

Agenda
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION REGULAR DOCKET
TUESDAY, JANUARY 13, 2009 – 5:30 P.M.
CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room) Commissioners gather to 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. ANNUAL PLANNING AWARDS – Additional Nominations and Selections

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA CONSENT AGENDA* (Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Site Plan and Subdivision approval list
2. Minutes – October 14, 2008 – Regular Meeting
3. Minutes - November 11, 2008 – Regular meeting
4. Minutes - December 9, 2008 – Pre-meeting
5. Minutes - December 9, 2008 – Regular meeting

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

F. JOINT PUBLIC HEARINGS

1. ZM-08-11-40: (Longwood Drive PUD) A petition to rezone from R-2 Residential to Planned Unit Development (PUD), with proffers, property on Longwood Drive. The application is to allow for the development of town homes and single family dwellings. These properties are further identified on City Real Property Tax Map #20 as parcels 263 through 272 and Tax Map# 21A parcels 130, 131, 132, 132.1,144, 144.1, 145 and 146 having approximately 1485 feet of frontage on Longwood Drive and containing approximately 199,504.8 square feet of land or 4.58 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.**

Longwood Drive Staff Report_

2. ZT-08-10-37 – (Conservation Districts) - An ordinance to amend and re- ordain Article II Overlay Districts and 34-1200 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to add Division 2A - Historic Conservation Overlay Districts, and amending Article X Definitions, by amending the definition of “contributing structure” to reference its usage in Division 2A. (Continued from November 11, 2008 meeting.) **Prepared by Mary**

Joy Scala, Historic and Preservation Planner. ZTA Memo Conservation Districts

3. ZT-08-09-35 - Definition of Bed and Breakfast –An ordinance to create Section 34-935 and amend and re- ordain Sections 34-420, 34-480, 34-796 and 34-1200 of the Code of The City of Charlottesville, 1990, as amended (Zoning Ordinance), to create regulations for the establishment of a Bed and Breakfast and revise the definition of Bed and Breakfast to include three definitions which outline the number of allowable guest rooms: B&B (3-8 Rooms), Homestay (1-2 Rooms), and Inn (9-15 rooms) and to address occupancy of the property owner/resident manager. The zoning use matrixes will include the three types of Bed and Breakfasts. The Homestay would be allowed in all

zones by right, the B&B would be allowed in multifamily and commercial zones by right and in low density residential areas by special permit and the Inn would be allowed in commercial zones by-right and in R-2 and multifamily districts by special use permit. **Prepared by Ebony Walden, Neighborhood Planner. B & B Text Amendment Staff Report**

B & B Proposed Ordinance Change

4. ZT-08-07-28 -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), adopting requirements for the provision of on-site or off-site “Affordable Dwelling Units” or a cash contribution to the city’s affordable housing fund, in lieu of such units, as a condition of approval of a rezoning or special use application for residential or the residential portion of mixed use projects with a density equal to or greater than 1.0 FAR, or an equivalent density based on units per acre. **Prepared**

by Nick Rogers, Neighborhood Planner. Affordable Housing Zoning Text Amendment

IV. REGULAR MEETING ITEMS (Cont.) -- 10:00 P.M.

G. FUTURE AGENDA ITEMS

Tuesday, January 27, 2008 -- 5:00 PM – Planning Commission Priorities
Tuesday, February 10, 2008 -- 4:30 PM -- Planning Commission Agenda Review
-- 5:30 PM -- Planning Commission Regular Meeting Items
 Subdivision - Midland
 Site Plan – 10th and Grove PUD
 ZTA – Housekeeping amendments, Zoning Map
 Upgrade

Noted for inclusion on Future agendas Subdivision- 1801 Hydraulic Road, Hartman’s
 Mill Road
 Sidewalk Waiver – Hartman’s Mill Road
 Site Plan - 17th and Gordon Avenue
 Steep Slope Waiver - Coleman Street

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.