

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, August 8, 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

i. Appointment of Nominating Committee

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 23, 2023 – Regular Meeting
2. Minutes – January 11, 2022 – Regular Meeting
3. Final Site Plan - Belmont Heights (1000 Monticello)

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. **CP23 - 00001 – 0 E High St.** - Pursuant to Virginia Code section 15.2-2232 and Charlottesville City Code Sec. 34-28, the Planning Commission and City Council will review the public roads, trails, and park facilities proposed within the 0 E High St. preliminary site plan to determine if the general location, character and extent of the proposed improvements are substantially in accord with the City's currently adopted Comprehensive Plan or part thereof. The preliminary site plan may be examined at the Department of Neighborhood Development Services, 610 E Market Street, Charlottesville, Virginia, Monday – Friday between the hours of 8:30 a.m. and 5:00 p.m.

2. Draft FY2023 HOME-ARP Action Plan for the City of Charlottesville

15-DAY COMMENT PERIOD: Monday, July 24, 2023 – Monday, August 7, 2023

The Planning Commission and City Council will be considering projects to be undertaken as part of the City's federal fiscal year 2023-2024 HOME American Rescue Plan Program ("HOME-ARP Program"). The Department of Housing and Urban Development ("HUD") has informed the City that funding for the HOME-ARP Program is currently estimated at approximately \$340,000, which the City plans to use to support the preservation and/or development of rental units affordable to households at 60% of the local Area Median Income ("AMI") (at or below \$55,500 for a household of four persons in 2023). Information regarding the City's HOME-ARP Program can be found online at

<https://www.charlottesville.gov/1658/HOME-ARP> and persons interested in this program are invited to contact Anthony Warn, Grants Analyst, by e-mail at warna@charlottesville.gov.

3. ZM23-0001 and SP23-00001 501 Cherry Avenue – On August 8, 2023, the Planning Commission and City Council will conduct a Joint Public Hearing for a Rezoning application and a Special Use Permit Application (“SUP”) for property located at 501 Cherry Avenue, 507 Cherry Avenue, 0 5th St. SW, and 0 6th St. SW and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 290179000, 290178200, 290177000, 290178100, and 290178000 (the “Subject Property”). Following the Joint Public Hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the Rezoning and SUP. The owner, WP 501 Cherry LLC, has submitted a Rezoning application pursuant to Charlottesville City Code Section 34-41 to change the existing zoning of the Subject Property from Cherry Avenue Mixed Use Corridor (“CH”) and Single-Family Residential Small Lot (“R-1(S)”) to the B-3 Business District (“B-3”) with proffers. The full proffer statement may be viewed in the application materials or by contacting the project Planner. The owner has also submitted a SUP application to increase the by-right density from 21 dwelling units per acre (“DUA”) to 87 DUA along with modifications to the setbacks and parking requirements pursuant to Charlottesville City Code Sections 34-480, 34-158, and 34-162. The setback modifications include the following: The Cherry Avenue side will have a minimum of 0’ and a maximum of 20’; the 5th St. SW side will have a minimum of 0’ and a maximum of 9’; the 6th St. SW side will have a minimum of 0’ and a maximum of 9’; and all sides adjacent to Low Density Residential will be a minimum of 10’ with S-3 screening. The parking modifications include the following:

- (1) Multifamily dwellings: 1/2 space for efficiency; 1-bedroom, and 2-bedroom units; 1 space per 3-bedroom and 4-bedroom units;
- (2) General retail and sales: 2.5 spaces per 1,000 square feet (“SF”) of gross floor area;
- (3) Grocery stores and pharmacies: 1 space per 500 SF of gross floor area
- (4) No more than 40% of the total parking spaces shall be designated only for compact cars.

The applicant is proposing a mixed-use development with up to 118 units and approximately 26,400 SF of commercial space through new construction. The Subject Property is approximately 1.36 acres with road frontage on Cherry Avenue, 5th St. SW, and 6th St. SW. The Comprehensive Land Use Map designates the Subject Property area as a Neighborhood Mixed Use Corridor and General Residential (Sensitive Community area). Additional information pertaining to these applications (ZM23-0001 and SP23-00001) may be viewed online at www.charlottesville.gov/agenda. Persons interested in these applications may also contact NDS Planner Matt Alfele by email at (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

Tuesday August 29, 2023 – 5:00 PM	Work Session	Zoning Ordinance
Tuesday September 12, 2023 – 5:00 PM	Pre-Meeting	

Tuesday September 12, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> Zoning Ordinance Update <u>Rezoning, SUP, Critical Slope Waiver -</u> 108 Lankford Avenue
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Anticipated Items on Future Agendas

Rezoning and SUP – 0 Carlton Road, 108 Lankford Avenue

Site Plan –Flint Hill PUD, 240 Stribling Ave, 1613 Grove Street Extended, MACAA – Park Street

Subdivision – Belmont Condominium

Rezoning/PUD – 2117 Ivy Road, 1709 JPA

Preliminary Site Plan – 0 East High Street

Critical Slopes Waiver – 108 Lankford Avenue, 1709 JPA

Preliminary Discussion – Dairy Central Phase 3

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.