

Agenda

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, NOVEMBER 13, 2007 – 5:30 P.M.

CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room) Commissioners gather to eat dinner and can communicate with staff any time between 4:30-5:30.

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

A. COMMISSIONER'S REPORT

B. CHAIR'S REPORT

C. DEPARTMENT OF NDS/STAFF REPORTS

D. MATTER TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

E. CONSENT AGENDA* (Items removed from the consent agenda will be considered at the end of the regular agenda)

1. List of site plans and subdivisions approved administratively
2. Minutes - October 9, 2007 – Regular meeting
3. Minutes – October 23, 2007 – Work session

F. PRELIMINARY DISCUSSION

1. Fontaine Rezoning – 2408 Fontaine Avenue

G. BROOKWOOD PHASE V -- 5:45 PM

1. Preliminary Site Plan approved
2. Entrance Corridor Review deferred

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

H. JOINT PUBLIC HEARINGS

1. **ZM—07-10-26:** (Westwood/ Rose Hill Rezoning) A petition to rezone from R-1 Residential to B-1 Commercial, **with proffers**, the property at the corner of Westwood Road and Rose Hill Drive. The application is to allow for business use. Proffers include limiting the uses allowed on this site to office, utilities and low density residential uses and the maintenance of green space in excess of the current requirement. These properties are further identified on City Real Property Tax Map #37 as parcel 79 having approximately 150 feet of frontage on Rose Hill Drive and 98 feet of frontage on Westwood Road and containing approximately 15,681 square feet of land or 0.36 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential. **Report prepared by Nick Rogers, Neighborhood Planner. ([Staff Report](#)) Recommended denial to City Council**

2. **ZT-07-10-25:** (Sign Ordinance) An ordinance to amend and re-ordain §§ 34-1020 through 1069 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for revisions to the regulations regarding signage. **Report prepared by Read Brodhead, Zoning Administrator**

Recommended approval with reduction of construction sign size and limit real estate signs to 4 square feet

3. **Downtown Mall Crossing at Fourth or Fifth Street:** Pursuant to Virginia Code section 15.2-2232, the Planning Commission will review the proposed Downtown Mall Crossing, on Fourth Street or Fifth Street between East Market Street and East Water Street in the City of Charlottesville, to determine if the general or approximate location, character and extent of the proposed mall crossing locations are substantially in accord with the City's adopted Comprehensive Plan. The Planning Commission shall communicate its findings to the Charlottesville City Council, with written reasons for its approval or disapproval. The design concepts of the proposed crossing may be examined at the Department of Neighborhood Development Services, 610 East Market Street, Charlottesville, Virginia, Monday – Friday between the hours of 8:00 a.m. and 5:00 p.m. **Report prepared by Jim Tolbert, Director of NDS. Deferred due to clarification of decision points needed**

IV. REGULAR MEETING ITEMS (Cont.) -- 8:30 PM

I. HUNTLEY

1. Site Plan Amendment – Conservation Plan Approved tree replacement of 60 2-1inch caliper trees

J. OTHER ITEMS

K. FUTURE AGENDA ITEMS

Tuesday November 27, 2007- 5:00 PM – Planning Commission Work Session – Capital Improvement Program

Tuesday December 11, 2007 - 4:30 PM – Planning Commission Agenda Review

- 5:30 PM – Planning Commission Regular Meeting Items

Proffer Policy Guidelines

Downtown Zoning Classifications

Site Plan - Paton Street PUD Phase II

Site Plan and Special Use Permit – 1704 Gordon Avenue

Steep Slope Waiver – 630 Cabell Avenue, 1139 River Road, & Grove Square – Roosevelt Brown Blvd and Grove Street

Rezoning – Hill & Center PUD

Presentation – Virginia Land Trust – West Main Building

Public Hearing – Capital Improvement Plan

Site Plan, Slope Waiver, Entrance Corridor Review – Whole Foods – Hydraulic Road

Preliminary EC & Special Permit – Reid's Supermarket – 600 Preston Avenue

Site Plan & EC – Gray Communications

Site Plan – Rock Creek PUD – 24 residential units on Rock Creek Road

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.