

MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, May 8, 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. Michael Osteen

Not Present:

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

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager
Mr. Michael Smith, Planner

Also Present

Mr. Richard Harris, Deputy City Attorney

II. REGULAR MEETING

Ms. Keller convened the meeting.

A. COMMISSIONERS' REPORT

- Ms. Sienitsky –Attended the Neighborhood representative meeting last month. They were pleased with the increase police presence on the downtown mall.
- Ms. Green –Will be attending the MPO TECH meeting on Tuesday May 15th. She also gave an overview of events that will be taking place during bike week.
- Mr. Osteen-BAR had their regularly scheduled meeting with a full agenda. He also attended the Arbor Day activity at Forest Hills Park.
- Mr. Rosensweig-HAC didn't meet last month, but will be meeting this month. The Parks and Recreation committee will be meeting and providing a recommendation to the Planning Commission for the east side of McIntire Park.
- Mr. Keesecker-PAC Tech did not meet.
- Mr. Santoski-Nothing to report

B. UNIVERSITY REPORT

No Report

C. CHAIR'S REPORT

Ms. Keller went on the Hemoshear tour and felt it was very informative.

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

Ms. Creasy informed the Planning Commission of a number of upcoming worksessions. Summer Frederick from the TJPDC will be speaking at the June session. June 7th will be a joint session with City Council on Land Use planning. Staff has been attending different events around the community to gain input on community land use issues. They

attended Friday's after Five and Martha Jefferson neighborhood annual picnic. Those two events went well and staff will be attending more in the future including "Movies in the Park".

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

Colette Hall, 101 Roberson Lane, read a letter of concern relating to the rezoning application for Lochlyn PUD.

F. CONSENT AGENDA

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

1. Minutes - April 10, 2012 – Regular meeting
2. Minutes - April 10, 2012 – Pre meeting
3. Minutes – April 17, 2012 – Work Session
4. Minutes –April 24, 2012-Work Session

Mr. Rosensweig made a motion to approve the Consent Agenda

Ms. Green seconded the motion

All in favor

Consent Agenda passes

Ms. Keller gaveled into Entrance Corridor Review Board

G. ENTRANCE CORRIDOR REVIEW

1. Special Permit recommendation for 1719 Hydraulic Road

Mary Joy Scala presented the staff report.

The applicant Jonathan Schultzman was present and asked to give his presentation during the public hearing.

Questions or Comments from Commission

- The Commission felt the recommendation was very appropriate.

Mr. Rosensweig said "I move to find that the proposed Special Use Permit to allow an electrical substation facility at 1718 Hydraulic Road will have an adverse impact on Hydraulic Road frontage from Meadowcreek to the Western property line. That impact can be mediated with an S-3 buffer including large and medium canopy streetscapes trees, understory trees, evergreen trees and shrubs."

Ms. Green seconded the motion

Ms. Keller asked for any further discussion

There was none

Ms. Creasy called the question;

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

Motion Carries

Ms. Keller gaveled out of Entrance Corridor Review Board back into the Planning Commission meeting.

III. JOINT PUBLIC HEARINGS

1. G. JOINT PUBLIC HEARINGS

1. SP-12-03-03 – (1719 Hydraulic Road) An application from Dominion Virginia Power for a special use permit to locate a utility facility. The property is further identified on City Real Property Tax Map 40A Parcel 3 having road frontage on Hydraulic Road. The site is zoned Highway Corridor with Entrance Corridor Overlay and is approximately 9.11 acres or 39,832 square feet. The Land Use Plan generally calls for Commercial. **Report prepared by Michael Smith, Neighborhood Planner.**

Mr. Smith presented the staff report. The applicant was present and provided his presentation.

Questions from City Council

Mr. Norris wanted additional information on what the new facility would mean for Charlottesville. The applicant stated that the new facility would be better able to handle all of the power from the University and other parts of the City of Charlottesville to cut down on a lot of power outages.

Discussion from the Commission

The Commission felt that the packet given to them was very detailed and appreciated the pictures. It really helped to know and see exactly what was taking place and where.

Mr. Santoski said “I move to recommend the approval of the Special Use Permit application for a utility facility at 1719 Hydraulic Road with the following conditions; screening of the property conforms to the motion in the Entrance Corridor Review on the basis that the proposal serve the interest of the general public welfare and good zoning practice”.

Mr. Osteen seconded the motion

Ms. Creasy called the question

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

Motion carries

2. ZM-10-08-24 – (2712 Eton Road) A petition to rezone the property located at 2712 Eton Road from R-1 Residential District to Planned Unit Development (PUD). This property is further identified on City Real Property Tax Map #19 as parcel 10 having approximately 50 feet of frontage on Eton Road and containing approximately 112,123 square feet of land (2.574 acres). The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal includes a residential cluster development with dedicated open space containing a density of 3.5 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.**

Mr. Santoski recused himself and left the room.

Ms. Creasy presented the staff report in Mr. Haluska's absence. During her report, she answered a few questions and concerns that have come forward.

Questions from the Commission

- Has anyone spoken with Engineering about the slopes?
- Is the road wide enough to handle off street parking?
- Is there an appropriate turn around for emergency vehicles?

Ms. Creasy stated that engineering does not have a problem with the slopes.

The applicant and owner of the property Alex Hancock was present and gave a time line of events which took place over the past 2 years concerning this property.

Questions or Comments from the Commission

- Wanted an explanation of what the engineering staff felt about the driveway elevation
- Has an agreement been made concerning the sanitary sewer line that runs through adjacent properties

The applicant stated that he had not gotten to the engineering part of the plan yet nor the sanitary sewer line. He does feel that his application meets all five of the criteria to become a PUD.

Ms. Smith wanted to know if the property is rezoned would that rezoning stay in place if the property was sold.

Ms. Creasy confirmed that if the property is sold in the future, that the zoning would stay with the property.

Ms. Keller opened the Public Hearing

William Niebel, 2707 Eton Rd, stated that Mr. Hancock did not give enough notice to the public to come and view the property. He also felt the property should stay R-1 because that is what the local citizens want.

Jane Smith, 2707 Eton Rd, read a letter from her neighbor at 2708 Eton Rd and he is against the rezoning.

Judy Thomas, 2739 McElroy Dr., stated that there is a lovely stretch of trail near the property and it is used by residents in the area. She felt that closing down the trail by the owner was a hostile act.

Peggy King, 2607 Jefferson Park Circle, stated that she was introduced to a trail when she purchased her house and felt it was a great asset to the neighborhood.

James King, 2607 Jefferson Park Circle, agreed with the staff report. He feels that this development would increase traffic and cause more trips during the day.

Brian Hogg, 2611 Jefferson Park Circle, noted that Jefferson Park Circle is the only way to get to Eton Rd. Little houses and big house do co-exist in the area and he feels there is a better way to do a subdivision on this property.

Jim Mustin 2706 Eton Rd, agrees with what has already been said. He also stated that there was no discussion at the open house. He feels the applicant is trying to maximize a return and ruin a beautiful neighborhood.

Rob McGinnis 2710 Eton Rd, opposes the rezoning. He feels that more than an open house is needed to discuss issues.

Jean Chase, 223 Old Lynchburg Rd, feels there are some very steep slopes at the end of Eton Rd and this development would disrupt vegetation.

Ms. Keller closed the public hearing

Discussion

- Commissioners have different opinions on which criteria may be met.
- The site is unique and the applicant needs to respond to existing neighbors
- Having the cars stored away from the house would be more compelling.

Ms. Green said “I move to recommend the denial of the application to rezone property from R-1 to a PUD on the basis that the proposal would not serve the interest of the general public welfare and good zoning practice.”

Ms. Sienitsky seconded the motion.

Ms. Keller called any further discussion

There was none

Ms. Creasy called the question

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

Motion carries

IV. REGULAR MEETING ITEMS

I. Preliminary Discussion

1. Stonehenge PUD

Mr. Smith presented the staff report

The applicant, Justin Shimp was present to answer any questions

Preliminary Discussion

The Commission would like to see more connectivity to Druid Avenue as well as multimodal connectivity throughout the site for all existing points of access. They felt the application was responsive to the topography. The Commission felt a mix of housing types would be very interesting and they are looking forward to seeing the actual plan in the future.

The applicant stated that he would take every suggestion into consideration when bringing future plans back to the Planning Commission.

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

Meeting adjourned at 8:14pm