

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, September 12, 2023 at 5:30 P.M. Hybrid Meeting

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

Beginning: 5:00 p.m.

Location: (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

1. Closed Meeting

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and Electronic/Virtual)

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

- i. Report of the Nominating Committee
- ii. Officer Elections

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)

1. Minutes – March 8, 2022 – Regular Meeting
2. Minutes – June 13, 2023 – Regular Meeting

G. Entrance Corridor Review

1. SUP Recommendation - 1709 Jefferson Park Avenue

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. SP23-00005 – 1709 Jefferson Park Avenue** – Mitchell Matthews and Associates, LTD (“Applicant”), on behalf of Neighborhood Investments, LLC, is requesting a Special Use Permit (SUP) pursuant to Section 34-420, Section 34-353(b)(3), and Section 34-162 of the Code of the City of Charlottesville (“Code”) for the following property (“Property”):

Parcel Number: 160010100

1709 Jefferson Park Avenue

Charlottesville, VA, 22903

The purpose of this SUP is for increased density, additional height, modifying yard requirements, and modifying onsite parking requirements. The applicant is proposing to redevelop the Property and replace the existing (8) unit multifamily apartment building with a (27) unit multifamily apartment building. As part of the redevelopment plan the applicant is requesting an increase in density from 21 dwelling units per acre (DUA) to 87 DUA per Section 34-420; increase the allowable height from 45 feet to 70 feet per Section 34-53(b)(3); modify front yard requirements from the average calculations under Section 34-353(b)(1) to a set 18 feet along Jefferson Park

Avenue and 25 feet along Montebello Circle per Section 34-162; modify the side yard requirements of 17.5 feet under Section 34-353(a) to 5 feet per Section 34-162; reduce the minimum distance between the facade of the multifamily building and the boundary of any low-density residential district from 75 feet to 58 feet under Section 34-353(b)(4), per Section 34-162; modify the yard screening requirement from 25 feet width of S-3 screening along all of the Montebello Circle frontage to 17 feet of S-3 screening for 60% of the frontage along Montebello Circle under Section 34-353(b)(4), per Section 34-162; and reduction of on-site parking from 38 spaces under 34-986 to 22 spaces per Section 34-162. In addition to the SUP, the applicant is also requesting approval of a Critical Slope Waiver (application P23-0049).

The Property is approximately 0.32 acres with road frontage on Jefferson Parke Avenue and Montebello Circle. The Comprehensive Land Use Map designates this area in the Mixed Use Corridor. The Property is zoned Residential Multifamily (R-3) with an Entrance Corridor Overlay. This application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or a copy is on file in the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

2. Resolution – 0 East High Street “findings” with written reasons in accordance with Code of Virginia, § 15.2-2232(B)
3. Discussion - Zoning Ordinance Update

V. FUTURE MEETING SCHEDULE/ADJOURN

Thursday September 14, 2023 – 4:00PM		Zoning Ordinance Public Hearing
Tuesday October 10, 2023 – 5:00 PM	Pre-Meeting	
Tuesday October 10, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> Zoning Ordinance Update <u>Rezoning, SUP, Critical Slope Waiver - 108 Lankford Avenue</u>

Anticipated Items on Future Agendas

Rezoning and SUP – 0 Carlton Road, 108 Lankford Avenue

Site Plan – Flint Hill PUD, 240 Stribling Ave, 1613 Grove Street Extended, MACAA – Park Street

Subdivision – Belmont Condominium

Rezoning/PUD – 2117 Ivy Road, VERVE (JPA/Stadium Road), 630 Cabell

Preliminary Site Plan – 0 East High Street

Critical Slopes Waiver – 108 Lankford Avenue

Preliminary Discussion – Dairy Central Phase 3

Future Entrance Corridor

- 1801 Hydraulic Road – revised Comp Sign Plan, (*Hillsdale Place*, Riverbend)
- Review of 2117 Ivy Road for compatibility with Entrance Corridor prior to Rezoning request.

CIP Work Session – November 28, 2023 and CIP Hearing – December 12, 2023

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.

Planning Commission premeeting and regular meetings are held in person and by 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.