

Preliminary Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, July 11, 2023 at 5:30 P.M. Hybrid Meeting

I. **Commission Pre-Meeting (Agenda discussion(s))**

Beginning: 5:00 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

II. **Commission Regular Meeting**

Beginning: 5:30 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

A. **COMMISSIONERS' REPORTS**

B. **UNIVERSITY REPORT**

C. **CHAIR'S REPORT**

D. **DEPARTMENT OF NDS**

E. **MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

F. **CONSENT AGENDA**

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – December 14, 2021 – Regular Meeting
2. Final Subdivision – Seminole Square Shopping Center/Hillsdale Apartments
3. Site Plan – Hillsdale Place – Hydraulic Road

III. **JOINT MEETING OF COMMISSION/ COUNCIL**

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

SP23-00004 – 207 & 211 Ridge Street (The Salvation Army) – Mitchell Matthews and Associates, LTD (“Applicant”), on behalf of The Salvation Army, is requesting a SUP pursuant to Section 34-796 and Section 34-162 of the Code of the City of Charlottesville (“Code”) for the following property (“Property”):

Parcel Number: 290029000

207 & 211 Ridge Street, Charlottesville, VA, 22902

The purpose of this SUP is for expanding its Shelter Care Facility (“Shelter”), modifying its yard requirements, and modifying its onsite parking requirements. The Salvation Army is proposing to redevelop the Property and expand their existing services. To date, the existing use of the Shelter is legally nonconforming, and any expansion of the use will require a SUP. The Applicant is proposing to expand from 58 emergency shelter beds to 114 emergency shelter beds; expand meal capacity from 80 seats to 120 seats; increase the size of the multi-purpose room from 1,928 square feet to 2,415 square feet; and expand the meeting rooms capacity from 40 seats to 84 seats. To facilitate the proposed expansions, the Applicant, in addition to requesting a SUP for the Shelter, is also requesting alterations to Section 34-638(a)(1)-(2) of the Code, whereby the yard setback requirements are altered from 5 feet minimum and 12 feet maximum on 4th St. SW to 10 minimum and no maximum; “build-to” percentages are altered from 80% minimum along the primary streets and 40% minimum along linking streets to 32% along primary streets and no minimum along linking streets; the required onsite parking is reduced, pursuant to Section 34-984 of the Code, from 52 spaces to 32 spaces; and Section 34-642(c) of the Code is modified to remove the requirement that for more than 20 off-street parking spaces, no more than 50% of such spaces shall consist of open-air surface parking. The Property is

approximately 1.27 acres with road frontage on Ridge Street and 4th St. SW. The Comprehensive Land Use Map designates this area in the Urban Mixed Use Node. The Property is zoned West Main East Corridor (“WME”) with an Architectural Design Control District overlay. This application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or a copy is on file in the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

1. Discussion - Zoning Ordinance Update

V. FUTURE MEETING SCHEDULE/ADJOURN

Thursday July 13, 2023 – 5:00 PM	Work Session	Zoning Ordinance
Tuesday August 8, 2023 – 5:00 PM	Pre-Meeting	
Tuesday August 8, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> Zoning Ordinance Update <u>Public Hearing</u> - HOME/ARP Funding Priority Discussion <u>Preliminary Discussion</u> – Dairy Central Phase 3

Anticipated Items on Future Agendas

- Rezoning and SUP – 0 Carlton Road, 108 Lankford Avenue, 501 Cherry
- Site Plan –Flint Hill PUD, 240 Stribling Ave, Belmont Heights (1000 Monticello), 1613 Grove Street Extended
- Preliminary Site Plan – 0 East High Street
- Critical Slopes Waiver – 108 Lankford Avenue
- Future Entrance Corridor

- 1801 Hydraulic Road – revised Comp Sign Plan, (*Hillsdale Place*, Riverbend)
- Review of 2117 Ivy Road for compatibility with Entrance Corridor prior to Rezoning request.

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person and by Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook,

Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.