



**CITY COUNCIL SPECIAL MEETING
December 14, 2023**

**WORK SESSION
Council Chamber, 605 E. Main Street**

J. Lloyd Snook, III, Mayor
Juandiego Wade, Vice Mayor
Michael K. Payne, Councilor
Brian R. Pinkston, Councilor
Leah Puryear, Councilor
Kyna Thomas, Clerk

6:00 PM City Council Work Session

- I. Call to Order/Roll Call**
- II. City Council Deliberations on Draft Zoning Ordinance**
- III. Adjournment**

This is an in-person meeting with an option for the public to view electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (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.

The meeting notice was published simultaneously to the public and the governing body on 12/06/23.



CITY OF CHARLOTTESVILLE

"A Great Place to Live for All of Our Citizens"

Department of Neighborhood Development Services

Memorandum

To: City Council
From: James Freas, Director, Neighborhood Development Services
Date: December 13, 2023
Re: Disposition of Pending Projects
CC: Sam Sanders, City Manager
Planning Commission

There are a number of projects that are in various stages of the site plan review process from some nearing completion of their review after many months and others only recently submitted. These projects do not qualify for vesting under state law and have no legal entitlement to continued review under the existing zoning ordinance after the effective date of the new ordinance. Council has the option to establish a set of criteria that grant some or all of these projects the right to continue the review and approval process under the existing zoning through a resolution adopted at the time of the adoption of the new zoning ordinance.

The primary decision to be made is with regard to the submission cutoff date. A project submitted before this date would continue under the existing zoning. A project submitted after that date would be subject to the new zoning. Staff have identified three reasonable options.

1. August 31, 2023 – This date was the first advertisement of the draft zoning ordinance for the Planning Commission’s public hearing. The advertisement represents a clear notice of the pending decision by the City of the upcoming change to the zoning ordinance.
2. November 21, 2023 – This date was the first advertisement of the draft zoning ordinance for the Council’s public hearing. Again, the advertisement represents a clear notice of the pending decision by the City of the upcoming change to the zoning ordinance. This date is later and reflective of some of the proposed amendments to the ordinance by the Planning Commission.
3. December 18, 2023 – This date is the (presumed) adoption date for the new ordinance.

Staff believes that option 1 above offers a fair balance between those projects that have been diligently pursuing approval over a number of months and minimizing the number of projects

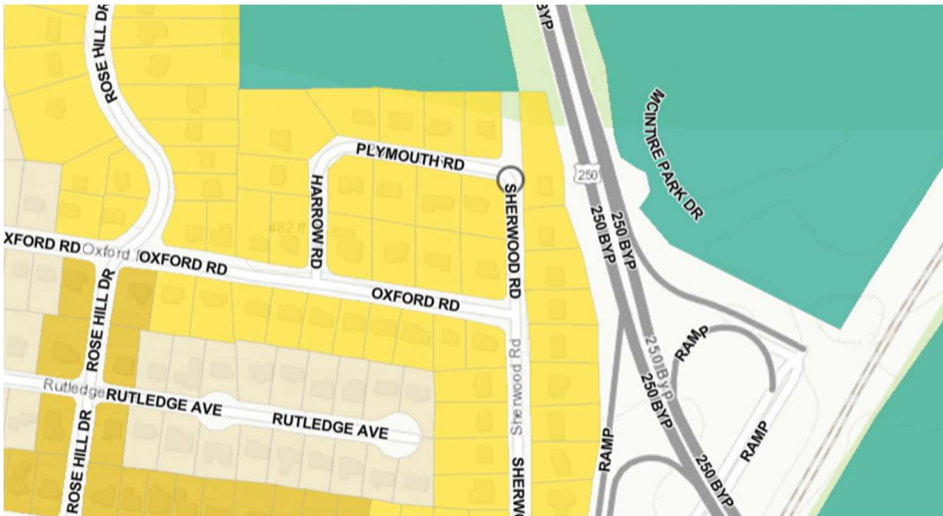
under review using the provisions of what will be the old ordinance in the future. Therefore, staff recommends option 1.

In addition to the cutoff date, the resolution should also establish a deadline or criteria for a project to maintain its status as “vested” under the terms of this proposed Disposition of Pending Projects resolution in the existing ordinance.

Staff recommends that these projects be required to actively pursue approval unless given a time extension by the Director of NDS and have a deadline of completing site plan review by July 1, 2025.

In addition, the new ordinance includes a requirement that, after the third submission, if a project does not get approval, the applicant must submit a new application, with new fees and any other requirements. Staff recommends that if a new submission is required, that a project lose its “vested” (by Council resolution) status.

Plymouth Road – Change to R-A but retain R-B on Rosehill Drive

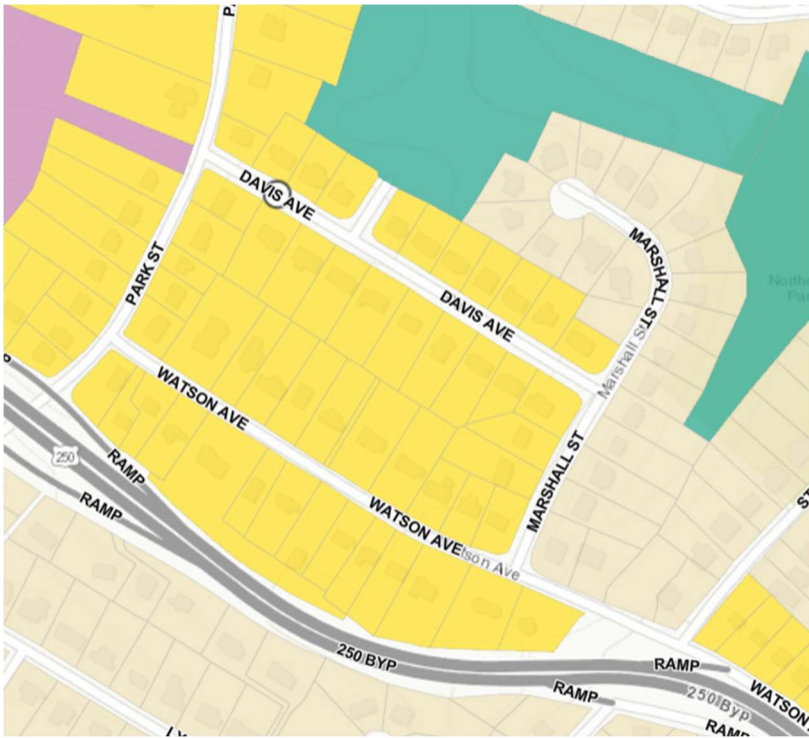


Current Draft Map
October 23, 2023



Update following Council Discussion 11/29/2023

Davis Avenue Area – Change R-B areas to R-A

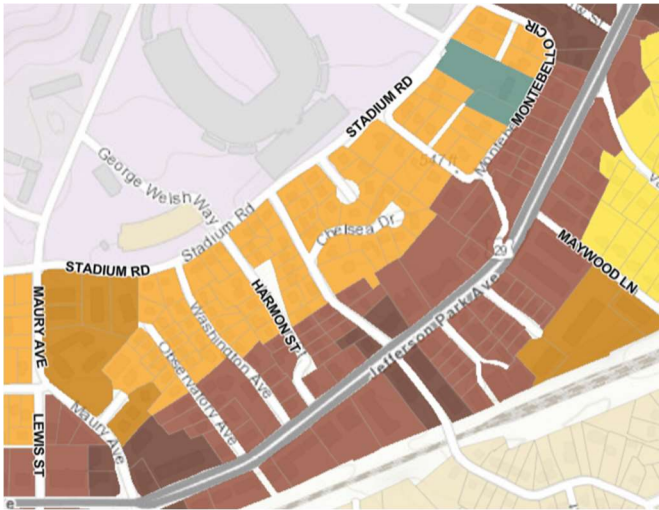


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October 23, 2023

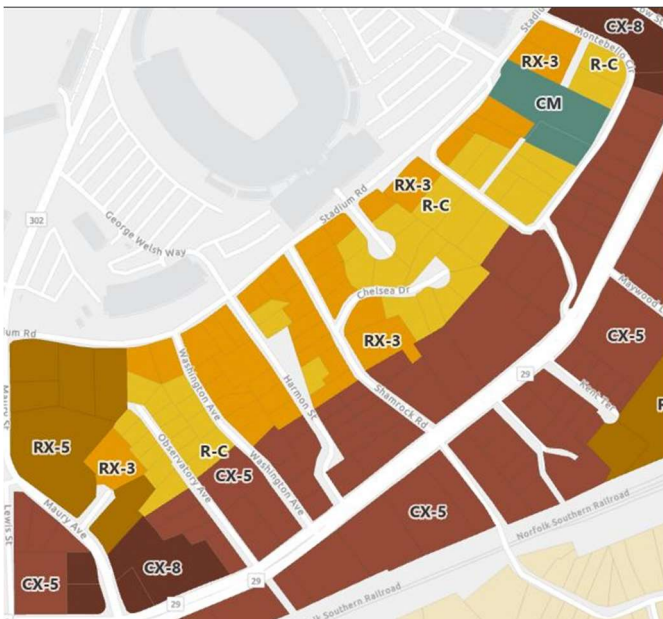


Update following Council Discussion 11/29/2023

JPA Area – reduction of RX-3 to R-C

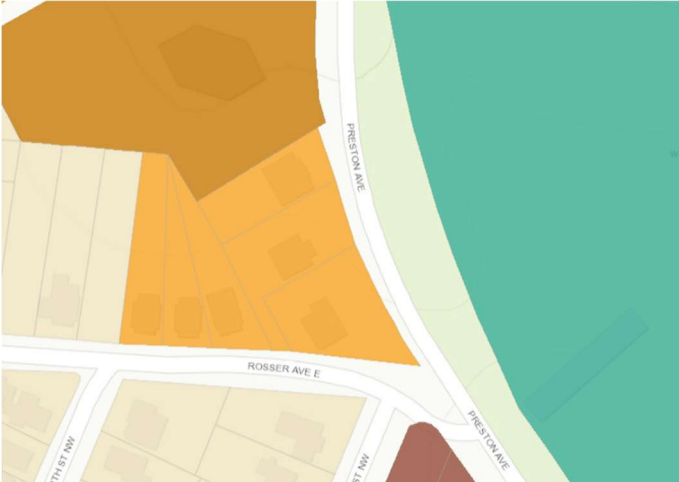


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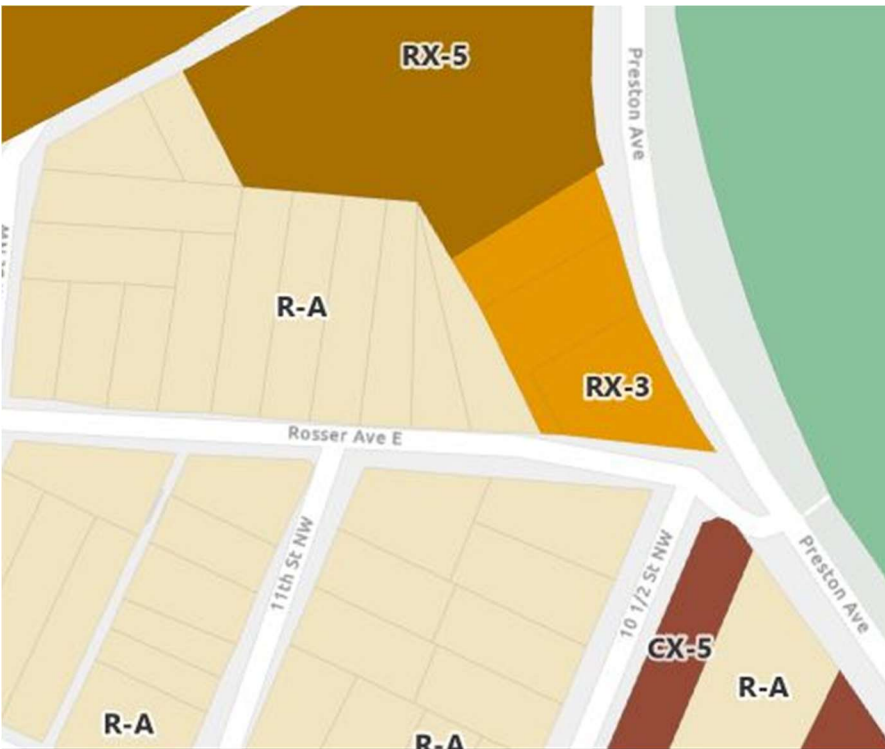


Update following Council Discussion 11/29/2023

Rosser Avenue area - change to R-A

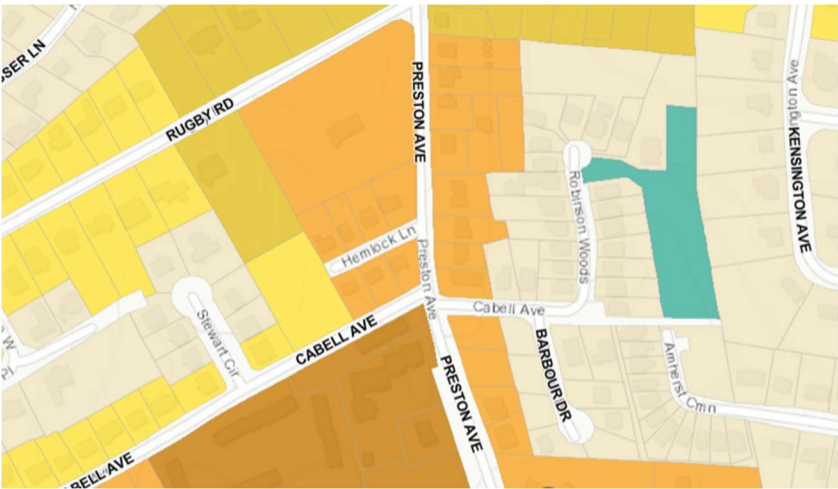


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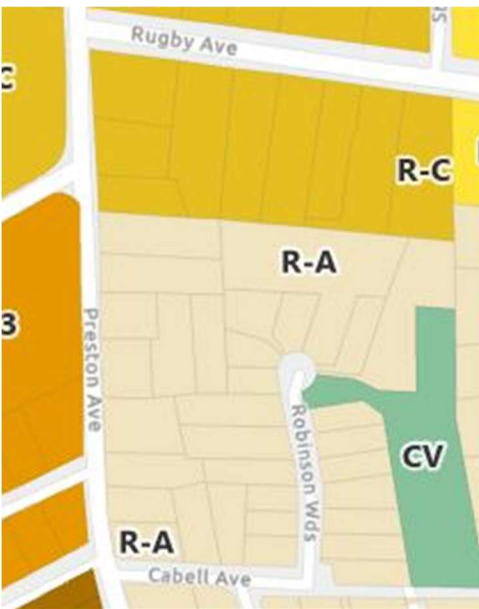


Update following Council Discussion 11/29/2023

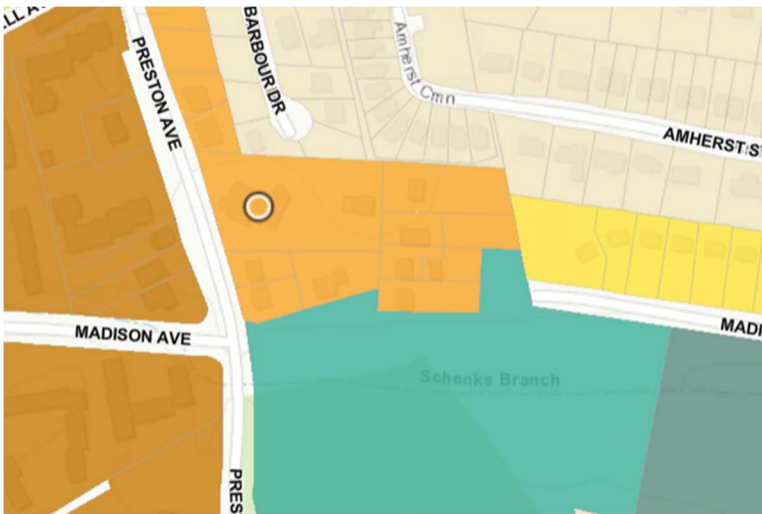
Preston Avenue (east side) – change to R-A



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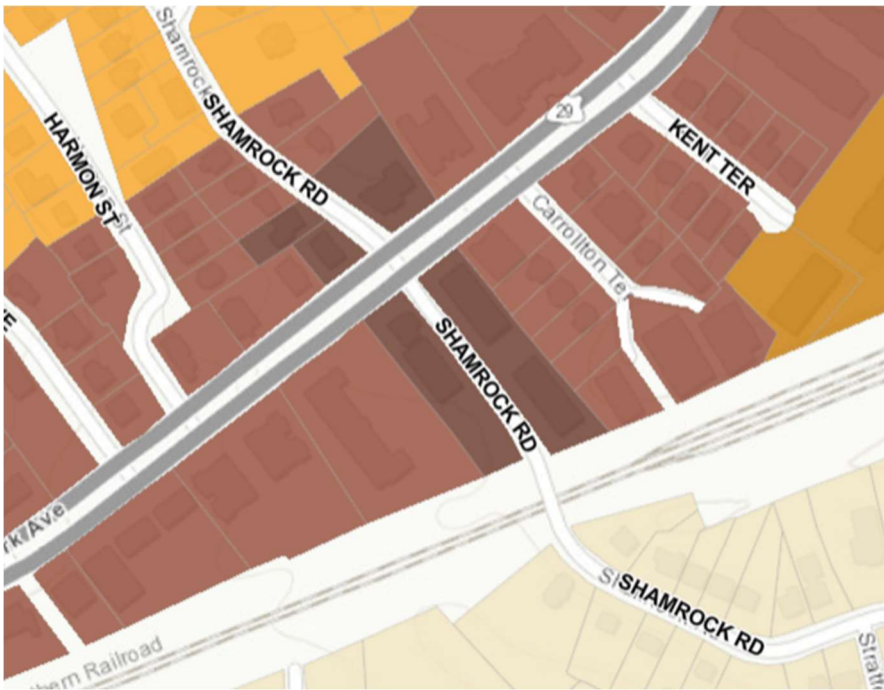
Preston lots (east side) – Change to R-A



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Intersection of Shamrock and JPA - reduce to CX-5

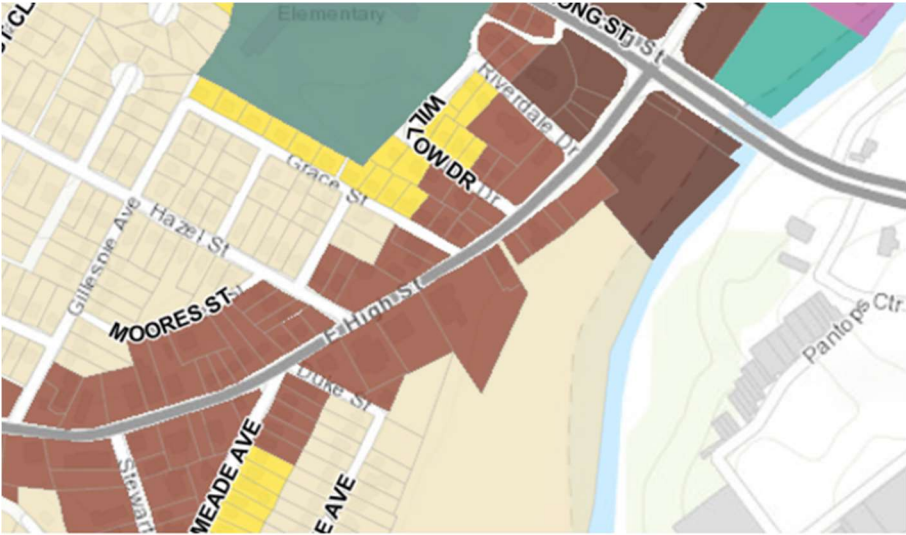


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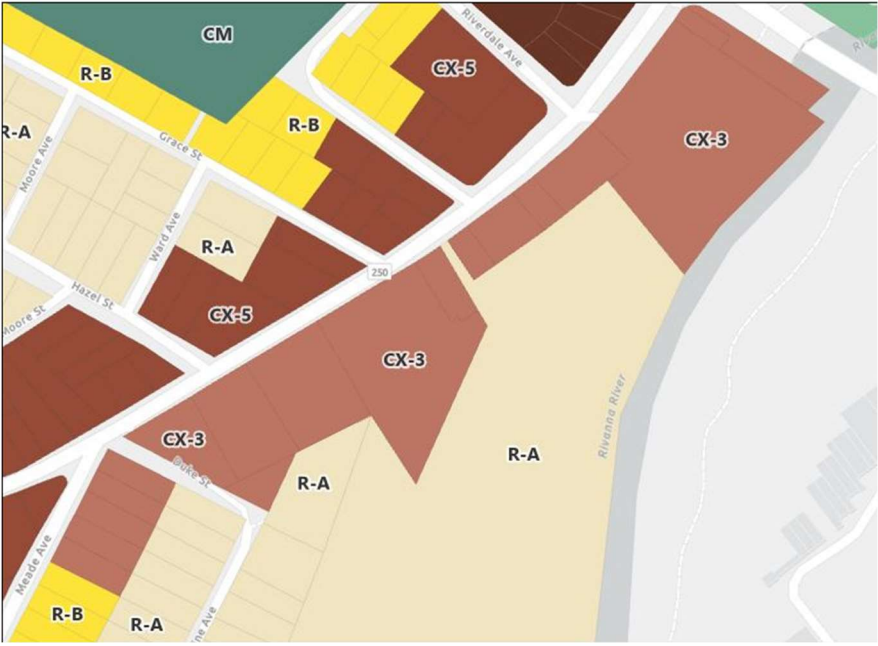


Update following Council Discussion 11/29/2023

East High Street - Reduce to CX-3 between Meade and Long Street



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Update following Council Discussion 12/13/2023