORT

Mr. Neuman – April 13th, the University will be celebrating Mr. Jefferson's birthday with a tree planting ceremony. There will also be a medal presentation and luncheon.

C. CHAIR'S REPORT

Ms. Keller attended the TJPDC regular meeting and provided an update on Federal HOME Funds. They also spoke on extending water around the Zion Crossroads area. The 40th anniversary of the TJPDC was also discussed including scheduled events and educational opportunities. On May 3rd, Charlottesville Tomorrow will be having a heritage presentation at Zinc on West Main Street.

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

Ms. Creasy reminded the Planning Commission and staff of the upcoming joint work session with the county on April 17th, 6pm at City Space. There will be a livability project

update and updates on other planning projects in the two localities. The April 24th work session will be a discussion of the waiver zoning text amendments. She also advised the Planning Commission to keep their summer schedules open for more work sessions. She gave an update on the changes to the HOME budget since the March meeting.

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

Mr. Bruce Odell read a letter from concerned citizens in the neighborhood on the new proposed Lochlyn Hill PUD application. He presented some ideas about transportation, new roads and taking existing roads and making them more accessible. He wanted to make sure the Eastern Connector was part of the discussion in this application.

John Pfaltz, 1503 Rugby Road, said he was in support of the previous speaker. He feels Lochlyn Hill will create additional traffic on Park Street. He also feels there should be a connector from Lochlyn Hill to Pantops.

F. CONSENT AGENDA

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

1. Minutes - March 13, 2012 – Regular meeting
2. Minutes - March 13, 2012 – Pre meeting
3. Minutes– January 24, 2012 – Work Session
4. Minutes– March 27, 2012-Work Session
5. Major Subdivision-850 Estes Street

Ms. Sienitsky made a motion to approve the Consent Agenda.

Ms. Green seconded the motion.

All in favor.

Consent Agenda passes.

III. JOINT PUBLIC HEARINGS

G. JOINT PUBLIC HEARINGS

1. SP-12-02-02 – (2211 Hydraulic Road) An application from BHE, LLC for a special use permit to locate a research and testing laboratory. The property is further identified on City Real Property Tax Map 40C Parcel 64 having frontage on Hydraulic Road. The site is zoned B-1 Business with Entrance Corridor Overlay and is approximately 2.933 acres or 127,761 square feet. The Land Use Plan generally calls for Office. **Report prepared by Michael Smith, Neighborhood Planner.**

William Dittmar, owner of the building was present and added that the business is already housed in the City of Charlottesville and has been very successful. They are looking for more space to house the expanding company. He feels that this will help the neighborhood.

Questions or Comments from the Commission

Will there be other activities or deliveries taking place at hours other than 7am-6pm?

Mr. Dittmar stated that they will only have deliveries during the hours that someone is there and that will be from 7am-6pm.

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

Questions or Comments from the Commission

- Feel the use is appropriate
- Will the company be limited to 10,000 sqft or will they use additional space?
- Will the parking be sufficient if they decide to expand?
- The impact in that area needs to be looked at between 8am-6pm.
- Concern that the building will become a 24 hour operation and question how odors and gases are limited.
- Will there be an issue with the site plan and entrance corridor review?
- What are the parking space requirements for this use?

The applicant stated that the building is already being used 24 hours by the University of Virginia. He also stated that they have a way of controlling the odor on site.

Ms. Creasy stated there is no parking requirement for research use so you would choose the next best use and with that they have enough parking. All other questions were answered to the satisfaction of the Commission.

Mr. Rosensweig said I move to recommend the approval of the Special Use Permit application for a research and testing facility at 2211 Hydraulic Road.

Ms. Sienitsky seconded the motion.

Ms. Creasy called the question

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

Motion Carries.

IV. REGULAR MEETING ITEMS

I. Preliminary Discussion

1. Lochlyn PUD

The applicant, LJ Lopez was present and gave a Power Point presentation for the proposed Lochlyn Hill Development.

Preliminary Discussion

The Commission would like to know exactly how much land is being developed on the City of Charlottesville side and how much will be available for affordable housing? How will the developer manage the affordable housing side of the development? They would also like input on fire and safety issues due to the access situation. They would like multimodal access to Greenbrier Elementary School

taken into consideration since there will be an increase in student population. The Commission would also like to see more pedestrian access and trails including a link that would allow for travel to Downtown. They would like to hear the outcome of the plan for sewer and water since this is City of Charlottesville and County of Albemarle development. Other issues included use of LID, traffic light funding, integration of housing types and timing of the bridge construction over Meadowcreek.

The applicant stated that he will take all suggestions into consideration and come back with a revision and be able to answer more questions.

Mr. Rosensweig made a motion for adjournment until the second Tuesday in May.

Meeting adjourned at 8:14pm