

# Agenda

## CITY OF CHARLOTTESVILLE PLANNING COMMISSION REGULAR DOCKET TUESDAY, JUNE 10, 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 communicate with staff (4:30-5:30 P.M.)
- II. **REGULAR MEETING** -- 5:30 P.M.
- A. **COMMISSIONERS' REPORTS**
  - 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 - May 13, 2008 – Pre-meeting
    - 3. Minutes - May 13, 2008 – Regular meeting
    - 4. Minutes – May 27, 2008 – Work session
    - 5. Preliminary & Final Subdivision – Brookwood Phase V
  - F. **SITE PLANS**
    - 1. Graduate Fellows Center – 124 Maury Ave
- III. **JOINT PUBLIC HEARINGS (Beginning at 6:30 P.M.)**
- G. **JOINT PUBLIC HEARINGS**
- 1. **SP-08-05-06** - (1704 Gordon Avenue) An application for a special use permit for the property at 1704 Gordon Avenue/419 17<sup>th</sup> Street NW. This is a request to allow for increased density from 21 units per acre to 22 units per acre, for a total of 8 multi-family units. This property is further identified on City Real Property Tax Map #9 as parcel 2, having approximately 57 feet of frontage on Gordon Avenue and 100 on 17<sup>th</sup> Street NW and containing approximately 16,115 square feet of land or .36 acres. The zoning of this property is currently R-3 with Historic Overlay and general uses called for in the Land Use Plan of the Comprehensive Plan are for Multi-Family Residential. **Report prepared by Ebony Walden, Neighborhood Planner.**
  - 2. **CP-08-05-07** - Amendment to the Comprehensive Plan, Chapter 4 (Housing) to add language creating a goal to adopt as part of the City's zoning ordinance requirements for the provision of (i) on site or off-site "Affordable Dwelling Units", or (ii) a cash contribution to the city's affordable housing fund, in lieu of such units, as a condition of Council's approval of a rezoning or special use application for residential or the residential portion of mixed-use projects with a density greater than 1.0 Floor Area Ratio, exempting such projects with an density of less than 1.0 FAR, as authorized by the General Assembly of Virginia in House Bill 883, "An Act to grant authority related to affordable housing to the City of Charlottesville", approved March 4, 2008. **Report prepared by Nick Rogers, Neighborhood Planner.**
  - 3. **ZT-08-05-08** - (Government ownership and effect on nonconforming status) An ordinance to amend and re-ordain §34-81 of the Charlottesville City Code (1990) as amended (Zoning Ordinance) to make changes to Division 5, Compliance and Enforcement. Section 34-81(c) is proposed to be amended as follows: Any lot, parcel, building or structure originally established in conformity with city regulations, which is later placed in violation thereof by or on account of the ownership, purchase or condemnation of a portion thereof by the federal, state or local government shall not be considered nonconforming.

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

**H. SUBDIVISION**

1. Paton Street Phase II – Preliminary and Final Subdivision

**I. 1801 HYDRAULIC ROAD – WHOLE FOODS SITE**

1. Entrance Corridor Review
2. Preliminary Site Plan

**J. REQUEST FOR INITIATION OF ZONING TEXT AND MAP AMENDMENTS -- 10:30 pm**

The purpose of initiating these amendments is to allow formal consideration of the applications. These items will be scheduled for future public hearings if initiated

1. Telecommunications Facilities - An application to amend and re-ordain §§34-1070 through 1099 and 34-1200 of the Charlottesville City Code (1990) as amended (Zoning Ordinance) to make changes to the regulations to Telecommunications Facilities. These changes include the following: allowances for alternative and monopole towers in residential zones by special permit; allowances for attached facilities visible from an adjacent street or property in residential zones; allowances for waivers or modifications to setbacks and separation of uses for all telecommunication facilities; general housekeeping changes; additional definitions and changes to permit application requirements.
2. An ordinance to amend and reordain Section 34-273(b) of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to Individually Protected properties by creating an “overlay” zoning restriction without affecting the underlying zoning district designation. This ordinance would create minor design control districts status for the following:
  - a. The structure and property at 134 10<sup>th</sup> Street NW (Former Coca Cola Bottling Works), Tax Map 31, Parcel 156.
  - b. The structure and property at 603 Dale Avenue (Former Belmont Hall), Tax Map 35, Parcel 130.
  - c. The Patterson wing structure of the Martha Jefferson Hospital and a part of the existing parcel that extends from the Patterson Wing east to Locust Avenue and south to E. High Street at 459 Locust Avenue, Tax Map 53, Parcel 234.
  - d. The structure and property at 212 Rosser Ave (Holy Temple Church), Tax Map 3, Parcel 107.
  - e. The coal tower and part of the existing parcel delineated on an approved preliminary site plan as an approximately 70 ft. square containing the tower at 133-155 Carlton Road, Tax Map 57, Parcel 157.
  - f. The original 1937 section of the former Monticello Dairy building and other wings identified as “J,K,L,M,N,O, and P” on a 1985 drawing titled “Old Monticello Dairy Property,” and part of the existing parcel bounded by the rear wall of the designated building sections, the east wall of Section “J,” and the areas in front of the building extending to Grady Avenue on the north, and extending to 10th Street NW on the west at 946 Grady Avenue, Tax Map 31, Parcel 60.
  - g. The structure and property at 722 Preston Avenue (Coca Cola building), Tax Map 31, Parcel 38.
  - h. The structure and property at 2512 Jefferson Park Avenue (Fry’s Spring Beach Club), Tax Map 19, Parcel 34.
  - i. The structure and property at 2115 Jefferson Park Avenue (Fry’s Spring Service Station), Tax Map 17, Parcel 88
  - j. The structure and property at 1015 Preston Avenue (Zion Union Baptist Church), Tax Map 3, Parcel 118
  - k. The structures and property at 245-365 Route 250 Bypass (McIntire Park), Tax Map 45, Parcel 1
  - l. The Wachovia bank building (Former National Bank and Trust) at 901 Emmet St. and part of the existing parcel designated, by the lease of the existing tenant, Portion of Tax Map 1, Parcel 1 .

An ordinance to amend and reordain the Zoning District Map incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, by adding minor Architectural Design Control Districts for the following:

- a. The property at 134 10<sup>th</sup> Street NW, further identified on City Real Property Tax Map #31 as parcel 156 having 150 feet of frontage on 10<sup>th</sup> Street NW and containing approximately 20,560 square feet of land or 0.472 acres. The general uses called for in the Land Use Plan of the

Comprehensive Plan are for Multi Family Residential. The current underlying zoning, which will remain, is B-3.

- b. The property at 603 Dale Ave, further identified on City Real Property Tax Map #35 as parcel 130 having 50 feet of frontage on Dale Ave and containing approximately 6,229 square feet of land or 0.143 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial Use. The current underlying zoning, which will remain, is Industrial Corridor.
- c. A portion of the parcel at 459 Locust Avenue, further identified on City Real Property Tax Map #53 as parcel 234 having 325 feet of frontage on Locust Avenue and containing approximately 353,402 square feet of land or 8.113 acres. The Patterson Wing of Martha Jefferson Hospital, and the part of the existing parcel that extends from the Patterson Wing east to Locust Avenue and south to E. High Street are the only structure and portion of the parcel under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Office Use. The current underlying zoning, which will remain, is Downtown North Corridor and B-1 with Special Use Permit.
- d. The property at 212 Rosser Avenue, further identified on City Real Property Tax Map #3 as parcel 107 having 40 feet of frontage on Rosser Avenue and containing approximately 4007 square feet of land or 0.092 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential. The current underlying zoning, which will remain, is R-1SU.
- e. A portion of the parcel at 133-155 Carlton Road, further identified on City Real Property Tax Map #57 as parcel 157 having approximately 900 feet of frontage on Carlton Avenue and containing approximately 464,175 square feet of land or 10.656 acres. The coal tower and part of the existing parcel delineated on an approved preliminary site plan as an approximately 70 ft. square containing the tower are the only structure and portion of the property under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial Use. The current underlying zoning, which will remain, is Downtown Extended Corridor.
- f. A portion of the parcel at 946 Grady Avenue, further identified on City Real Property Tax Map #31 as parcel 60 having 450 feet of frontage on Grady Avenue and containing approximately 172,192 square feet of land or 3.953 acres. The original 1937 section of the former Monticello Dairy building and other wings identified as “J,K,L,M,N,O, and P” on a 1985 drawing titled “Old Monticello Dairy Property,” and part of the existing parcel, bounded by the rear wall of the designated building sections, the east wall of Section “J,” and the areas in front of the building extending to Grady Avenue on the north, and extending to 10th Street NW on the west are the only structure and portion of the parcel under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. The current underlying zoning, which will remain, is Central City Corridor.
- g. The property at 722 Preston Avenue, further identified on City Real Property Tax Map #31 as parcel 38 having approximately 175 feet of frontage on Preston Avenue and containing approximately 41,643 square feet of land or 0.956 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. The current underlying zoning, which will remain, is Central City Corridor.
- h. The property at 2512 Jefferson Park Avenue, further identified on City Real Property Tax Map #19 as parcel 34 having approximately 500 feet of frontage on Jefferson Park Avenue and containing approximately 420,790 square feet of land or 9.66 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Parks and Open Space. The current underlying zoning, which will remain, is R-1S.
- i. The property at 2115 Jefferson Park Avenue, further identified on City Real Property Tax Map #17 as parcel 88 having approximately 90 feet of frontage on Jefferson Park Avenue and containing approximately 13,242 square feet of land or 0.304 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multi Family Residential. The current underlying zoning, which will remain, is R-3.
- j. The property at 1015 Preston Avenue, further identified on City Real Property Tax Map #3 as parcel 118 having approximately 280 feet of frontage on Preston Avenue and containing approximately 67,953 square feet of land or 1.56 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multifamily Residential. The current underlying zoning, which will remain, is University High Density.

- k. The property at 245-365 Route 250 Bypass, further identified on City Real Property Tax Map #45 as parcel 1 having approximately 5500 feet of frontage on the Route 250 Bypass and containing approximately 144.965 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Parks and Open Space. The current underlying zoning, which will remain, is R-1 with Public Park Protection Overlay.
  - l. A portion of the parcel at 901 Emmett Street further identified on City Real Property Tax Map #1 as parcel 1 having approximately 2200 feet of frontage on Emmett Street and containing approximately 964,026 square feet of land or 22.131 acres. The Wachovia bank building (Former National Bank and Trust) and part of the existing parcel designated by the lease of the existing tenant are the only structure and portion of the property under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. The current underlying zoning, which will remain, is Urban Corridor.
3. Urban Corridor District Additions - An ordinance to amend and re-ordain Section 34-756 through 34-775 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for additional regulations to development sites within the Urban Corridor District.
  4. Health Clinics in Highway Corridor - An ordinance to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to allow for Health Clinics up to 10,000sf by right and over 10,000 square feet by special use permit in the Highway Corridor Zoning District.
  5. Affordable Housing - An ordinance to amend and re-ordain Section 34-12 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to ability to adopt provisions for requiring affordable housing in rezonings and special use permit applications.

**K. PRELIMINARY DISCUSSION**

1. 1600 Monticello Avenue

**L. FUTURE AGENDA ITEMS**

- |                        |    |         |    |  |
|------------------------|----|---------|----|--|
| Tuesday June 24, 2008  | -- | 5:00 PM | -- | Planning Commission Work Session – TBD                   |
| Wednesday July 9, 2008 | -- | 4:30 PM | -- | Planning Commission Agenda Review                        |
|                        | -- | 5:30 PM | -- | Planning Commission Regular Meeting Items                |
|                        |    |         |    | Zoning Text Amend. – Affordable Dwelling Units           |
|                        |    |         |    | Special Use Permit- 100, 102, 104 Oakhurst Circle,       |
|                        |    |         |    | 999 -1000 Grove Street, 110 East Main St., 910-916 Grove |
|                        |    |         |    | Street & 909-911 King Street                             |
|                        |    |         |    | Brookwood Phase VI – Site Plan and Entrance Corridor     |
|                        |    |         |    | Rezoning: 2115 Jefferson Park Ave                        |
|                        |    |         |    | Site Plan: 10 <sup>th</sup> & Grove PUD                  |
|                        |    |         |    | Historic Property Individual Designation                 |
|                        |    |         |    | Hill & Center PUD  |
|                        |    |         |    | Proffer Policy   |
|                        |    |         |    | Density Ordinance Proposals                              |

Noted for inclusion on Future agendas

**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.**