

AGENDA

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION REGULAR DOCKET
WEDNESDAY, SEPTEMBER 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. August 8, 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

Three Party Agreement Review of the South Lawn Project: A presentation of the South Lawn project on Jefferson Park Avenue on the Grounds of the University of Virginia. This is a request to obtain input on the master plan for the southern sector of the University containing the College of Arts and Sciences as outlined in the three party agreement between The University, the City of Charlottesville and the County of Albemarle. Report prepared by Ashley Cooper, Neighborhood Planner.

2. SP-06-9-10: An application for a special use permit for a boarding/rooming house on the property at 322 14th Street N.W. This is a request for the conversion of a single family dwelling to a boarding/rooming house to allow for up to nine occupants. This property is further identified on City Real Property Tax Map #4 as parcel 287, having approximately 60 feet of frontage on 14th Street NW and containing approximately 9104 square feet of land or .2090 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential of 12-14 units per acre. Report prepared by Ashley Cooper, Neighborhood Planner.

3. SP-06-9-11: An application for an amendment to or revocation of a Special Use Permit, with waivers, to use the building and property at #3 University Circle as an institutional use under the "college or universities" use category. This property is further identified on City Real Property Tax Map #5 as parcel 39, having 142.25 feet of frontage on University Circle and containing approximately 24,000 square feet of land or .55 acres. The general uses allowed in the R-1U zoning are single-family detached residential. The general uses called for in the Land Use Plan of the Comprehensive Plan for single-family residential. Report prepared by Ashley Cooper, Neighborhood Planner.

4. ZM—06-9-12: A petition to rezone from R-1S Residential to Planned Unit Development (PUD), with proffers, for the property at along Rialto Street. The application is to increase the density to allow single family dwellings of different types. These properties are further identified on City Real Property Tax Map #59 as parcels 375, 375.1 and 379 having 390 feet of frontage on Rialto Street and containing approximately 98,000 square feet of land or 2.25 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. Withdrawn by applicant prior to advertisement.

5. ZM—06-9-13: A petition to rezone from R-1S Residential to Planned Unit Development (PUD), with proffers, for the property at along Hanover Street. This application is an amendment and addition to the Paton Street Planned Unit Development. The application is to allow for increased density to provide mixed income and allow for a mix of single family dwellings of different types. This property is further identified on City Real Property Tax Map #23 as parcel 92 having 240 feet of frontage on Hanover Street and containing approximately 59,150 square feet of land or 1.358 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.

6. SP-06-9-14: An application for a special use permit for higher density residential development on the property at 201 & 215 Avon Street. This would allow for the construction of 116 units on this site instead of the 50 allowed by right (200 units/acre instead of 87 units/acre). This property is further identified on City Real Property Tax Map #58 as parcels 1 and a portion of parcel 2, having approximately 92.5 feet of frontage on Avon Street and containing approximately 25,265 square feet of land or .58 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial Uses. Report prepared by Brian Haluska, Neighborhood Planner.

7. ZT-06-9-15: An ordinance to amend Chapter 34 (Zoning) of the Code of the City of Charlottesville, 1990, as amended to establish an affordable dwelling unit program.

8. ZT-06-9-16: An ordinance adding a new section 34-1107 to Article IX, and amending and reordaining Section 34-1200 of Article X of Chapter 34 (Zoning) of the Code of the City of Charlottesville, 1990, as amended, relating to portable storage containers.

9. ZT-06-9-17: An ordinance to amend Chapter 34 (Zoning) of the Code of the City of Charlottesville, 1990, as amended to add “restaurants” as a permitted use in the M-1 Zoning District, Section 34-480 Use Matrix, Commercial Districts.

10. ZT-06-9-18: An ordinance to amend Chapter 34 (Zoning) of the Code of the City of Charlottesville, 1990, amending and reordaining Section 34-662 of Article VI to further regulate mixed uses in the Cherry Avenue Corridor; and amending and reordaining Section 34-1200, definition for Mixed Use Development.

III. REGULAR MEETING ITEMS (Cont.)

G. SITE PLANS

201 & a portion of 215 Avon Street – 116 Residential units

H. SLOPE WAIVER

Water Street Extended (East of 10th Street NE) – Coal Tower Project – Mixed use development

I. OTHER PLANNING ITEMS

1. McIntire Road Trail Report

J. DEPARTMENT OF NDS/STAFF REPORTS

K. FUTURE AGENDA ITEMS

Planning Commission Comprehensive Plan Work Sessions
September 6, 20 and 26

2. Tuesday October 10, 2006 – 6:30 PM – Planning Commission Regular Meeting
- Appoint of Nomination Committee for Planning Commission Chair and Vice Chair
- Rezoning Petition for 1104 East Jefferson Street
- Blight Ordinance Review – 610 Ridge Street

- Special Permit for clinical building and parking deck on West Main Street
- Carters View Subdivision – Final
- Brookwood Section II and III Site Plan Amendment
- Brookwood Section IV – Entrance Corridor and Subdivision
- Pace Realty – Preliminary Site Plan and Entrance Corridor