

Agenda

**PLANNING COMMISSION REGULAR DOCKET**

**TUESDAY, AUGUST 10, 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 - May 11, 2010 – Regular meeting

3. Minutes – May 25, 2010 – Work session

4. Minutes - July 13, 2010– Regular meeting

5. Minutes - July 13, 2010 – Pre meeting

6. Minutes – July 27, 2010 – 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. Administrative and Definition Clarifications for Conservation Districts

b. Development bonding requirements


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

**G. JOINT PUBLIC HEARINGS**

**1. ZM-10-05-13** – (Jefferson School) A petition to rezone the property located at 233 4<sup>th</sup> Street NW from B-1 Business District to B-2 Business District. Proffers include agreeing to not use the property for certain by-right uses including: automobile-related uses and hotels of up to 100 guest rooms. This property is further identified on City Real Property Tax Map #32 as parcel 89 having approximately 507 feet of frontage on 4<sup>th</sup> Street NW and containing approximately 161,607 square feet of land (3.71 acres). The general uses called for in the Land Use Plan of the Comprehensive Plan are for Public/Semi-Public. **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Report](#) 

**2. ZT-10-06-17** – (Commercial Zoning Matrix) - An ordinance to amend and reordain Section 34-216 & 34-480 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to rename the R-1U(S)/R-1(S)U zoning district to the R-1SU zoning district and to comprehensively revise allowable uses in the commercial zoning use matrix. Categories in the commercial matrix for revision include: Adult day care; Residential treatment facility; Clubs, private; Artistic Educational Facilities, Funeral homes (without crematory), Helipads, Museums, Other retail stores(non-specified). **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Memo](#)



 [Proposed Changes](#) 

3. **ZT-10-06-18** – (State Legislative Code updates) An ordinance to amend and reordain Section 34-27, 34-420, 34-480, 34-796, 34-1194 and 34-1200 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to include a provision which allows City Council to independently prepare an amendment to the Comprehensive Plan for review; to revise the definition of “occupancy, residential” to include adult assisted living; to include in each zoning matrix “adult assisted living – 1-8 residents” and “temporary family health care structure” and to add a definition of and regulations (under temporary use permits) for “temporary family health care structure.” **Report prepared by Missy Creasy, Planning Manager.** [Staff Report](#) 

4. **CP-10-06-19:** Amendment to the Comprehensive Plan, Chapter Five, Land Use and Urban Design to designate Urban Development Areas using a narrative, a map and appropriate goals and objectives. These are areas defined by Virginia Code section §15.2-2223.1 as appropriate for higher density development due to proximity to services and availability for redevelopment and/or infill development. **Report prepared by Jim Tolbert, NDS Director.**

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

##### H. Longwood Drive PUD

- a. Critical Slopes [Staff Report](#) 
- b. Site Plan [Staff Report](#) 

##### **I. FUTURE AGENDA ITEMS**

Tuesday, August 24, 2010 -- 5:00 PM --Planning Commission Work Session – PC work plan – Critical Slopes Tour

Tuesday, September 14, 2010 -- 4:30 PM -- Planning Commission Agenda Review

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

ZTA – Mixed Use Corridor regulations pertaining to first floor commercial, Driveways, Conservation District clarifications

Special Permit – 850 Estes Street

ZTA & ZMA – Martha Jefferson Conservation District

Preliminary Discussion – Johnson Village Phase

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

*Entrance Corridor – Belmont Cottages PUD*

*ZTA – Critical Slopes, Townhomes*

*Sidewalk Priorities*

**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.**