

Agenda

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, MAY 11, 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' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

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 - April 12, 2010 – Regular meeting

3. Minutes - April 12, 2010 – Pre meeting

4. Minutes – April 27, 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. Driveway Regulations

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

G. JOINT PUBLIC HEARINGS

1. ZT-10-01-01 - (Restaurants and Neighborhood Commercial Corridor) An ordinance to amend and reordain Sections 34-181, 34-420, 34-480, 34-699, 34-701, 34-796, 34-1174 and 34-1200 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, as follows:

o Section 34-181 - Provisional Use Permits – Remove reference to “Dance Hall” and add reference to “Music Hall.”

o Section 34-699 - Buffer Regulations – increase the buffer requirement adjacent to residential properties.

o Section 34-701 – Additional Regulations – remove language which restricts residential uses on the ground floor of a building.

o Section 34-420, 34-480, 34-769 Use Matrixes– to include restaurants and music halls as allowable uses in various use categories, to remove “Restaurant - Dance Hall/all night” and replace with “Restaurant- all night” in various use categories, and to delete “Surface Parking Lot” as a by right use in the Neighborhood Commercial Corridor.

o Section 34-1174 Restaurants/Music Hall and all night restaurants – Rename this section to “Music halls and all night restaurants”, conform text to new definitions, and amend the hours that security is required on site.

o Section 34-1200 Definitions – Remove definition for “Restaurant/Music Hall,” create definition for “Music Hall” and revise definition of “Restaurant” and “Restaurant-all night”

2. SP-10-03-06 – (850 Estes Street) An application for a special use permit for the property at 850 Estes Street. This request is for increased density from 21 dwelling units per acre (15 units) to 25 dwelling units per acre (18 units) to construct 18 townhome units. The property is further identified on City Real Property Tax Map 30 Parcels 55, 59-62 having frontage on Estes Street. The site is zoned (CH) Cherry Avenue Corridor and is approximately 0.719 acres or 31,320 square feet. The Land Use Plan generally calls for Single Family. **Report prepared by Ebony Walden, Neighborhood Planner. Pulled from Agenda**

3. ZT-10-03-07 - (Residential Zoning Matrix) - An ordinance to amend and reordain Section 34-420 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to comprehensively revise allowable uses in the residential zoning use matrix and changing a zoning district category title. Categories for revision include: Accessory apartment, internal; Accessory apartment, external; Adult assisted living, 1-3 residents; Adult assisted living, 4+ residents; Adult day care; Bed-and-breakfast, B&B; Criminal justice facility; Home occupation; Occupancy, residential: 3 unrelated persons; Occupancy, residential: 4 unrelated persons; Residential treatment facility: 1-8 residents; Clubs, private; Daycare facility; Educational facilities (non-residential), elementary; Educational facilities (non-residential), high schools; Laundromats; Libraries; Municipal/governmental offices, buildings, courts; Property management; Utility lines; Other retail stores (non-specified): Up to 3,000 SF GFA. Also, changing zoning classification category from “R-1SU/R1US” to “R-1US.” **Report prepared by Nick Rogers, Neighborhood Planner.**

[Staff Report](#) [Residential matrix](#)

4. ZT-10-03-08 – (Street wall Adjustments for West Main Street) An ordinance to amend and reordain Section 34-618 and 34-638 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to reduce the minimum streetwall height in the West Main North (WMN) and West Main South (WMS) zones. **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Report](#)

5. ZM-09-09-20 – (834 Prospect Avenue) A petition to rezone the property located at 834 Prospect Avenue from R-2 Residential to McIntire–5th Residential (MR). Proffers include limiting building height to 35 feet, limitation of uses on a portion of the site to those allowed by right in R-2 and “House of Worship” including ancillary functions and surface parking, enhanced landscape buffering next to adjacent properties, a pedestrian access connection through the site from Prospect Avenue to 5th Street, and perpetual entrance corridor review for rezoned portions of 834 Prospect Avenue. This property is further identified on City Real Property Tax Map #25 as parcel 5 having approximately 61 feet of frontage on Prospect Avenue and containing approximately 60,548 square feet of land or 1.39 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](#)

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

H. Azalea Park Master Plan Presentation (15 minutes)

I. Work Plan

1. Critical Slopes Discussion (Purpose and Intent) [Steep Slope Memo](#)

J. FUTURE AGENDA ITEMS

Tuesday, May 25, 2010 -- 5:00 PM --Planning Commission Work Session –
CRHA Redevelopment Presentation, Planning Commission Work Plan

Tuesday, June 8, 2010 -- 4:30 PM -- Planning Commission Agenda Review
-- 5:30 PM -- Planning Commission Regular Meeting Items

SUP – 1147 Rose Hill Drive (technology
business), 1111 Wellford St (family day home)
Conservation Initiation – Martha Jefferson Neighborhood
Site Plan – Longwood Drive PUD

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

Site Plan – Belmont Cottages PUD site plan amendment
Special Permit (Amendment) – Battle Building

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.