

## AGENDA

### CITY OF CHARLOTTESVILLE PLANNING COMMISSION REGULAR DOCKET TUESDAY, NOVEMBER 14, 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. September 13, 2006 -- Regular Meeting
2. October 10, 2006 – Regular Meeting

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

##### D. CAPITAL IMPROVEMENT PROCESS UPDATE

##### E. UPDATE ON BISCUIT RUN TRAFFIC REPORT

##### F. COMMISSIONERS' REPORTS

##### G. CHAIR'S REPORT

Report of Nominating Committee

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

##### H. JOINT PUBLIC HEARINGS

**1. ZT-06-11-23:** (700 Lyons Ave) An ordinance to amend and reordain Section 34-273(b) of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to Individually Protected properties by creating an “overlay” zoning restriction without affecting the underlying zoning district designation. This ordinance would create minor design control districts status for the structure and property at 700 Lyons Ave, Tax Map 52, Parcel 26. Report prepared by Mary Joy Scala, Preservation and Design Planner.

**2. ZM-06-11-24:** (700 Lyons Ave) An ordinance to amend and reordain the Zoning District Map incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, by adding a minor Architectural Design Control District consisting of the property at 700 Lyons Avenue. This property is further identified on City Real Property Tax Map #52 as parcel 26 having 85 feet of frontage on Lyons Avenue and containing approximately 14,026 square feet of land or 0.322 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. The current zoning, which will remain, is R-1 Report prepared by Mary Joy Scala, Preservation and Design Planner.

**3. SP-06-9-11:** (#3 University Circle) A recommendation from the City Planning Commission to consider the revocation of the 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—06-10-21:** (320 & 322 11th Street NE) A petition to rezone from R-2 Residential (two family) to R-3 Residential (multifamily), for the properties at 320 and 322 11th Street NE. The application is to allow for an increase in the density. The general concept and development layout as outlined in the application is included as a proffer for this development. These properties are further identified on City Real Property Tax Map #54 as parcels 191 and 192 having 105 feet of frontage on 11th Street NE and containing approximately 17,783 square feet of land or 0.408 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Office Use. Report prepared by Missy Creasy, Planning Manager.

**5. 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.

**6. 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.)**

#### **I. SUBDIVISIONS**

Eddins Cottages – Final – 6 single Family Lots and 4 Townhouse Lots.  
Cherry Hill Subdivision - Preliminary and Final - 23 Single Family Lots and 94 Townhouse Lots

#### **J. SITE PLANS**

1. Gleasons – Mixed Use Building – 126 Garrett Street – The building contains 108,195 square feet of floor area (111 residential units and 31,216 square feet devoted to commercial use).

#### **K. OTHER PLANNING ITEMS**

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

#### **M. FUTURE AGENDA ITEMS**

Planning Commission Work Session on November 28, 2006  
Tuesday December 12, 2006 – 6:30 PM – Planning Commission Regular Meeting  
a. SUP - Jefferson Commons - 1620 Jefferson Park Avenue