

Agenda  
**PLANNING COMMISSION REGULAR DOCKET**  
**TUESDAY, JULY 14, 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. UNIVERSITY REPORT**

**C. CHAIR'S REPORT**

**E. DEPARTMENT OF NDS/STAFF REPORTS**

**F. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

**G. 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 – April 14, 2009 – Regular meeting

3. Minutes - May 12, 2009 – Regular meeting

4. Minutes - June 9, 2009 – Pre-meeting

5. Minutes - June 9, 2009 – Regular meeting

6. Minutes – June 23, 2009 – Work Session


7. Request for initiation of zoning text and map amendments - 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:


a. Yard Sale Regulations **[STAFF REPORT]** 

**H. Site Plan** – Oakhurst Circle **[STAFF REPORT]** 

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

**I. JOINT PUBLIC HEARINGS**

**1. SP-09-06-11** – (101 & 103 South First Street) An application for a special use permit for the property at 101 and 103 South First Street. This is a request to allow a dance hall within the Downtown Corridor. This property is further identified on City Real Property Tax Map #28 as parcel 19 having approximately 227 feet of frontage on South First Street and containing approximately 18,382 square feet of land or 0.4220 acres. The zoning of this property is currently Downtown Corridor with Historic Overlay and general uses called for in the Land Use Plan of the Comprehensive Plan are for Mixed Use. **Report prepared by Brian Haluska, Neighborhood Planner.** **[STAFF REPORT]** 

**2. SP-09-06-12** – (900 & 902 Harris Street) An application for a special use permit for the property at 900 and 902 Harris Street. This is a request to allow for outdoor storage/open storage yard within the Industrial Corridor. This property is further identified on City Real Property Tax Map #34 as parcels 6 and 7 having approximately 93 feet of frontage on Harris Street and containing approximately 25,003 square feet of land or 0.574 acres. The zoning of this property is currently Industrial Corridor and general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial. **Report prepared by Nick Rogers, Neighborhood Planner.** **[STAFF REPORT]** 

**3. ZT-09-06-13** - An ordinance to amend and reordain Section 34-971 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to off street parking by dividing the current Parking Exempt Area into three categories: (1) the Urban Core Parking Zone; (2) the Corner Parking Zone; and (3) the Parking Modified Zone and enacting requirements for the provision of parking for new construction and additions in those zones. In addition, all properties that are partially included in the current Parking Exempt Area shall be completely subject to the replacement regulations.

**ZM-09-06-14** - 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 replacing the current Parking Exempt Area with three separate parking zones: (1) the Urban Core Parking Zone (areas between Market Street, Water Street, Ridge/McIntire and Avon/9<sup>th</sup> Streets); (2) the Corner Parking Zone (area in the current Parking Exempt Area west of 13<sup>th</sup> Street); and (3) the Parking Modified Zone, encompassing all remaining areas of the current Parking Exempt Area. [\[MEMO\]](#) [\[AMENDMENT\]](#) [Map](#)

**IV. REGULAR MEETING ITEMS (Cont.)** -- 9:30 P.M.

**J. Preliminary Discussion**

1. Abundant Life Ministries Property (991 5th Street SW & 834 Prospect Ave)

**K. FUTURE AGENDA ITEMS**

Tuesday, July 28, 2009 -- 5:00 PM – Land Use Plan Follow-up

Tuesday, August 11, 2009 -- 4:30 PM -- Planning Commission Agenda Review  
-- 5:30 PM -- Planning Commission Regular Meeting Items  
ZTA – Yard Sale Signs & Front Yard Parking  
PUD and Slope Waiver – Corner of Cherry  
Avenue & Ridge Street

Noted for inclusion on Future agendas Subdivision- Hartman’s Mill Road  
Sidewalk Waiver – Hartman’s Mill Road  
Rezoning & Steep Slope Waiver - Coleman St.  
Major Subdivision – 1801 Hydraulic Road  
Slope Waiver – Willoughby Place

**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.**