

## Agenda

**PLANNING COMMISSION REGULAR and JOINT HEARING WITH CITY COUNCIL DOCKET**  
**TUESDAY, January 9, 2023 at 5:30 P.M.**  
**Hybrid Meeting**

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

*Beginning:* 5:00 p.m.

Location: (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

**II. Commission Regular Meeting**

*Beginning:* 5:30 p.m.

Location: (Council Chambers, 605 E. Main Street, 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 10, 2022 – Regular Meeting
2. Minutes – October 18, 2023 – Zoning Deliberation Meeting
3. Minutes – November 14, 2023 – Regular Meeting
4. Site Plan – Route 250 Fire Station
5. Subdivision – Friendship Court Phase 2

**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. **Charlottesville Capital Improvement Program FY 2025-2029:** Consideration of the proposed 5-year Capital Improvement Program in the areas of Affordable Housing, Education, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, and Technology Infrastructure. A copy of the proposed CIP is available for review at: <https://www.charlottesville.gov/budget> **Report prepared by Krisy Hammill, Office of Budget and Performance Management.**

**IV. COMMISSION'S ACTION ITEMS**

*Beginning:* following Joint meeting

*Continuing:* until all public hearings and action items are completed

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

**1.ZM23-00004 – VERVE Charlottesville PUD** – Subtext Acquisitions, LLC (“Applicant”), on behalf of Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC, (“Owner”) is requesting a Zoning Map Amendment pursuant to Sections 34-41 of the Code of the City of Charlottesville (“Code”) for properties (“Subject Property”): Parcel Number: 160008000, 1705 Jefferson Park Avenue, Charlottesville, VA 22903, Parcel Number: 160005000, 106-114 Stadium Road, Charlottesville, VA 22903,

Parcel Number: 160004000, 100 Stadium Road, Charlottesville, VA 22903,

Parcel Number: 160003000, 102 Stadium Road, Charlottesville, VA 22903,

Parcel Number: 160002000, 104 Stadium Road, Charlottesville, VA 22093,

Parcel Number: 160001000, 409 Stadium Road, Charlottesville, VA 22903;

The applicant is proposing to rezone the Subject Property from Multifamily Residential (“R-3”) to Planned Unit Development (“PUD”) with a Development Plan and a Proffer Statement. The application and development plan includes parking requirements; a use matrix including a maximum dwelling units per acre (“DUA”); yard and height regulations; open space; and landscaping. The Proffer Statement indicates the applicant will provide a cash contribution to the City’s affordable housing fund in the amount Six Million, Eight Hundred Thousand Dollars (\$6,800,00.00). The applicant is proposing to redevelop the Subject Property and replace the existing (62) residential units (spread between nine different buildings) with one building containing between (524) to (550) residential units. The proposed building will have a height range of (75) feet to (135) feet and stories that range from (5) to (12). In addition, the proposed PUD includes improved pedestrian and bicycle circulation along Stadium Road, Emmet Street, and Jefferson Park Avenue and road improvements to Montebello Circle.

The Subject Property is approximately 3.3 acres with road frontage on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle. The Comprehensive Land Use Map designates this area in the Urban Mixed Use Corridor. The Subject Property is zoned Residential Multifamily (R-3) with an Entrance Corridor Overlay. This application may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda) 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](mailto:alfelem@charlottesville.gov)) or by telephone (434-970-3636). – **PUBLIC HEARING**

**2.ZM23-00003 – 2117 Ivy Road PUD** – Williams Mullen (“Applicant”), on behalf of RMD Properties LLC, (“Owner”) is requesting a Zoning Map Amendment pursuant to Sections 34-41 and 34-490 through 34-519 of the Code of the City of Charlottesville for property located at 2117 Ivy Road and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 070001200 (the “Subject Property”). Following the Public Hearing, it is the intention of the Council to consider adoption of this item. The applicant is proposing to rezone the Subject Property from Urban Corridor (“URB”) to Planned Unit Development (“PUD”) with a development plan and proffers. The Proffer Statement indicates the applicant will provide a cash contribution to the City’s affordable housing fund in the amount equal to Three Million, Two Hundred Fifty Thousand Dollars (\$3,250,000), provided that the approved final site plan and approved building permit will permit a minimum of Six Hundred Thirty-Four (634) bedrooms. Otherwise, the amount will be equal to four and one-half (4 ½) times that which would be required under City Code Section 34-12(d)(2). It also modifies their development to include widened pedestrian streetscapes and building step-backs from Ivy Road. The full proffer statement may be viewed in the application materials or by contacting the project Planner. The development plan includes a commitment to affordable housing; a transportation demand management plan; a use matrix; yard and height regulations; parking requirements; open space; and landscaping. The applicant is proposing to redevelop the Subject Property and replace the existing commercial structure with one building containing (287) residential units. The proposed building will have a height of (125) feet and include (10) stories plus rooftop amenity space. In addition, the proposed PUD includes improved pedestrian and bicycle road markings at the intersection of Ivy Road, Copeley Road and Alderman Road.

The Subject Property is approximately 1.027 acres with road frontage on Ivy Road and Copeley Road. The Comprehensive Land Use Map designates this area as Urban Mixed-Use Corridor. The Subject Property is zoned Urban Corridor (URB) with an Entrance Corridor Overlay.

Additional information pertaining to this application (ZM23-00003) may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in this application may also contact NDS Planner Dannan O’Connell by email at ([connelld@charlottesville.gov](mailto:connelld@charlottesville.gov)) or by telephone (434-970-3991). – **PUBLIC HEARING**

**3. ZM23-0002 and SP23-00003 - 108 Lankford Avenue** – On November 14, 2023, the Planning Commission and City Council conducted a Joint Public Hearing for a Rezoning application and a Special Use Permit Application (“SUP”) for property located at 108, 110, 112 Lankford Avenue and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 260012000 (the “Subject Property”). Following the Joint Public Hearing, the applicant requested a deferral to make minor modifications to the applications. It is the intention of the Planning Commission to vote on whether to recommend approval of the Rezoning and SUP. The owner, Green Retro Salvage II Holdings, LLC, has submitted a Rezoning application pursuant to Charlottesville City Code Section 34-41 to change the existing zoning of the Subject Property from Single-Family Residential Small Lot (“R-1(S)”) to the R-3 Multifamily Residential (“R-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 49 DUA along with modifications to the setbacks and screening requirements pursuant to Charlottesville City Code Sections 34-420, 34-158, and 34-162.

The applicant is proposing a multifamily residential development with up to 46 units through new construction. The Subject Property is approximately 0.95 acres with road frontage on Lankford Avenue. The Comprehensive Land Use Map designates the Subject Property area as General Residential. Additional information pertaining to these applications (ZM23-0002 and SP23-00003) may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in these applications may also contact NDS Planner Carrie Rainey by email at ([raineyc@charlottesville.gov](mailto:raineyc@charlottesville.gov)) or by telephone (434-970-3453). NO HEARING TONIGHT

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday January 23, 2023 – 5:00 PM	Work Session	Development Code Follow up
Tuesday February 13, 2023 – 5:00 PM	Pre-Meeting	
Tuesday February 13, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u>

**Anticipated Items on Future Agendas**

Rezoning and SUP – 0 Carlton Road,

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

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](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.