

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, April 9, 2013 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

**Commissioners Present:**

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

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

**Not Present**

Ms. Lisa Green

**Staff Present:**

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Michael Smith, Planner  
Mr. Willy Thompson, AICP, Planner  
Ms. Kathy McHugh, Housing Specialist

**Also Present**

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting and stated that the Critical Slopes items a and b have been deferred by the applicant and will not be heard this evening.

**A. COMMISSIONERS' REPORT**

- Ms. Sienitsky-nothing to report
- Mr. Osteen-nothing to report due to being out of town.
- Mr. Rosensweig- attended the HAC meeting and outlined items from their agenda.
- Mr. Keesecker-plans to attend the PACC Tech meeting on April 18<sup>th</sup>.
- Mr. Santoski-nothing to report.

**B. UNIVERSITY REPORT**

Mr. Neuman announced Thomas Jefferson's birthday and the associated activities. Founder's Day will be celebrated with a tree planting dedicated to John Casteen.

**C. CHAIR'S REPORT** –Ms. Keller announced that Natasha Sienitsky has agreed to be on the CHART Committee. She attended the TJPDC meeting and outlined the land use map project in Fluvanna as well as highlighting information shared at the PLACE Task Force meeting.

**D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy announced that there will be a work session on April 23 if it is needed.

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

There were none.

**F. CONSENT AGENDA**

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

1. Minutes - February 12, 2013 – Regular meeting
2. Minutes - February 26, 2013 – Work Session
3. Minutes – March 5, 2013 – Work Session
4. Minutes – March 12, 2013 – Regular meeting
5. Minutes - March 12, 2013 – Pre meeting
6. Minutes – March 12, 2013 – Work Session
7. Subdivision – Burnett Commons Phase 2 (preliminary and final)
8. Zoning Text Initiation – Allowances in West Main North & South

Mr. Rosensweig recused himself from item 7.

Mr. Osteen made a motion to approve the consent agenda.

Ms. Sienitsky seconded the motion.

All in favor.

Motion Carries (Rosenweig abstained on item 7)

**G. Zoning Text Review**

**a. Surface Parking Lots and Parking Garages**

Ms. Creasy provided the staff report.

The Commission feels that good tools are already in place with the zoning ordinance.

Mr. Rosensweig made a motion to forward this report to Council.

Mr. Santoski seconded the motion.

Sienitsky	yes
Osteen	yes
Rosenweig	yes
Keesecker	yes
Santoski	yes
Keller	yes

Motion carries

**1. H. JOINT PUBLIC HEARINGS**

1. **ZT-13-02-03 - Affordable Dwelling Unit Amendment** - An ordinance to amend and reordain §34-12 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide reference to the correct Consumer Price Index used to calculate contributions to the City's affordable housing fund. **Report prepared by Kathy McHugh, Housing Specialist.**

Ms. McHugh provided the staff report.

There were no questions from Commissioners.

Ms. Keller opened the public hearing. With no one to speak, she closed the public hearing.

Mr. Rosensweig made a motion to recommend approval of the Affordable Dwelling Unit Amendment.

Mr. Sienitsky seconded the motion.

Ms. Creasy called the question.

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

Motion Carries.

2. **CP-13-03-06: (Comprehensive Plan)** - The Charlottesville Planning Commission will hold a public hearing on the proposed 2013 Comprehensive Plan for the City of Charlottesville. The purpose of the Comprehensive Plan is to provide a guide, with long-range recommendations, for the coordinated and harmonious development of property within the City. Elements that are addressed in the proposed Plan include Community Values and Characteristics, Land Use, Community Facilities, Economic Sustainability, Environment, Housing, Transportation, Urban Design and Historic Preservation. The Plan also identifies Community Wide Issues; Goals and Objectives, and recommended actions for implementation. Following the public hearing the Planning Commission may approve, amend and approve or disapprove the proposed Comprehensive Plan. If approved, the Commission will recommend the Plan to the Charlottesville City Council. **Report prepared by Missy Creasy, Planning Manager**

Ms. Creasy provided the staff report.

Ms. Keller opened the public hearing.

Neal Williamson, Free enterprise Forum, feels that a great deal of work has been put into the plan.

Travis Patiella, Southern Environmental Law Center, thanked staff and feels the plan has improved throughout the process.

Bill Emory, 1604 East Market St, would like the Woolen Mills narrative to include revised wording.

Meredith Richards, 1621 Trailridge Rd, gave a brief description of what the plan has done for the rail system, the great revenue Charlottesville has created for the rail system, and how Charlottesville as a whole is improved by adding these stops to their schedule.

Ms. Keller closed the public hearing.

Ms. Creasy stated that a different proposal was presented at the March 26 work session on the Woolen Mills narrative and the neighborhood would like some things added.

Mr. Rosensweig is really blown away with all of the work that was put into the comp plan. He is good with most of the changes. He would like everyone to be mindful and keep the plan positive and inspirational.

Ms. Sienitsky thanked staff and the Commissioners for the great job they have done. She is very satisfied and is comfortable with the changes.

Mr. Osteen is comfortable and complimented staff on a job well done.

Mr. Keesecker is very pleased and appreciates the changes. He has really learned a lot from the community during this process.

Mr. Santoski is concerned that the public doesn't realize how much work goes into this process. He feels they would appreciate it more if they knew. He likes the changes and the links that were added.

Ms. Keller stated that comments will be incorporated and updated on the web page.

Mr. Santoski asked if the navigation process through the document would be easy.

Ms. Creasy stated that links will be provided and the plan will be accessible.

There was a brief discussion about one section of the housing chapter and the wording was resolved.

The Commission is okay with adding the comments Woolen Mills presented.

Mr. Santoski feels that affordable housing is not always low income housing and that needs to be considered.

Ms. Keller was concerned about school statistics for the next five years.

Ms. Creasy stated that the plan does not get into those issues, but some links and statistics are provided. She stated that we do coordinate with the schools.

Ms. Galvin asked if the comp plan is the guide used for review of a PUD application.

Ms. Creasy stated that there is a section in the plan that discusses PUDs and it is one factor for consideration.

Mr. Santoski feels that the Cherry and Ridge project could have a lot of low income households and the impact that has on the schools should be considered.

Ms. Keller stated that data would come from the schools, not the comp plan. You will be able to find some guidance in the plan, but we don't have the background to make judgments on school decisions.

Mr. Rosensweig would like to continue to see references to housing.

Mr. Norris wanted to know how integrated housing could be? He feels we need the ability to communicate with the community.

Mr. Emory provided clarification on changes the Woolen Mills neighborhood would like and the changes to the introductory sentence.

Ms. Sienitsky noted that changing the first sentence would be fine. She doesn't like changing the word unique to historic.

Mr. Emory suggested the sentence reading as follows; Unique historic residential community.

Ms. Keller would like to see 6.7 added to the urban design section dedicating parts of the woolen mills conservation neighborhood.

Mark Cabott stated that he likes the changes and commends staff on a job well done.

### **Summary**

The Commissioners feel that staff has done a great job with the Comprehensive plan. They have suggested few changes, but feel they could recommend this plan to City Council.

Mr. Rosensweig made a motion to recommend approval of the resolution for adoption of the 2013 Comprehensive Plan to City Council.

Mr. Keesecker seconded the motion.

Ms. Creasy called the question.

Sienitsky	yes
Osteen	yes
Rosensweig	yes
Keesecker	yes
Santoski	yes
Keller	yes

Motion Carries.

3. **SP-13-02-04 –(600 McIntire Road)** An application for a special use permit for a family day home of up to 12 children at 600 McIntire Road. The property is further identified on City Real Property Tax Map 34 Parcel 55 having frontage on McIntire Road. The site is zoned R1-S (Residential) and is approximately 0.278 acres or 12,110 square feet. The Land Use Plan generally calls for Single Family. **Report prepared by Brian Haluska, Neighborhood Planner. Presented by Mike Smith.**

Mr. Smith provided the staff report.

Mr. Rosensweig asked what would be the maximum amount of vehicle trips generated daily. He also inquired about the hours of operation. Mr. Smith provided this information.

Ms. Keller asked if the applicant would be in violation if they operated past 6pm and Mr. Smith stated that they would be if there were more than 5 children present.

The applicant presented the application noting that she did not need an employee at this time but has prepared for that in the future. She stated that most of her students actually walk.

There was discussion concerning the hours of operation, number of students who walk and signage on site.

Ms. Sienitsky asked where people park if the on site spaces are occupied.

The applicant stated that they would park across the street or near the stop sign.

Ms. Keller opened the public hearing.

Mark Cabot, President of the North Downtown Association stated that the neighborhood strongly supports the applicant and it would be beneficial to the neighborhood. He would just like to know what happens when the property is sold. He feels that no sign and hours of operation should be restricted.

With no one left to speak Ms. Keller closed the public hearing.

Ms. Sienitsky's main concern is with safety and parking at the intersection. There appears to be adequate parking.

Ms. Creasy stated that a traffic calming request comes from the neighborhood, but some wording could be added to have it looked at. The Commission discussed traffic concerns in the area.

Mr. Osteen feels this would be appropriate and feels really good about it.

Mr. Santoski is very comfortable with the application.

Ms. Keller would like to see a sign to identify the location.

Mr. Rosensweig said, I move to recommend approval of this application for special use permit in the R-1S zone at 600 McIntire Road to permit the operation of a family day home with the conditions listed in the staff report which is as follows:

1. Hours of operation are limited from 8am-7pm Monday-Friday."

Mr. Keesecker seconded the motion.

Ms. Creasy called the question.

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

Motion carries.

Mr. Rosensweig made a second motion to communicate to Council the traffic calming process be undertaken following completion of the roadway projects.

Mr. Santoski seconded the motion.

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

4. **ZM-12-04-06 (Stonehenge PUD):** A petition to rezone the property located off of Stonehenge Avenue from R-1S Residential District to Planned Unit Development (PUD) with proffers. Proffers include pedestrian connections to neighboring streets, a unified streetscape throughout

the development, a tree replacement plan, and a landscaped buffer on the northern edge of the property. The property is further identified as Tax Map 60 Parcels 81.8, 91, 120, 120A-C, 121, 122.4-7 having road frontage on Stonehenge Avenue and Quarry Road containing approximately 240,887 square feet of land or 5.53 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of approximately 26 single family detached dwellings with open space and a density of no greater than 4.7 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. Presented by Willy Thompson**

Mr. Thompson provided the staff report.

Ms. Keller stated that the PUD and Critical slopes applications will be considered at the same time.

Ms. Creasy stated that City Council suggested that this be brought back to the Planning Commission for further discussion based on the changes presented.

Ms. Keller called for questions from the Commissioners; with no one having questions she opened the public hearing.

### **Public Hearing**

Mr. Steve Miller, 918 Druid Ave, feels that the new drawings are better. He would like to see some language added about the path that could dump water onto his property.

Ms. Marla Zeigler, she feels the applicant has done a much better job.

Michael Henniker, 1006 Druid Ave, is in favor of the new plan but feels he can't really comment on the engineering side.

Martha Dix, 914 Druid Ave, would like to know if the stream will remain in the culvert.

Ms. Keller closed the public hearing.

### **Discussion**

Mr. Keesecker stated that he met with the developers as a committee appointee. He felt the meeting went well and noted the improved streetscape that wouldn't be dominated by cars. He feels there may be some details that may need to be worked out though when looking at the technical aspects.

Mr. Osteen feels the applicant has responded to some of the larger concerns and he could support the project now.

Mr. Santoski is very surprise to see what a great job the applicant has done. He feels this is the best we will see done to this project. He is really not concerned with the Druid connection.

Mr. Rosensweig is still struggling. He doesn't see any consistency with the housing portion of the comp plan.

Ms. Keller is in agreement with Mr. Rosensweig. She appreciates the applicant taking time to redo the plan but does not feel it is harmonious with other houses in Belmont.

The Commission discussed some of the details of the project prior to the applicant's report.

Andy Baldwin, the applicant, stated that they took the recommendations from the previous meeting and went back to the drawing board.

Mr. Osteen asked if the applicant had some architectural designs of the houses and asked for the price range of the homes.

The applicant stated that he has not really made a definite decision, but he is talking with some small custom design home builders now. The applicant stated that the houses will be in the high 200,000 to low 300,000 range.

Mr. Osteen asked if there would be some affordable housing units.

The applicant stated with only 26 units it would be hard to offer affordable units.

Ms. Galvin asked questions concerning the parking areas and requirements for the site. The applicant provided responses.

Mr. Rosensweig feels that the project has come a long way. He feels the connection on Stonehenge makes it a much better project. If affordable housing was included with confirmed design elements, it would be a great project.

Mr. Santoski made a motion to recommend denial of this application to rezone property from R-1S to PUD on the basis that the proposal would not serve the interests of the general public Welfare and good zoning practice.

Mr. Rosensweig seconded the motion.

Ms. Creasy called the question.

Sienitsky	No
Osteen	No
Rosensweig	Yes
Keesecker	No
Santoski	Yes
Keller	Yes

Motion is denied. (It was later noted that since the vote was tie that no decision was made. The original motion made at the previous meeting stands)

5. **SUB-13-03-07 – Sidewalk Provisions**- An ordinance to amend and reordain §29-182 of the Subdivision Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide the option of contributing to a sidewalk fund rather than dedicating land and constructing sidewalks for residential lots on existing streets. **Report prepared by Missy Creasy, Planning Manager**

Ms. Creasy provided the staff report.

Ms. Keller opened the public hearing with no one to speak she closed the public hearing.



The Commissioners feel like this is a reasonable request. They expressed concern with the payment but it was noted by staff that this would only come into effect for new single and two family residential units.

***Mr. Santoski made a motion to recommend approval of the ordinance to amend and reordain §29-182 of the Subdivision Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide the option of contributing to a sidewalk fund rather than dedicating land and constructing sidewalks for Residential lots on existing streets as outlined by House Bill 1724.***

Ms. Sienitsky seconded the motion

Sienitsky	Yes
Osteen	No
Rosensweig	No
Keesecker	Yes
Santoski	Yes
Keller	Yes

Motion Carries.

Ms. Sienitsky made a motion to adjourn to the second Tuesday in May.  
Adjourned at 10:12pm.