

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION PRE MEETING

TUESDAY, December 9, 2008 -- 4:30 P.M.

NDS CONFERENCE ROOM

Planning Commissioners present

Ms. Genevieve Keller

Mr. Bill Emory

Mr. Dan Rosensweig

Mr. Jason Pearson

Mr. Michael Osteen

Staff Present:

Mr. Jim Tolbert, Director

Ms. Leslie Beauregard, Budget Director

Ms. Missy Creasy, Planning Manager

Ms. Jeanie Alexander, Traffic Engineer

Mr. Brian Haluska, Neighborhood Planner

Ms. Ebony Walden, Neighborhood Planner

Mr. Nick Rogers, Neighborhood Planner

Mr. Ryan Davidson, Budget and Utility Analyst

Mr. Richard Harris, Deputy City Attorney

The meeting began at 4:30pm.

The meeting began with a review of the minutes and corrections where recommended. Discussion proceeded to the Oakhurst PUD application. Ebony noted that Jeanie was available to respond to traffic questions at this time but would not be present at the hearing. Jason asked Ebony to provide an overview of the communications on this application that have occurred this week. She provided that review and noted that many of the discussion items were to be addressed at the site plan phase. The standard of review for this application was clarified. Jeanie provided a few alternatives to address the multiuse path concerns and noted that during the site plan review, this would need to be addressed. Ebony noted that if the Commission felt the pathway provided an impact to the density request that a condition on the SUP could be considered. Jason noted that it made sense to provide the recommendation on the SUP but to also note site plan considerations so the applicant could prepare for that phase of the project. A concern had been raised by a member of the public about cut through traffic on Oakhurst and Gildersleeve Wood. Jeanie noted that there may be some cut through but it

should not be a large percentage since the route is very circuitous. Jason asked if the traffic study done for this site took into account the impact between the density of the by right and the SUP development. Jeanie noted that this was not a consideration since a traffic study would not have been required without the intersection improvement. Discussion continued pertaining to parking spaces on Oakhurst Circle and permit parking in the area. No additional permit parking will be granted. It was also noted that the B&B could be discussed in terms of the SUP application but it could not be denied based on that reasoning due to the previous determination by the BZA.

Jim Tolbert provided the conflict of interest forms to Commissioners with instructions to contact Jeanne Cox if they had questions. He also reviewed the development review ordinance changes and some changes were noted for clarification and proper grammar.

Brian provided information on the sidewalk waiver to clarify the standard of review.

Dan asked why the Longwood Drive application had been deferred. It was noted the applicant was not ready to submit for this meeting.

The meeting was adjourned at 5:25pm.