

Preliminary Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 9, 2020 at 5:30 P.M. Virtual Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.

Location: (Electronic/Virtual)

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (Electronic/Virtual)

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

i. CvillePlansTogether Update

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. Minutes – February 12, 2020 – Pre- meeting and Regular meeting
2. Minutes – February 26, 2020 –Work Session
3. Minutes – March 10, 2020 – Pre- meeting and Regular meeting
4. Site Plan – 1617 Emmet Street

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1. ZM20-00001 - Flint Hill PUD – Landowners Belmont Station, LLC have submitted an application seeking a rezoning of approximately ten (10) acres of land, including multiple lots identified within City tax records as Tax Map and Parcel 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of 200196000 (collectively, “Subject Property”). The Subject Property has frontage on two unimproved platted streets (Flint Drive and Keene Court) and is accessible by stub-outs on Longwood Drive and Moseley Drive. The application proposes to change the zoning district classification of the Subject Property from R-1S (low density Residential Small Lot) to PUD (Planned Unit Development) subject to certain proffered development conditions (“Proffers”) and an approved PUD Development Plan. The Proffers include: (1) the density shall not exceed a maximum of sixty (60) residential units; (2) 15% of the residential units constructed on the site shall be Affordable Dwelling Units (ADUs) accessible to residents between 25% and 60% of the area median income with affordability provisions guaranteed through 30+ year deed restrictions. The rezoning would create a PUD referred to as “Flint Hill PUD” containing up to sixty (60) residential units divided between townhomes and multifamily buildings at an approximate density of 6 dwelling units per acre (DUA), with open space in the amount of about 5.1 acres. The Comprehensive Land Use Map for this area calls for Low Density Residential (15 DUA or less). The PUD Development Plan promises a development with the following unique characteristics and amenities: approximately thirty-four to forty-four (34-44) townhome style units, units off Flint Drive shall be rear loading, approximately sixteen to twenty (16-20) condominium style units distributed between two (2) multifamily buildings at the southern end of Keene Court, nature trails, and a central teardrop road with on street parking. The Subject Property’s current R-1S zoning does not allow townhouse or multifamily developments. The PUD Development Plan proposes construction of new streets to serve the constructed townhouses and multifamily units, and would require City Council to approve a vacation of the platted locations of Flint Drive and Keene Court. Review of the proposed vacation of streets for consistency with the Comprehensive Plan will be conducted as part of the public hearing process. The PUD Development Plan calls for disturbance of land within Critical Slopes area; this application also presents a request for a Critical Slopes Waiver per City Code Sec. 34-516(c). Information pertaining to this application may be viewed online at

www.charlottesville.gov/agenda. Persons interested in this Rezoning may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.org).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

1. Entrance Corridor – 1617 Emmet Street
2. Preliminary Discussion – Arlington Boulevard

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, July 14, 2020 – 5:00 PM*	Pre-Meeting	
Tuesday, July 14, 2020 – 5:30 PM*	Regular Meeting	Rezoning - ZM19-00004 – 909 Landonia Circle Site Plan – 167 Chancellor
*if authorized		

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements, Accessory Dwelling Unit, Middle Density zoning and Affordable Dwelling Unit

Site Plan and Entrance Corridor – Chick-fil-A Barracks Rd

Entrance Corridor – Preston Turn Lane Project, Gallery Court Hotel

Comp Plan Amendment – Small Area Plan – Starr Hill, Cherry Avenue

Special Use Permit - Seminole Square (internal parcel – drive through)

Site Plan – 612 West Main Street, Kappa Kappa Gamma (503 Rugby Rd), Chi Psi Fraternity (167 Chancellor St)

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.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

During the local state of emergency related to the Coronavirus (COVID19), City Hall and City Council Chambers are closed to the public and meetings are being conducted virtually via a Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.