

**CITY OF CHARLOTTESVILLE**

**PLANNING COMMISSION PRE MEETING**

**TUESDAY, AUGUST 14, 2007 -- 5:00 P.M.**

**BASEMENT CONFERENCE ROOM**

**Planning Commissioners present**

Mr. Jon Fink (Chairman)

Mr. Michael Farruggio

Mr. Bill Lucy

Mr. Hosea Mitchell

Mr. Michael Osteen

Mr. Jason Pearson

**Staff Present:**

Mr. Jim Tolbert, AICP, Director NDS

Mr. Craig Brown, 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. Jeanie Alexander, PE, Traffic Engineer

Ms. Khadija Abdur-Rahman, EIT, Civil Engineer

Ms. Ebony Walden, Neighborhood Planner

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

The meeting began with a discussion of meeting times. It was determined that a change in meeting times will occur to allow meetings to proceed at an earlier time. This will be a positive for both the commission and the public to allow items to be completed earlier in the evening.

The schedule will be as follows

4:30-5:30pm – Planning Commission Dinner and time for questions from Staff. In most cases this will be an informal time that Commissioners can arrive at any point during this time. From time to time a more formal discussion may be scheduled at 5pm.

5:30-7pm – Begin non-public hearing items

7pm – completion – Public Hearing items

Completion of non-public hearing items will occur after the public hearings.

There was agreement to have 10:00pm as the meeting end time with the ability to lengthen the meeting by consensus of the commission.

It was determined that there will be no work session on August 28<sup>th</sup>.

The meeting then proceeded to a review of the agenda. Mr. Lucy noted a general concern about the utility capacity for new projects. Others concurred. Lauren Hildebrand, the new City Utilities Manager, provided an update on the capacity study and her tasks gaining a handle on the current utility situation. Mr. Mitchell noted that capacity is only one factor that should be considered for applications.

Discussion moved to a review of the proffers for the Rialto PUD project. There was concern about the meaning of proffer #4 and the timing of the second phase and utility upgrades. Mr. Brown explained his questions and the commission and applicant discussed it further. The next topic concerned the meaning of proffer #3 for the Ridge McIntire project that was to allow for affordable housing. Mr. Fink noted the increase in service jobs this development could have and those individuals need a place to live. He did not want to see the units proposed for affordability flip. The applicant determined that he would reword the proffer for clarity. Mr. Osteen asked for clarity on the streetscape on the Ridge/McIntire project and details on what would be included. Conversation moved back to the Rialto project where Mr. Pearson asked if proffer #1 was enforceable. Mr. Brown noted that it was not precise enough. The applicant noted that he would work on the language for clarity. Mr. Farruggio wanted to make sure that pedestrian connectivity was considered for Rialto. There are a number of sidewalk gaps between this project and Belmont Park that could be filled in.

Mr. Pearson asked about the impact on the adjacent property to the 513 Dice street application. It was noted that the adjacent house was not close to that property line.

There were concerns about the Coal Tower surrounding the trees along the multiuse path and if they would thrive long term. The process for this was explained and noted that the applicant feels there is sufficient space for the trees to thrive.

Mr. Pearson asked if Madison Place Phase II had met all the comments from last month. It was noted that they had.

Mr. Fink noted the process for Brookwood V. It was noted that if the commission denied the steep slope waiver that the other applications could not move forward.

The meeting ended at 6:20pm.