

## AGENDA

CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION REGULAR DOCKET  
TUESDAY, JUNE 13, 2006 - 6:30 P.M.  
CITY COUNCIL CHAMBERS

### I. REGULAR MEETING - 6:30 P.M.

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

#### B. MINUTES

1. May 9, 2006 -- Regular Meeting

#### C. LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY

#### D. COMMISSIONERS' REPORTS

#### CHAIR'S REPORT

### II. JOINT PUBLIC HEARINGS (Beginning at 7:00 P.M.)

#### F. JOINT PUBLIC HEARINGS

1. **ZM—06-3-4:** A petition to rezone from R-1S Residential to Planned Unit Development (PUD), with proffers, the property at the east side of Franklin Street, just north of the CSX tracks. The application is to increase the density to a townhouse style development. This property is further identified on City Real Property Tax Map #56 as parcel 114.2, having 214.6 feet of frontage on Franklin Street and containing approximately 36,469 square feet of land or .84 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential of 3-7 units per acre. Report prepared by Brian Haluska, Neighborhood Planner.

2. **ZM—06-3-8:** A petition to rezone from McIntire-5th Street Residential Corridor to Planned Unit Development (PUD), with proffers, the property located to the south of Brookwood Lane, along extended Brookwood Drive and off of the end of Raymond Road. The application is to permit the construction of 31 single-family detached units rather than 38 townhouses. This property is further identified on City Real Property Tax Map #25A as a portion of parcel 41, having approximately 340' of frontage along both sides of Raymond Road extension, 75' of frontage along Brookwood Lane, 525' of frontage along the platted extension of Brookwood Drive and containing approximately 302,300 square feet of land or 6.94 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential of 3-7 units per acre. Report prepared by Brian Haluska, Neighborhood Planner.

3. **ZT—06-3-9:** An ordinance to amend and re-ordain the following sections of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance):

**a.) Section 34-158:** Special Permits, Application Generally: This is to specify the items which are needed as part of any special permit application, including a preliminary site plan, applicant's ownership status, Low Impact Development worksheet for certain residential development, massing and context graphics and affordable dwelling unit data.

**b.) New Sections 34-165 & 34-166:** Infill Development: This provides standards and requirements for residential infill development special permits on property not to exceed 2 acres in total land area. This would also include an infill area map and Low Impact Development checklist by reference.

**c.) Section 34-492: Configuration (for PUDs):** Adding the requirement that Planned Unit Developments consist

of more than 2 acres of total land.

### **III. REGULAR MEETING ITEMS (Cont.)**

#### **OFF-STREET PARKING WAIVERS**

428 5th Street, SW – Single-family detached residence

#### **H. SITE PLANS**

River's Edge PUD, Phase II – Chesapeake Street & Riverside Avenue – 5 single-family units  
“Brookwood” Site Plan -- Cherry & Ridge Waste site for excess fill –amended plan

#### **I. PRELIMINARY PUD APPLICATION DISCUSSION**

Grove Street PUD – 1000-1002 Grove Street @ 10th & King – 4 single-family detached & 1 Duplex (6 units total)

#### **J. DEPARTMENT OF NDS/STAFF REPORTS**

#### **K. FUTURE AGENDA ITEMS**

June 27, 2006 – 5:30 PM – Planning Commission Work Session

July 11, 2006 – 6:30 PM – Planning Commission Regular Meeting

--Joint Public Hearings:

--Zoning Ordinance Changes – Appurtenances

--Other Items:

--Eddins Cottages PUD Preliminary site plan

--Eddins Cottages PUD Subdivision plat

--“Development Report” – Jim Tolbert

3. July 25, 2006 – 5:30 PM – Planning Commission Work Session

4. September 12, 2006 – 6:30 PM – Planning Commission Regular Meeting

--UVA South Lawn Project Presentation