

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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July 18, 2016

TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday July 26, 2016 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Water Street Corridor Code Discussion **DEFERRED!**
2. Small Area Tour – Emmet Street

cc: City Council
Maurice Jones
Mike Murphy
Alexander Ikefuna
Planners
Kathy McHugh, Tierra Howard
Craig Brown, Lisa Robertson

City of Charlottesville
Department of Neighborhood Development Services
Memorandum



To: City of Charlottesville Planning Commission
From: Brian Haluska, AICP
Date of Memo: June 17, 2016

RE: Small Area Plan Tours

Summary

At the Planning Commission's January 26th Work Session, staff was directed by the Commission to set up tours of three areas in the City that have been designated for small area plans in the 2013 Comprehensive Plan. The three areas selected by the Commission were:

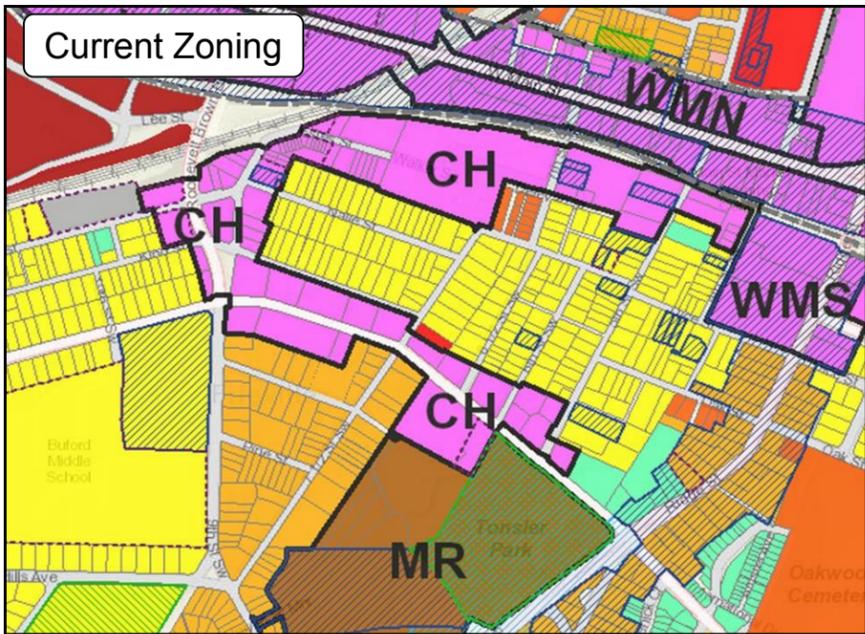
- The Woolen Mills Planning Area
- Emmett Street north of the 29/250 interchange
- The Cherry Avenue/Roosevelt Brown Boulevard commercial corridor

In addition, staff was directed to craft a fact sheet for each of the three areas chosen by the Commission so that the Commission would have some common data sources to evaluate when touring the three areas. The "fact sheets" are attached to this memo and contain the current zoning map, the future land use map, a map showing the date of the last property transfer of a select group of parcels within the small area, and the bicycle/pedestrian master plan map. Also included on the sheet are some key zoning regulations to consider, and the intent of the primary zoning classification.

Emmett Street/Hydraulic Road Walking Tour

The final area the Commission will tour is the Emmett Street/Hydraulic Road area. Staff intends to provide transportation from City Hall to the K-Mart parking lot. Once the Commission observes the intersection of Hydraulic Road and Emmett Street, the group will choose between walking down Emmett Street to Holiday Drive, or down Hydraulic Road to Brandywine Drive before returning to the parking lot.

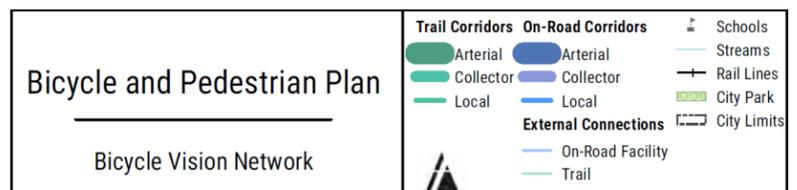
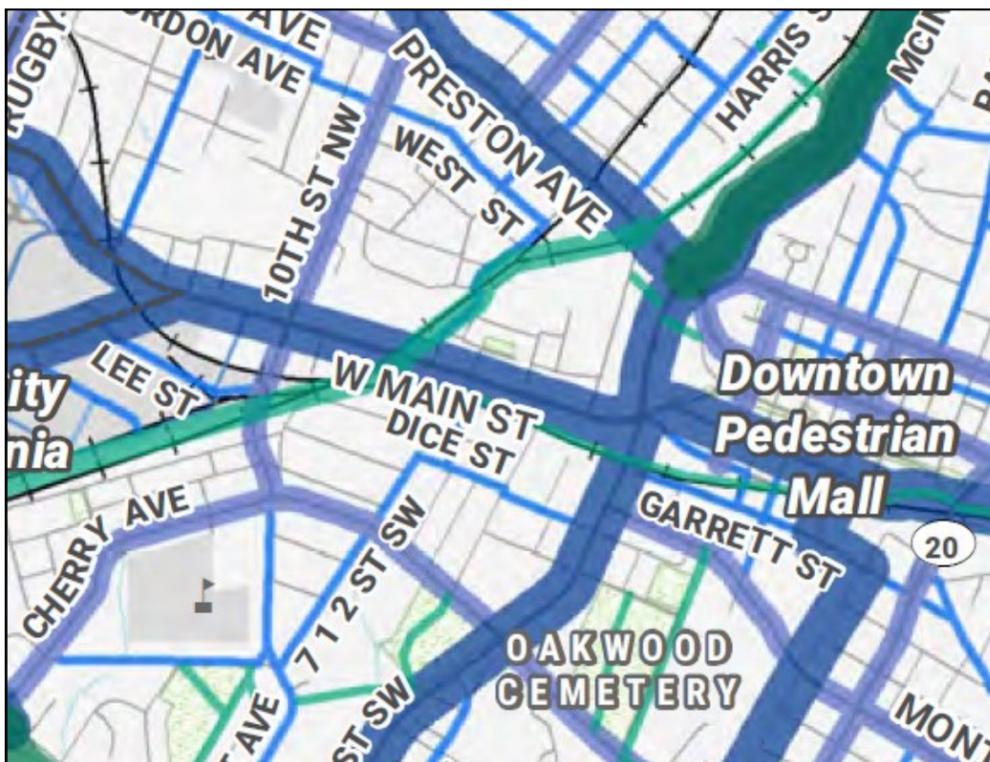
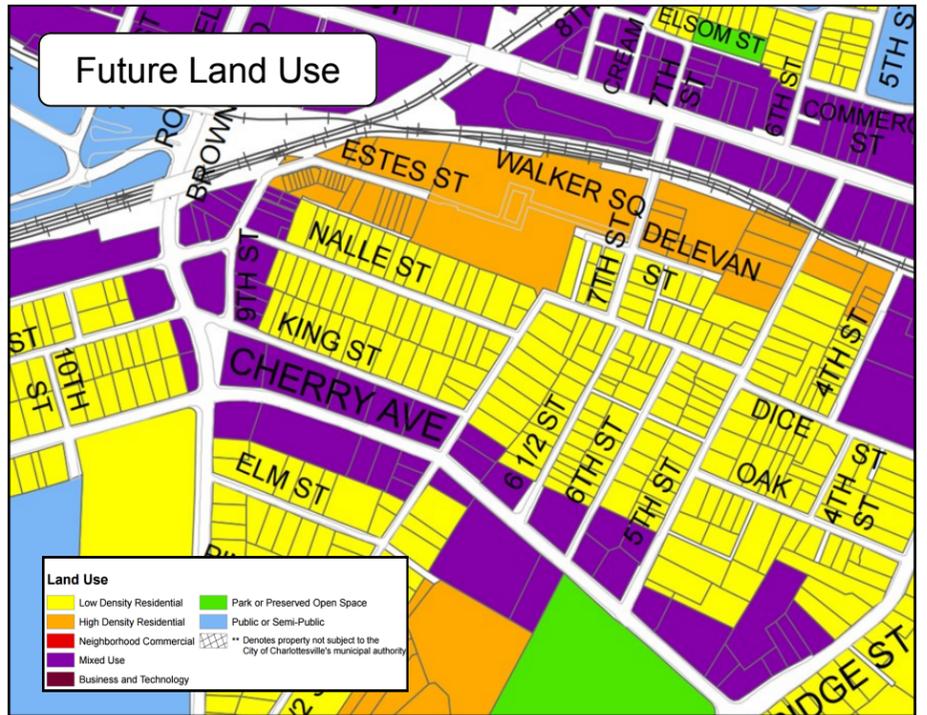
Roosevelt Brown Boulevard



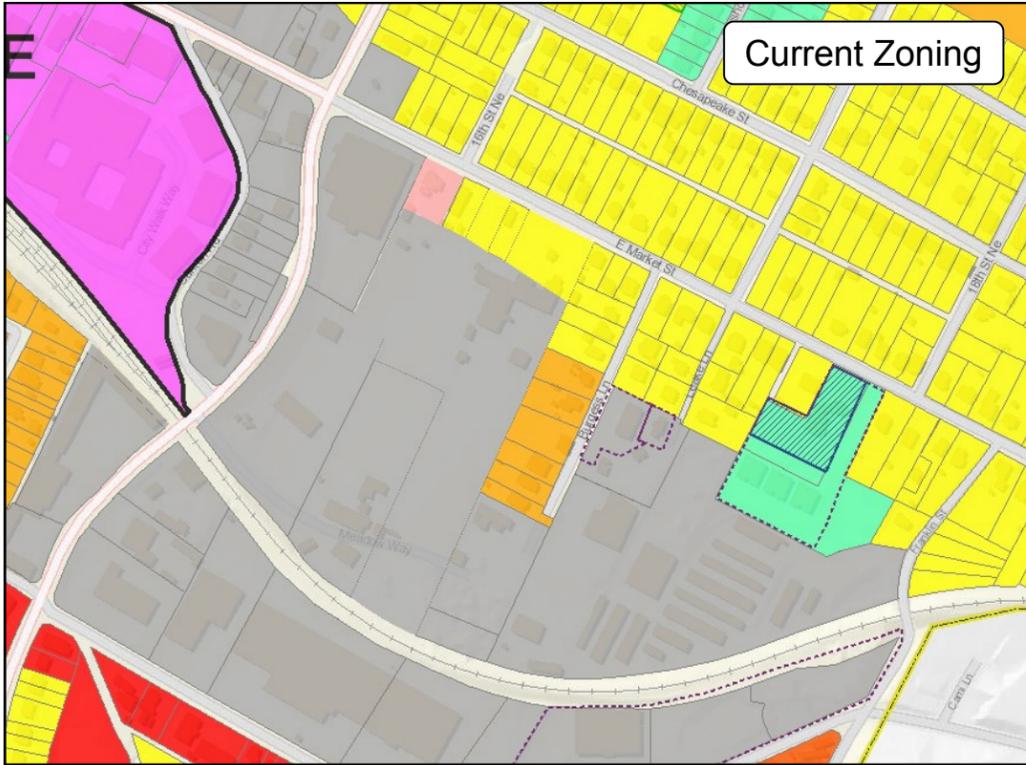
Cherry Avenue Corridor Regulations of Note:

- Minimum Height—35 feet
- Maximum Height—50 feet
- Minimum FAR of 0.5

“A district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance.”



Woolen Mills



Manufacturing-Industrial Regulations of Note:

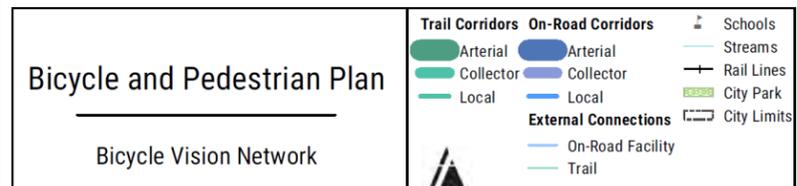
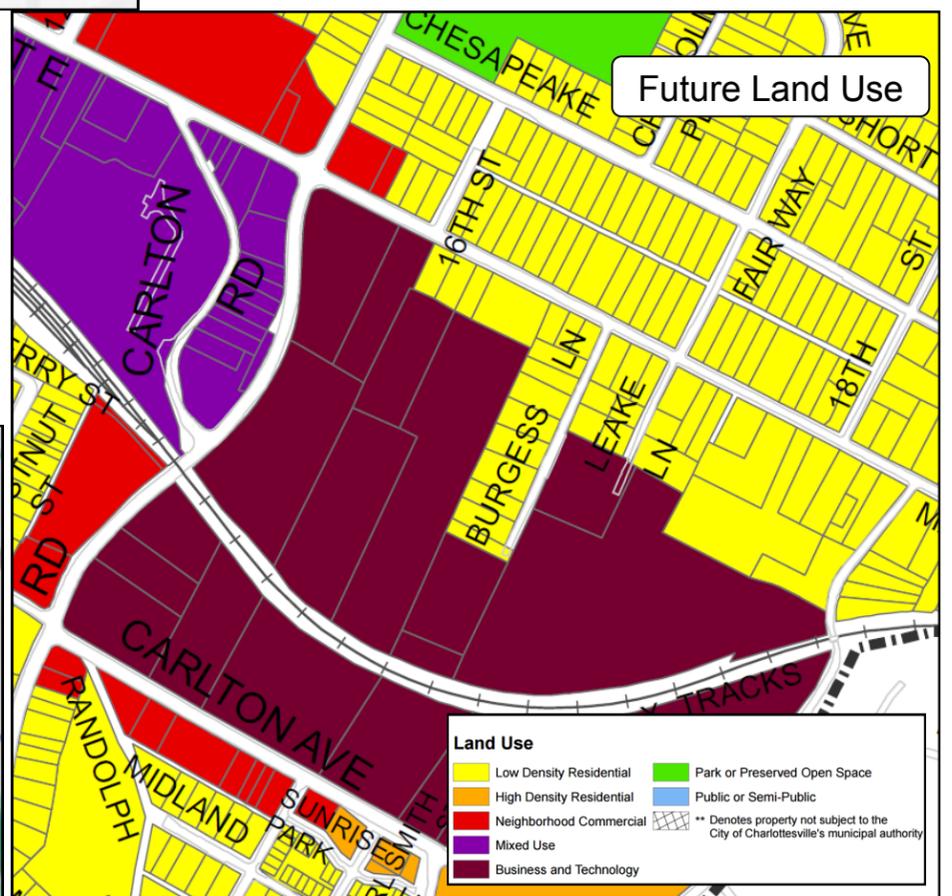
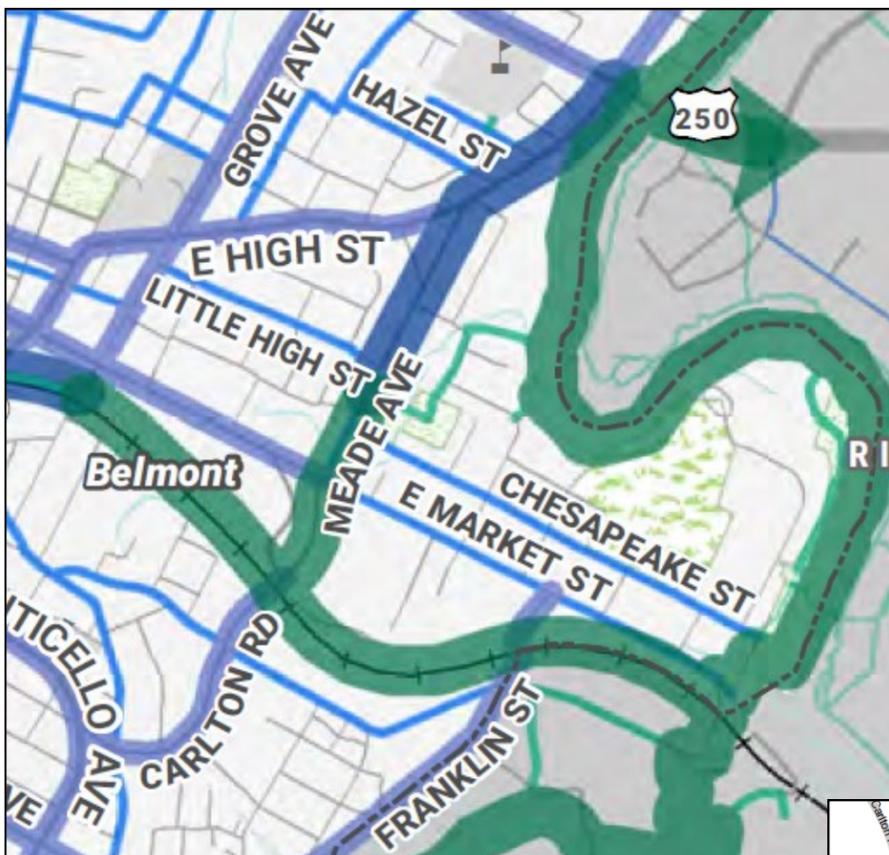
Maximum Height— 85 feet

Required Front Yard—20 feet

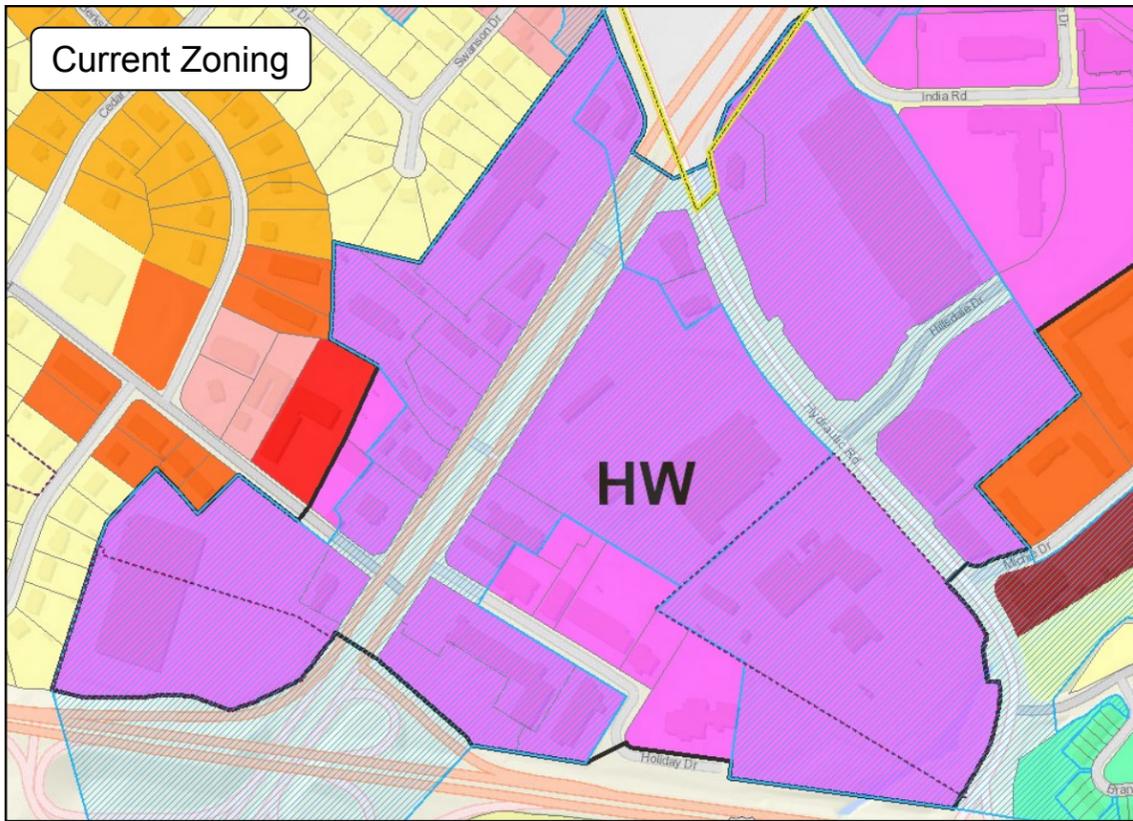
Required Side Yard (adjacent to residential zone or use) - 1 foot/2 feet in building height, 10 feet minimum

Required Rear Yard (adjacent to residential zone or use) - 20 feet

“The M-I district is established to allow areas for light industrial uses that have a minimum of environmental pollution in the form of traffic, noise, odors, smoke and fumes, fire and explosion hazard, glare and heat and vibration.”



Emmet Street



Highway Corridor
Regulations of Note:
 Maximum Height— 80 feet
 Primary frontage setback— 5 feet minimum, 30 feet maximum

“The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs.”

