

AGENDA

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, APRIL 10, 2007 – 5:00 P.M.

CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION AGENDA REVIEW – 5:00 P.M. (Held in the Basement Conference Room)

1. Agenda Review
2. Comprehensive Plan Chapters (primary focus on the Land Use Chapter)
3. Planning Commission Policy

II. REGULAR MEETING - 6:30 P.M. (Held in City Council Chambers)

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

B. COMMISSIONERS' REPORTS

C. CHAIR'S REPORT

III. CONSENT AGENDA (Beginning at 7:00 P.M.)* (Items removed from the consent agenda will be considered at the end of the regular agenda)

D. CONSENT AGENDA

1. Steep Slope Waiver – 1115 Wertland Avenue ([Steep Slopes Report](#))
2. [Minutes](#) - March 13, 2007 – Regular Meeting
3. [Minutes](#)- March 27, 2007 – Work Session

IV. JOINT PUBLIC HEARINGS (Beginning at 7:00 P.M.)

E. JOINT PUBLIC HEARINGS

(7:15)

1. **ZM—07-03-06:** (*Carlton Road*) A petition to rezone from M-1 Industrial to Downtown Extended Corridor, for the property at the corner of Meade Avenue and Carlton Road with a proffer. The proffer limits building height to that permitted in the M-1 Zoning District (maximum of 85 feet.) The application is to create opportunities for uses not allowed within Industrial zoning. This property is further identified on City Real Property Tax Map #56 as parcel 19 having 150 feet of frontage on Carlton Road and containing approximately 27,007 square feet of land or 0.62 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial Uses. **Report prepared by Ashley Cooper, Neighborhood Planner.** ([Memo to PC](#)) ([Rezoning Report](#))

(7:30)

2. **ZT-07-04-13:** An ordinance to amend and re-ordain Section 34-480 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for additional uses by right, by provisional use and by special permit in the M-1 Industrial Zoning District. **Report prepared by Missy Creasy, Planning Manager.** ([Memo to PC and Ordinance Change](#)) 

(8:00)

3. **ZT-07-04-12:** An ordinance to amend and re-ordain Section 34-600 and 34-602 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for variation in the mixed use percentage by Special Use Permit in the Downtown North Mixed Use Zoning District. **Report prepared by Missy Creasy, Planning Manager.** ([Memo to PC and Ordinance Change](#)) 

(8:30)

4. Huntley Planned Unit Development - **Reports prepared by Ashley Cooper, Neighborhood Planner.**

A. Public Hearing : **ZM—07-04-09:** (Huntley PUD) A petition to amend the PUD (Planned Unit Development) for the properties located off Stribling Avenue, Huntley Avenue, Sunset Avenue and Morgan Court to allow grading variations from the approved site plan. These properties are further identified on City Real Property Tax Map #18A as parcels 33, 46, 51-92, 93-125 and 126-160 having frontage on Stribling Avenue, Morgan Court, and Huntley Avenue and containing approximately 971,388 square feet of land or 22.3 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single and Two Family. ([Memo to PC](#)) 

B. Actions Required (In order of motion)

i. Steep Slope Waiver Request ([Steep Slopes Report](#)) 

ii. PUD Amendment ([Rezoning Report](#)) 

iii. Site Plan Amendment ([Staff Report](#)) 

(10:00)

5. 1707 Jefferson Park Avenue - **Reports prepared by Ebony Walden, Neighborhood Planner and Mary Joy Scala, Design and Preservation Planner.**

A. Public Hearing: **SP-07-04-10:** (1707 Jefferson Park Avenue) An application for a special use permit for increased density on the property at 1707 Jefferson Park Avenue. This is a request to allow 12 residential units (approximately 46 DUA) which is an increase in the density by right. Changes to the height, parking, and set back modifications have also been requested. This property is further identified on City Real Property Tax Map #16 as parcel 9, having approximately 90 feet of frontage on Jefferson Park Avenue and containing approximately 11,390 square feet of land or .26 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multifamily Residential.

(Memo _____ to _____ PC) 

B. Actions Required (In order of motion)

i. Steep Slope Waiver Request ([Steep Slopes Report](#)) 

ii. Preliminary Entrance Corridor Review (Changing to Role as Entrance Corridor Review Board) ([ECC Staff Report](#)) 

iii. Special Use Permit ([SUP Staff Report](#)) 

V. OTHER PLANNING ITEMS (Cont.)

(10:45)

F. CARVER AT PRESTON – 701 Preston Avenue - Residential Condominiums

1. Actions required (In order of motion) ([Memo to PC](#)) 
- i. Steep Slope Waiver Request ([Steep Slope Reports](#)) 
- ii. Preliminary Site Plan ([Staff Report](#)) 
- iii. Entrance Corridor Review (Changing to Role as Entrance Corridor Review Board) ([ECC Staff Report](#)) 

G. DEPARTMENT OF NDS/STAFF REPORTS

H. FUTURE AGENDA ITEMS

Tuesday April 24, 2007 -- 5:00 p.m. --Planning Commission Work Session - Comprehensive Plan

Tuesday May 8, 2007 -- 5:00 p.m. -- Planning Commission Agenda Review/ Work Session Comprehensive Plan

-- 6:30 p.m. -- Planning Commission Regular Meeting Items

Cleveland-Naylor Subdivision – Preliminary and Final

Paton Street PUD

Special Use Permit - The Randolph – 10th Street

Sunrise Trailer Court Preliminary Discussion

Special Use Permit - 513 Dice Street

Preliminary Discussion – Corner of West Main Street & Ridge Street

Site Plan and Entrance Corridor review – 1707 JPA

Site Plan and Entrance Corridor review– Corner of Emmet Street & Barracks Road