

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, April 12, 2022 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**

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)

No items

G. Entrance Corridor Review - Recommendation on SUP for 2005 and 2007 Jefferson Park Avenue and 104 Observatory Avenue (discussion to occur with SP22-00001)

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. Community Development Block Grant (CDBG) and HOME Funding**—4th Year Action Plan, FY 22-23: The Planning Commission and City Council are considering projects to be undertaken in the 4th Year Action Plan of the multi-year Consolidated Plan utilizing CDBG & HOME funds for the City of Charlottesville. In Fiscal Year 22-23 it is expected that the City of Charlottesville will receive about \$433,471 in Community Development Block Grant funds and about \$84,576.88 in HOME funds from the Department of Housing and Urban Development HUD. CDBG fund`s will be used in the City to address neighborhood improvements in the Ridge Street neighborhood, economic development activities, housing activities, and public service projects that benefit low and moderate income citizens. HOME funds will be used to support the housing needs of low and moderate-income citizens through homeowner rehabilitation. **Report prepared by Erin Atak, Grants Coordinator**
- 2. SP22-00001 – 2005 and 2007 Jefferson Park Avenue and 104 Observatory Avenue** – Aspen Topco II Acquisitions, LLC (Contract Purchaser/Applicant) and Mitchell Matthews Architects (Applicant’s Representative) have submitted an application seeking approval of a Special Use Permit (SUP) for the following properties: Tax Map and Parcels (TMP) 170104000, 170103100, and 170103000 (owners, Norman Lamson, Trustee of the Gadiant Land Trust Agreement) (Subject Properties). Pursuant to City Code Sec. 34-420, 34-353(3), and 34-162(a) an application has been submitted requesting increased density from a By-Right 21 Dwelling Units per Acre (DUA) to 70 DUA, increased height from a By-Right 45 feet to 75 feet, reduction of rear yard setback from a required 75 feet to 36 feet, and a reduction of the onsite parking by 22% from the requirements stated in Sec. 34-984. The applicant is proposing a multifamily building with 119 units and underground parking. The Subject Properties are approximately 1.71 acres with road frontage on Jefferson Park Avenue, Observatory Avenue, and Washington Avenue and falls within the City Entrance Corridor. The properties are zoned R-3 Medium Density Residential. The Comprehensive Land Use Map for this area calls for Urban Mixed Use Corridor which

recommends higher intensity mixed use developments up to 5 stories in height, up to 8 stories in height at key intersections and affordable units depending on zoning allowances. Information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit application may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

(items below will be included in part 2 of the packet)

3. **SP22-00002 - 209 Maury Avenue** – FMC Investments, LLC (Owner) has submitted a Special Use Permit (SUP) Application for the following properties: Tax Map and Parcels (TMP) 170018002, 170018000, 170018001, 170018600, 170018500, and 170018400 (Subject Properties). Pursuant to City Code Sec. 34-420 and 34-162(a) an application has been submitted requesting increased density from a by-right 21 Dwelling Units per Acre (DUA) to 43 DUA, modifications to yard requirements to match the layout proffered in ZM19-00002 and approved by City Council on December 2, 2019, and reduction to required onsite parking to ½ the spaces required under Sec. 34-984. The applicant is proposing to modify a site plan currently under review to allow more residential units without altering the footprint or layout of the development under review. The Subject Properties are approximately 1.60 acres with road frontage on Maury Avenue and Stadium Road. The properties are zoned R-3 Medium Density Residential. The Comprehensive Land Use Map for this area calls for Higher-Intensity Residential which recommends multi-family developments up to 5 stories in height, 13 plus units per lot, and affordable units depending on zoning allowances. Information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit applications may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

4. **SP22-00003 - 207 14th Street NW** -William Chapman (Contract Purchaser/Applicant) is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-158, to authorize a specific land use (Hotel) at 207 14th Street NW (“Subject Property”) having frontage on 14th Street NW and 15th Street NW. The Subject Property is further identified on City Real Property Tax Map 9 as Parcel 701 (City Real Estate Parcel ID 090070100). The property is currently developed with a 21-unit multi-family residential building. The Subject Property is zoned Business (B-1). The applicant proposes to redevelop the existing residential building into a 19-unit hotel with one residential apartment (4 dwelling units per acre). In the B-1 Business zoning district, hotel uses with 100 or fewer rooms are allowed with an approved Special Use Permit, while multi-family residential units are allowed by-right with residential density up to 21 dwelling units per acre (DUA). The Future Land Use Map for this area calls for Higher Intensity Residential, and no density range is specified by the Comprehensive Plan. Information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in this Special Use Permit may contact NDS Planner Dannan O’Connell by e-mail (connelld@charlottesville.gov) or by telephone (434-970-3182)

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

V. FUTURE MEETING SCHEDULE/ADJOURN

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| Tuesday May 10, 2022 – 5:00 PM | Pre-Meeting | |
| Tuesday May 10, 2022 – 5:30 PM | Regular Meeting | <u>Minutes</u> - July 13, 2021, August 10, 2021, August 31, 2021, September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 <u>Special Use Permit</u> – 923 Harris |

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| | Comprehensive Plan Amendment – Manufactured Housing |
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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 , 12th and Rosser/CH Brown Historic Conservation District (six properties)

Rezoning and SUP – 0 Carlton Road

Rezoning – 415 10th Street NW, Mount View PUD

Preliminary Site Plan - 218 West Market Street

Site Plan –Flint Hill PUD, 1223 Harris

Critical Slope Waiver – Azalea Springs

Special Use Permit – Fire Station on 250 Bypass, 1000 Monticello

Future Entrance Corridor

- 916 E High Street - Comprehensive Sign Plan Request (*Sentara*)
- 2005 JPA – New apartment building, requires SUP (Mitchell Matthews Architects)
- 1815 JPA - New apartment building (Wassenaar+Winkler Architects)
- 1150 5th Street SW – new convenience store and gas canopy (*Wawa*, Riverbend)
- 1801 Hydraulic Road – revised Comp Sign Plan, revised design review (*Hillsdale Place*, Riverbend)

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.