

Agenda

PLANNING COMMISSION REGULAR DOCKET MONDAY, APRIL 12, 2010 – 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' REPORT





B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN & CENSUS UPDATES

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

F. 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 - March 9, 2010 – Regular meeting
3. Minutes - March 9, 2010 – Pre meeting
4. Minutes – March 23, 2010 – Work session
5. 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. Residential Zoning Matrix [Initiation Memo](#) 
 - b. Street wall Adjustments [Initiation Request](#)  [Initiation Memo](#)  [West Main Section](#) 


G. Entrance Corridor Review Board


1. ERB Recommendation for PetCo Special Use Permit [ERB Memo](#) 

III. JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)

H. JOINT PUBLIC HEARINGS

1. **SP-10-02-03** - (1615 Emmett Street) An application for a special use permit for the property at 1615 Emmett Street. This request is for a veterinary and grooming business in the Highway Corridor. This property is further identified on Tax Map 40C, Parcel 1 having 48 feet of frontage Emmett Street and containing approximately 147,973 square feet of land or 3.397 acres. The property is zoned Highway Corridor with Entrance Corridor Overlay and the Land Use Plan generally calls for Commercial. **Report prepared by Nick Rogers, Neighborhood Planner.**
[Staff Report](#)  [Proposed layout](#) 
2. **ZM-10-02-04** – (Timberlake Place PUD) A petition to rezone from R-1S with Historic Overlay and R-1S Residential to Planned Unit Development (PUD) with Historic Overlay, the properties located at 1512 East Market Street, and Tax Map 56 Parcel 109. The application is to allow for a residential cluster development (approximately 9 dwelling units per acre) with the intent of providing affordable housing for seniors. Proffers include design review by the Board of Architectural Review for the entire development, affordable housing and resident age restrictions, the use of universal design standards, establishment of a conservation area, and

buildings designed to meet “Earthcraft” certification standards. This property is further identified on City Real Property Tax Map #56 as parcels 40.4 and 109 having approximately 155 feet of frontage on East Market Street and containing approximately 136,490 square feet of land (3.13 acres) . The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential and Industrial. Report prepared by Brian Haluska, Neighborhood Planner . [Staff Report](#) 



3. **ZT-10-03-05** - (Site Plan and Special Permit Validity) An ordinance to amend and reordain Section 34-164 and 34-822 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to revise the validity period(s) for approved special use permits, outline procedures for special permit extensions, outline provisions to revoke a special permit, and provide timeframe requirements for the submission and processing of site plans. **Report prepared by Ebony Walden, Neighborhood Planner** [Staff Report](#) 

IV. REGULAR MEETING ITEMS (Cont.) -- 9:00 P.M.

I. Entrance Corridor

1. 1600 Monticello Avenue [Staff Report](#)  [Steep Slope Waiver](#) 
[Entrance Corridor Report](#) 

J. Work Plan

1. Zoning Matrix Workshop [March Update Memo for Res. Matrix](#) 
[Proposed Residential Matrix 2010](#) 

K. FUTURE AGENDA ITEMS

Tuesday, April 27, 2010 -- 5:00 PM --Planning Commission Work Session – Planning Commission Work Plan

Tuesday, May 11, 2010 -- 4:30 PM -- Planning Commission Agenda Review

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

ZTA – Restaurants and Neighborhood Commercial Corridor, Residential Zoning Matrix

Azalea Park Master Plan

Rezoning - Abundant Life Ministries - 991 5th St SW & 834 Prospect Ave

Noted for inclusion on Future agendas - Slope Waiver – Willoughby Place

Site Plan – Longwood Drive PUD

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.