

Agenda

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, APRIL 8, 2008 – 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. MATTERS 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 - March 11, 2008 – Pre-meeting
3. Minutes - March 11, 2008 – Regular meeting
4. Minutes – March 18, 2008 – Work session
5. Minutes – March 25, 2008 – Work session

F. STEEP SLOPE WAIVER

1. 901 River Road – A.G. Dillard Site

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

G. JOINT PUBLIC HEARINGS

1. **ZM—07-09-23**: (Hill & Center PUD) A petition to rezone from R-2 Residential to Planned Unit Development (PUD), with proffers, the property along Hill Street and Center Avenue. The application is to allow for reduced lot size and setbacks and variation of road standards. Proffers include the donation of one lot to an affordable housing provider and extension of off site public infrastructure. These properties are further identified on City Real Property Tax Map #21 as parcels 9 and 9A and Tax Map# 22 parcel 101 having approximately 200 feet of frontage on both Hill Street and Center Avenue and containing approximately 107,158 square feet of land or 2.46 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner. [Staff Report](#)** 

2. **ZT-07-12-29:** (Zoning Ordinance) An ordinance to amend and re-ordain Article VI, §§34-540 through 34-799 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to

(a) divide the current Downtown Corridor (“DC”) into three (3) separate zoning districts known as the DC, the Water Street Corridor (“WS”) and the South Street Corridor (“SS”);

(b) reduce the by-right height in the Downtown Corridor and Water Street Corridors from 101 feet to 70 feet, allow a special use permit height of up to 101 feet with stepback requirements, increase the minimum height to 40 feet, and reduce the allowable density from 87 Dwelling Units Per Acre (“DUA”) to 43 DUA;

(c) reduce the by-right height in the South Street District from 101 feet to 45 feet, and reduce the allowable density from 87 DUA to 21 DUA;

(d) increase the stepback requirements in the Downtown Corridor from 10 feet to 25 feet and impose a 5 foot stepback on numbered streets within this district between Ridge Street and 10th Street, East;

(e) divide the West Main North Corridor (“WMN”) into two (2) separate zoning districts known as the West Main North Corridor and the Corner District (“CD”);

(f) allow a special use permit height of up to 70 feet in the WMN and CD, increase the minimum streetwall requirement from 35 feet to 40 feet, and establish a 25 foot stepback requirement on Main Street;

(g) increase the by-right height in the West Main South Corridor from 60 feet to 70 feet, increase the height allowed by special use permit from 80 feet to 101 feet with stepback requirements, reduce the required stepback on Main Street from 15 feet to 10 feet, and reduce the mixed use residential density from 64 DUA to 43 DUA;

(h) reduce the allowable density in mixed use buildings in the Downtown Extended Corridor from 87 DUA to 43 DUA, allow up to 200 DUA by special use permit, and eliminate business to residential ratio restrictions;

(i) reduce the allowable density for mixed use buildings in the Central City Corridor from 64 DUA to 43 DUA and in residential buildings from 43 DUA to 21 DUA;

(j) change building height references in the above-referenced Article from stories to linear feet. [Committee Recommendations to PC](#)  [Zoning Amendments](#) 

Continuation of Hearing from December 11, 2007. Report prepared by Jim Tolbert, NDS Director.

IV. REGULAR MEETING ITEMS (Cont.) -- 8:00 PM

H. 1801 Hydraulic Road – Road Extension Project – 8:30 PM

1. Entrance Corridor Review [Staff Report](#) 

2. Preliminary Site Plan [Staff Report](#) 

I. FUTURE AGENDA ITEMS

Tuesday April 22, 2008 -- 5:00 PM -- Planning Commission Work Session – Discussion on Planning Commission Workload

Tuesday May 13, 2008 -- 4:30 PM -- Planning Commission Agenda Review

-- 5:30 PM -- Planning Commission Regular Meeting Items

Site Plan - 10th and Grove PUD

Site Plan & Entrance Corridor- Brookwood Phase VI

Special Use Permit – 830 Monticello Avenue – Belmont Baptist Church

Special Use Permit – 1311 Wertland Avenue

Site Plan – 124 Maury Avenue – Graduate Fellows Center

Steep Slope Waiver – Davis Avenue

Density Ordinance Proposals

Noted for inclusion on Future agendas Proffer Policy

Site Plan & Entrance Corridor – Whole Foods

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.