

## Agenda

### **PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 13, 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 – May 9, 2023 – Regular meeting
2. Major Subdivision – Lochlyn Hill Phase 4
3. Zoning Text Initiation – Individual Protected Property

##### **G. Entrance Corridor – 2005 Jefferson Park Avenue**

#### **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

1. **SP23-00002 - 218 West Market Street** - Landowner Heirloom Downtown Mall Development, LLC is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-557, 34-558, 34-560 & 34-796 to modify the required stepbacks for a previously authorized mixed-use development at 218 West Market Street (“Subject Property”) having approximately 145 feet of frontage on West Market Street and 164 feet of frontage on Old Preston Road. The Subject Property is further identified on City Real Property Tax Map 33 as Parcel 276 (City Real Estate Parcel ID 330276000). The Subject Property is zoned Downtown Mixed Use Corridor (D), subject to the Downtown Architectural Design Control Overlay District and the Urban Core Parking Zone Overlay District. The application requests a modification of the 25-foot minimum required setback after 45-feet in height pursuant to City Code Sec. 34-558 to authorize a 10-foot minimum setback after 45-feet in height on the West Market Street frontage and a 5-foot minimum setback after 45-feet in height on the Old Preston Avenue frontage pursuant to City Code Sec. 34-162. Market Street Promenade, LLC previously received a Special Use Permit (SUP) to authorize the mixed-use development on the Subject Property, which included approval of additional building height and residential density than is allowed by right within the Downtown zoning district. The specific development approved is a 101-foot mixed-use building with ground floor commercial space, and up to 134 residential dwelling units above the ground floor (up to 240 DUA). In the Downtown zoning district, mixed use buildings are allowed by-right, up to a height of 70 feet, with residential density up to 43 dwelling units per acre (DUA). The Comprehensive Plan Future Land Use

Map for this area calls for Downtown Core, but no density range is specified by the Comprehensive Plan. Information pertaining to this application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Special Use Permit request may contact NDS Planner Carrie Rainey by e-mail ([rainey@charlottesville.gov](mailto:rainey@charlottesville.gov)) or by telephone (434-970-3453).

**IV. COMMISSION'S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Discussion - Zoning Ordinance Update
2. Preliminary Discussion – JPA/104 Stadium Road
3. Preliminary Discussion - 2117 Ivy Road

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday July 11, 2023 – 5:00 PM	Pre-Meeting	
Tuesday July 11, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> <u>Rezoning and SUP</u> –501 Cherry Avenue Zoning Ordinance Update <u>SUP</u> – 211 Ridge Street - Salvation Army

**Anticipated Items on Future Agendas**

Rezoning and SUP – 0 Carlton Road

Site Plan –Flint Hill PUD, 240 Stribling Ave, Belmont Heights (1000 Monticello), Hillsdale Place, 1613 Grove Street Extended

Preliminary Site Plan – 0 East High Street

Major Subdivision – Seminole Hillsdale

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](mailto: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](http://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](http://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.