

Agenda

PLANNING COMMISSION REGULAR TUESDAY, September 10, 2024 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)

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. Annual Meeting

1. Election of Officers

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 – December 13, 2022 – Regular Meeting

2. Minutes – July 9, 2024 – Regular Meeting

3. Site Plan – VERVE PUD – Stadium Road and JPA

4. Site Plan & Subdivision - Azalea Springs

III. PLANNING COMMISSION PUBLIC HEARING

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

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

PL-24-0061 – 240 Stribling PUD Proffer Amendment – Southern Development on behalf of the landowner, Belmont Station, LLC, has submitted an application pursuant to City Code 34-41 and 34-66(d) (adopted September 15, 2003 as amended) to amend the approved Proffer Statement (approved by City Council on April 18, 2022) for the 240 Stribling Avenue Planned Unit Development (PUD) (Tax Map and Parcel (TMP) 18A025000). The request is to amend the proffer statement to allow a portion of the required affordable dwelling units be built within the Flint Hill PUD (project number P20-0107) development which is currently under construction. The proposed amendment would also lower the required affordability to 50% Area Medium Income, (AMI) from the current 60% AMI for a minimum of two (2) of the required affordable dwelling units. If this request is approved, up to eight (8) of the required twenty-six (26) affordable dwelling units at 240 Stribling Avenue could be built within the Flint Hill PUD development. The remaining eighteen (18) required affordable units would still be built within the 240 Stribling Avenue development. If approved, at least 10.5% of the new units at 240 Stribling will still be affordable dwelling units. The Comprehensive Land Use Map for this area calls for Medium Intensity Residential and the Subject Property is zoned R-C (Residential C) but is regulated by the PUD Development Plan approved by City Council. Information pertaining to this application may be viewed

online at <https://www.charlottesville.gov/1077/Agendas-Minutes> (available online at least five days prior to the Public Hearing) or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Rezoning may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

IV. COMMISSION'S ACTION ITEMS

Beginning: following the hearings

Continuing: until all public hearings and action items are completed

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

1. Special Exception Request – 113 West Main Street
2. Electronic Meeting Participation Policy

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday September 24, 2024 – 5:00PM	Work Session	Development Code Discussion
Tuesday October 8, 2024 – 5:00 PM	Pre-Meeting	
Tuesday October 8, 2024 – 5:30 PM	Regular Meeting	<u>Minutes</u> <u>Site Plan</u> – Seminole/Hillsdale <u>Subdivision</u> – Seminole/Hillsdale

Anticipated Items on Future Agendas

Site Plan – 240 Stribling Ave, 1613 Grove Street Extended, MACAA – Park Street, 2117 Ivy Road

Special Exception - Friendship Court Phase 3

Capital Improvement Program – Work session – November 26, 2024, Hearing - December 10, 2024

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.