

Agenda

**PLANNING COMMISSION REGULAR DOCKET**

**TUESDAY, February 8, 2011 – 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 - December 14, 2010 – Regular meeting

3. Minutes - January 11, 2011 – Regular meeting

4. Minutes - January 11, 2011 – Pre meeting



5. Minutes - January 25, 2011 – Work Session

6. Zoning Text Change Initiation – Non-zoned Properties and Proposed Additional Entrance Corridors

Staff Memo 

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

**G. JOINT PUBLIC HEARINGS**






1. **ZM-10-11-29** (William Taylor Plaza) A petition to amend the Planned Unit Development (PUD) zoning for the properties located at the corner of Cherry Avenue and Ridge Street. The approved PUD currently allows for the establishment of a 100,000 square foot mixed use building. Proposed amendments include (1) modifications to the building site location, (2) increasing the maximum square footage from 100,000 sf to 120,000 sf, (3) increasing the maximum number of residential units from 50 to 80 units, (4) reducing the minimum commercial square footage from 20% to 10% of building, and (5) modifying residential unit types to eliminate studios and allow three bedrooms. Original proffers include use of green building practices and low impact development principles during construction, increased sidewalk widths, transit improvements, traffic improvements, additional open space, parking, and landscape provisions, additional bike storage facilities, affordable housing donations, and residential density and commercial square footage restrictions. Changes to the original proffers include (a) seeking Earthcraft House Certification or LEED Certification (b) providing affordable housing on site and/or a monetary contribution, and (c) allowing removal of dead, diseased or dangerous trees. This property is identified on City Real Property Tax Map #29 as parcels 145, 146, 147, 149, 150, 151, 157 having approximately 350 feet of frontage on Cherry Avenue and 320 feet on Ridge Street and containing approximately 125,300 square feet of land or 2.875 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal includes a residential cluster development with dedicated open space containing a density of 27.5 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Multi-Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.** Staff Report  Attachments 

2. **ZT-10-12-31** - An ordinance to amend and reordain Section 34-273(b) of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to Individually Protected properties by creating an “overlay” zoning restriction without affecting the underlying zoning district designation. This ordinance would create minor design control district status for the following: The structure and property at 233 4<sup>th</sup> Street NW (Jefferson School), Tax Map 32, Parcel 89.

**ZM-10-12-32** - 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 adding minor Architectural Design Control District for the following:

The property located at 233 4<sup>th</sup> Street NW, 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. The current underlying zoning, which will remain, is B-2 Business district with proffers. **Report prepared by Mary Joy Scala, Preservation and Design Planner.**

[Staff Report](#) 

3. **Charlottesville Sidewalk Priorities** - Consideration of a proposed prioritization plan to construct new sidewalks over a five year period in areas lacking interconnectivity city-wide. This plan would replace the current sidewalk priority list. **Report presented by Jim Tolbert, Director.**  
[Sidewalk Memo](#)  [Presentation of Priorities](#) 
4. **SP-10-12-33** - (207 14th Street NW) An application to amend the special use permit for the property at 207 14th Street NW. The current special permit allows for a 31 room hotel in the B-1 Commercial District with Historic Preservation Overlay district with side yard setbacks of 10’ on the north and 7’ to the south and 3 parking spaces on site. The amendment would increase the number of hotel rooms to 40. This property is further identified on Tax Map 9, Parcels 70.1-70.21 having frontage on 14th and 15th streets and containing approximately 10,900 square feet of land or 0.25 acres. The property is zoned B-1 with Historic District Overlay and the Land Use Plan generally calls for Office. **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Report](#)  [Applicant Narrative](#) 
5. **Entrance Corridor Guidelines Revision** - Consideration of proposed changes to the Entrance Corridor Design Guidelines as required by Section 34-308(b) of the City Code. Proposed changes include the inclusion of current comprehensive plan language, procedural clarifications and updates to various principles and guidelines including streetscapes, sites and buildings. **Report prepared by Mary Joy Scala, Preservation and Design Planner.**  
[Staff Report](#) 

#### **IV. REGULAR MEETING ITEMS (Cont.) -- 8:30 P.M.**

##### **H. Critical Slope Waiver**

###### **1. 901 River Road Deferred**

##### **I. YMCA**

1. Landscape Waiver [Staff Report](#)  [Landscape Alternative](#) 

##### **K. FUTURE MEETING SCHEDULE**

Date and Time	Type	Items
Tuesday February 22, 2011 – 5:00 PM	Work Session	
Tuesday, March 8, 2011 – 4:30 PM	Pre-Meeting	
Tuesday, March 8, 2011 – 5:30 PM	Regular Meeting	<ul style="list-style-type: none"> <li>• Critical Slope Ordinance Public Hearing</li> <li>• UVA Report</li> <li>• Planning Awards</li> <li>• Blighted Property – Montrose Avenue</li> <li>• Entrance Corridor sign appeal</li> <li>• Johnson Village PUD Entrance Corridor and Site Plan</li> <li>• SUP-1417 Emmet Street</li> </ul>

**Anticipated Items on Future Agendas**

- Slope Waiver – Willoughby Place
- Entrance Corridor – Belmont Cottages PUD
- Zoning Text Amendments – Townhomes
- Site Plan Amendment – Paton Street PUD
- Site Plan – Timberlake 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.**