

Agenda

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, SEPTEMBER 11, 2007 – 5:30 P.M.

CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION AGENDA REVIEW – 4:30 P.M. (Held in the NDS Conference Room)

1. Discussion of Committee Appointments – Discussion to begin at 5PM [\[MEMO\]](#)

II. REGULAR MEETING - 5:30 P.M.

A. AMENDMENT TO BYLAWS [\[BYLAWS\]](#) - Approved

B. REPORT OF THE NOMINATING COMMITTEE

C. ANNUAL MEETING

1. Review of Annual Report [\[REPORT\]](#)

2. Report of Committee Appointments

D. COMMISSIONER'S REPORTS

E. CHAIR'S REPORT

F. DEPARTMENT OF NDS/STAFF REPORTS

G. MATTERS TO BE PRESENTED BY THE PUBLIC NOT THE FORMAL AGENDA

H. CONSENT AGENDA* (Items removed from the consent agenda will be considered at the end of the regular agenda) - Consent agenda approved

1. List of site plans and subdivisions approved administratively

2. Minutes - August 14, 2007 – Pre meeting

3. Minutes – August 14, 2007 – Regular meeting

I. GRAY COMMUNICATIONS

1. Site Plan [\[STAFF REPORT\]](#) - Denied based on deficiencies on the plan

2. Entrance Corridor Review [\[STAFF REPORT\]](#) - Unable to act due to site plan denial

J. PRELIMINARY DISCUSSION

1. Hill & Center PUD [\[STAFF REPORT\]](#)

III. JOINT PUBLIC HEARINGS (Beginning at 6:30 P.M.)

K. JOINT PUBLIC HEARINGS

1. **ZM—07-07-19:** (Rialto Street PUD) A petition to rezone from R-1S Residential to Planned Unit Development (PUD), with proffers, the property along Rialto Street. The application is to increase the density to allow single family dwellings of different types. Proffers include donation of lots to the Charlottesville Police Department Foundation, construction of public sewer main, monetary contribution for a stream restoration project on Moore's Creek, limit the number of units constructed (for a period of time) until adequate public sewer capacity is established, sidewalk extension into neighborhood and monetary donation for tree planting. These properties are further identified on City Real Property Tax Map #59 as parcels 375, 375.1 and 379 having 390 feet of frontage on Rialto Street and containing approximately 98,000 square feet of land or 2.25 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential of 3-7 units per acre. **Report prepared by Brian Haluska,**

Neighborhood Planner. [\[STAFF REPORT\]](#) - Recommended Approval

IV. REGULAR MEETING ITEMS (Cont.)

L. FUTURE AGENDA ITEMS

Tuesday September 25, 2007- 5:00pm – Joint City County Planning Commission Work Session

Tuesday October 9, 2007 - 4:30 PM – Planning Commission Agenda Review

- 5:30 PM – Planning Commission Regular Meeting Items

Huntley PUD

Site Plan – Rock Creek PUD

Proffer Ordinance & Policy Guidelines

Special Permit -1704 Gordon Avenue

Steep Slope Waiver – 630 Cabell Avenue

Rezoning – Hill & Center PUD

Site plan & Slope Waiver – Brookwood Phase V

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.