

Agenda

PLANNING COMMISSION REGULAR DOCKET

TUESDAY, April 10, 2018 at 5:30 P.M.
CITY COUNCIL CHAMBERS

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

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

Members Present: Chairman Lisa Green, Commissioners John Santoski, Genevieve Keller, Jody Lahendro, and Taneaia Dowell

Members Absent: Corey Clayborne

Chair Green called the meeting to order at 5:00pm and Ms. Creasy provided an overview of the agenda.

Commissioner Keller asked if a work session could be held to discuss the draft comp plan chapters prior to John and Kurt rotating off the Commission. It was determined that this discussion would be included on the April 24th work session. Chapter champions would be asked to attend as well as the new Commissioners starting in June.

Chair Green asked if there was any desire to remove any items from the consent agenda. It was noted not at this time.

Ms. Creasy provided an explanation of the actions needed for the Comprehensive Plan amendment request. Commissioner Solla-Yates asked about the public process to determine Scenario one. Commissioner Keesecker, who was a member of the committee, provided background information.

Questions were asked concerning the public hearing on Nassau Street including a request for information on the status of the County application.

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

Members Present: Chairman Lisa Green, Commissioners Genevieve Keller, Jody Lahendro, Kurt Keesecker, John Santoski and Taneaia Dowell

Members Absent: Corey Clayborne

A. COMMISSIONERS' REPORTS

Commissioner Lahendro: reported he attended the Tree Commission on April 3, 2018 and the following items were discussed:

- Glad to see CIP funding requests recommended by P&R for tree preservation and planting are being presented to Council, without changes, following staff review.
- P&R is currently testing a data visualization software package. The Data Manager presented a map demo of city trees using five measures created by the Tree Commission's Data Committee. Starting with base information from the last tree canopy survey, and imputing GIS data on tree changes, demo can show type, number, and provide the location of new and lost trees. It can also track EAB sightings and treatments, and identify opportunities for new tree planting. P&R is exploring other uses for software to track all department assets such as benches, trash cans, playground equipment, etc.
- The Tree Commission Planting Committee is pursuing an initiative to encourage residents in Belmont to plant trees. Belmont has some of the sparsest tree coverage in the city. TC and CATS made a presentation to Belmont-Carlton neighborhood association last night to obtain its endorsement and collaboration in this effort.
- This year's Arbor Day celebration will be held on Friday, 4/27, at 10a.m. at Venable Elementary school. The gathering will be held at large southern red oak in front of school. Kids will have their own celebration at 8am that morning.

Commissioner Keller: reported she attended the Community Engagement Subcommittee of the PLACE Design Task Force which has met twice since forming in early March. Our near term goal is to facilitate the creation of the

Community Engagement Chapter of the Comprehensive Plan. Due to the holistic nature of Community Participation, we propose that this Chapter be the Introductory Chapter of the Comprehensive Plan to serve as a framework to guide the following chapters. Community Participation should also be fully integrated into the Introduction and Community Value sections of the Comprehensive Plan. The subcommittee would like the following questions used at the community meetings:

- Describe a memorable community engagement experience (preferably in the City of Charlottesville). Where does it fit in this spectrum?
- What are your thoughts and feelings about the current state of community engagement in Charlottesville?
- What is your vision for the future of Charlottesville's community engagement? What would you like to see happen?

We think the May Comp Plan meetings should be followed by a large public meeting devoted entirely to this chapter. We would like to help plan this meeting. We envision it to be based on the comments collected during table discussions.

Commissioner Dowell: no report

Commissioner Solla-Yates: no report

Commissioner Santoski: no report

Commissioner Keesecker: reported he attended the Hydraulic Small Area Plan Advisory Committee which met on March 22nd and was able to reach consensus on a recommendation for the intersection conceptual design. We'll learn more about the land use and transportation plans in the presentation later on our agenda tonight, so I will hold on any further description until that item is before us. I've enjoyed being a member of the committee and will be happy to answer any questions I can as we consider and discuss this important effort.

- B. UNIVERSITY REPORT.** Brian Hogg: reported that the University Advisory Board is very pleased that City Council approved the Brandon Avenue project and are moving forward with that now. We have started the project for the second building on that property which will be a new student health and wellness center and that will be at the southern end of Brandon Avenue just adjacent to the dormitory that is under construction now. We hope that will finish a year after the dormitory does.
- C. CHAIR'S REPORT:** Lisa Green reported the CTAC meeting that she was supposed to have attended was snowed out which is rescheduled for tomorrow evening April 12th at the Water Street Center from 7:00 – 8:30. Upcoming committee assignments are coming forth and she has a couple of commissioners to speak with.
- D. DEPARTMENT OF NDS:** Missy Creasy said in addition to some new committee assignments we are working towards a new vice chair and some changes coming up in June. We have our work session on April 24th which the agenda will include UVA coming to present on the Ivy Corridor Study. The commission will be working to prep for the May community meetings and planning to look at the current chapter drafts and have discussion and dialogue prior to the May sessions. We will be inviting our new colleagues in June and hopefully having some good discussion prior to the May workshops. We have four workshops happening in May and they are open to the public at a variety of times and places to get feedback on both the draft chapters of the Comprehensive Plan as well as the draft land use map that the Planning Commission has been working on for quite a while. All of the information is on line and it has also been in the media. Our first meeting is on May 1st at 6:00 at Buford School. We have lost our other member of the GIS team, Zack Lofton who will be moving to Austin Texas, so we are recruiting for his position now. We going to be a little bit low on the mapping of things, but have everything for the May work sessions set and we are ready to go.
- E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA:** none
- F. CONSENT AGENDA**
(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – February 27, 2018 - Work Session
2. Minutes – March 28, 2018 - Work Session
3. Subdivision - Paynes Mill
4. Site Plan - William Taylor Plaza Phase II

Commissioner Keesecker motioned to approve the Consent Agenda, seconded by Commissioner Lahendro, motion passes 7-0.

Planning Commission recessed for 10 minutes for 6 pm Public Hearings
Planning Commission returned at 6:02

Council Gaveled into their meeting by Vice-Chair Heather Hill

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. Hogwaller Farm

ZM-18-00001 – (918 Nassau Street) (Hogwaller Farm Development) – Justin Shimp (Shimp Engineering) on behalf of Charles Hurt and Shirley Fisher (owners) has submitted a rezoning petition for Tax Map 61 Parcels 79.17, 79.18, & 79.19, 918 Nassau Street, and a portion of Tax Map 61 Parcel 79 (Subject Properties). The rezoning petition proposes a change in zoning from the existing R-2 Two-family Residential to HW Highway Corridor with proffered development conditions. The proffered conditions include limiting height to 35' max and removing some uses from the HW Corridor use matrix. Uses prohibited on the Subject Properties include, but are not limited to auto, medical, office, and large scale retail. The Subject Properties are further identified on City Real Property Tax Map 61 Parcels 79, 79.17, 79.18, 79.19, & 79.201. The Subject Properties is approximately 0.8 acres. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre.

Commissioner Keesecker: asked were you able to get any clarification on the mechanics of fill in a floodplain as shown on the site plan.

Mr. Alfele: said he did, and I did forward the inquiry on to Tony Edwards and Marty Silman but did not hear back from them. In previous conversations that is typically handled at final site plan and would be handled to follow all state and local regulations.

Commissioner Lahendro: asked if there are design controls for R2 district and would there be if it is rezoned to Highway?

Mr. Alfele said correct, this is not an entrance corridor or an architectural control district.

Chair Green: said throughout the staff report there were some concerns about the Streets That Work and the access to the County property having to go through the city and the traffic concerns; if there is that much of a concern for our Streets That Work, then why is part of our recommended conditions suggesting bike ped facilities. She said if we are concerned about cars then why are we not concerned about our bike/pedestrians.

Mr. Alfele: said the concern was what kind of equipment would be entering the farm and if we are talking about large semis, is it better to have a separate entrance instead of sharing that with the residents of the apartments, pedestrian, and bike traffic. That was the concern of not knowing as to when you say farm, what kind of equipment you could have coming and going and sharing the same entrance.

Chair Green: asked is there any access at all to that county property that doesn't go through this property?

Mr. Alfele: said not that he is aware of.

Chair Green: asked what is the zoning of the county property?

Mr. Alfele: said the county is zoned light industrial and the applicant is seeking a re-zoning to rural areas and he understands that in talking to his counterpart in the county that will be going for a public hearing next month.

Chair Green: said when this was reviewed, if this did not get approved by the county from light industrial to rural area, what is then the use of the greenhouse and farm structure on city property.

Mr. Alfele: those would be by right uses under the highway zoning if it was re-zoned.

Commissioner Keller: asked for a definition to what a farm store would be.

Mr. Alfele: a farm store falls under retail under the 4,000 square feet but there is no definition for farm store.

Commissioner Keller: asked because if it were to be rezoned, there would be wide latitude for what could be offered for sale under that category.

Commissioner Keller: said in the staff report says there are still some uses that still could produce some unknown outcomes and she is unclear to what those uses might be, and would like for you to elaborate on that.

Mr. Alfele: said the uses being proffered out, which is attachment C, there are still quite a few uses that are left in the use matrix they could do and staff's concern was they were trying to proffer out to get the development they wanted, this urban farm, but they did leave these urban uses that fall outside the spectrum that could be utilized and there are some examples in the report.

Mr. Alfele: said Urban Farm housing, working, and farming is a different different model that we have not seen in the city.

Commissioner Keller: asked why would staff find an urban farm one that could greatly benefit this area of the city.

Chair Green: asked what is the definition of urban farm?

Mr. Alfele: said the city does not have a definition of an urban farm, but a combination of housing, working, farming, all within in that one area would be a very unique different model than we've seen in the city. It could be a definite advantage to the city.

Commissioner Keller: asked does the Commonwealth of Virginia definition of farm and farming activities as they apply to municipalities such as Charlottesville. She said she read in media about various events and activities associated with bonifide farm uses in the county and wonder if we are subject to that same legislation in the city. If something calls itself a farm and but it is in the highway corridor zoning district would it be considered a farm or not.

Ms. Robertson, City Attorney, said our zoning ordinance doesn't permit agricultural uses per-say not the same way as the county does. We have somethings that are similar, but our zoning ordinance does not provide for agricultural use and is not a permitted use, it is a prohibited use.

Mr. Alfele: said what the applicant has put together is a development which includes portion outside of the city which would be the farming component. In the city they are just asking for a rezoning to highway corridor for the density. The highway corridor has a zero density.

Commissioner Lahendro: asked would staff analysis and recommendation change if it knew that the county portion of the development was refused for re-zoning.

Mr. Alfele: said he didn't think so because that component of the actual farming, you could still have those components of a green- house, farm store or a retail store and the density and the county portion would stay industrial and doesn't get developed or gets developed something not connected to this later on.

Commissioner Keller: so this could be any kind of a store, it could be an outlet store, a country store model that served a number of food items but still under the store category as many of the country stores do, but really a barbeque place or a sandwich shop but the Health department doesn't consider them a restaurant.

Mr. Alfele: said yes as long as the component stays under the 1000 square feet.

Ms. Creasy said that is the request that we received from the applicant and this is not something you can do today in that area which is why the applications is coming forward. She said we will have some good dialogue as we continue through the discussion.

Commissioner Keller: said she is also concerned about Rives Park wonder why there wouldn't be considered to have an impact.

Mr. Alfele: said you are looking at 30 units so it would be a minimal impact on the park. He did talk with Chris Gensic over in Parks and Recreation on this. The Bike and Trail master plan goes into the County on the back of this parcel, again not in the City, but does touch the county portion and goes around the south

Commissioner Santoski: said this has been zoned R2 for the last 60 years and the development along Nassau Street; why would we want to go to highway designation when this has long been basically R2 area.

Mr. Alfele: said this is something the Planning Commission should look at tonight, there are some very clear guidelines in your

rezoning application that say no, but there is possibility that it could add to other areas of the Comp Plan.

Commissioner Santoski: said since there is a long history of that area being R2 that might trump whatever else goes on since there are a lot of unknowns to what is going to happen with the County and their rezoning to go down that path. Do we go first and the County follow us or we say no; and the County decide what they want to do. It can always come back to us.

Mr. Alfele: said the County is concerned with Moore's Creek how farming could affect that.

Councilor Gavin: is there anywhere in the Comprehensive Plan that advocates for commercial farming within the city limits and is it designated anywhere in the future land use map.

Mr. Alfele: No, definitely the future land use map doesn't have any indication for agricultural uses and nothing in the Comprehensive Plan (that he can think of) speaks to that directly. It is being proposed; however, that is a good point that the applicant can speak to because one of the things that staff was concerned about was when you say farming that is a whole range of activities.

Councilor Galvin: said she is assuming that this is commercial farming because there is an establishment for retail, to sell what is produced on this farm.

Councilor Gavin: said when it is for sale it is a commercial enterprise and she doesn't know if there has ever been commercial farming in Charlottesville in our current comprehensive zoning.

Presentation: Justin Shimp

Justin Shimp said the idea of an urban farm fits the historical character of Hogwaller and contemporary culture, particularly the farm-to-table restaurant scene and organic, down-to-earth lifestyles. He stated a lot of people of the millennial generation are interested in that kind of lifestyle, which I think is good. Not everybody should be out working the rat race. You need to take some time and play with dirt. He said yes it is hard to make a living that way, and it's become a little bit easier because the restaurants are looking to source local produce and there's a market for it, however it may or may not work, but the vision would be you could live here and have your own plot of land and make a supplemental income growing vegetables in this little hub of local produce.

The development of about a dozen affordable housing units farther up Nassau Street is expected to begin later this year, according to plans by the Thomas Jefferson Community Land Trust and Habitat of Humanity of Greater Charlottesville. He stated he still needs the city and county to agree to the zoning changes and for the city to OK a special-use permit. On the Albemarle side, he will have trouble with county regulations regarding stream buffers. In the county rezoning application, he proposes a 35-foot stream buffer along Moores Creek. Current stream buffer requirements in the county's ordinance exempt activities such as agriculture, silviculture and horticulture from the stream buffer requirements.

Mr. Shimp: said people were concerned about the traffic: this is not semis, this a couple of boxed trucks a week in and out because it is a scale of produce.

Commissioner Solla-Yates: said he did not see any affordable unit proffers for this request but he does see discussion of one unit and another unit.

Mr. Shimp: said our units are quite small so we don't triple our FAR. He has another SUP that is on hold that we are working on some right of way issues. We thought we would agree to do off site there but at a rate of 2-1 so we would provide that one requires barely one, we would take two if we could move them off site over here as we double the ratio for exchange move them off site essentially.

Commissioner Solla-Yates: had to questions from the public: 1) would you consider surface parking permit and tucking some underneath the buildings; 2) and what about green roofs.

Mr. Shimp: said the parking under the building is too expensive, are not wealthy fit the lifestyle; we actually want all of the run off we can get because if it is clean for example from the roof he could use that for the gardens.

Mr. Shimp: said this is proposed to be a plant farm, but maybe have chickens and a few goats.

Commissioner Keesecker: asked him to speak in connection to Rives Park Street, from your property since it does align with the entrance.

Mr. Shimp: said we will put sidewalks all along the streets, and yes we can do a crosswalk.

Open the Public Hearing

1. Rebecca Quinn: 104 4th Street, She likes the idea of an urban farm because in a perfect world we would let our rivers be rivers and our flood plains be flood plains. She said just last fall she was biking along Nassau Street and said there are only three houses on that side, wouldn't it be nice to buy them and turn them into open space and then she looked up and noticed that Charlie Hurt owns most of it. There is a saying in my profession, I am a certified flood plain manager and that is what she does all day every day for state and federal government agencies. There is a saying that Mother Nature does not read the FEMA maps. The caution is not to envision them with too much precision. She has seen people say 330 feet and we will elevate to 330 feet above sea level and of course what the applicant is proposing will increase the roughness in the flood way, even though it is sort of a backwater situation not all flooding is 1%, there could be more frequent flooding that could be exacerbated. Thank you for including my email in the packet. The city requirements when it does get to the site plan, does look at requiring examination of alternatives to using fill. The applicant first of all said 10 feet of fill, but there are portions on this parcel that are at 320 and the BFE is 330 and the free board is an additional foot so there could be 10 feet of fill unless alternatives are used. She does think that access to our waterways and paths should always be a part of our consideration. As she bikes along Nassau Street she might would like to have a little farm stand to stop and buy just picked produce. She thinks it is a really cool concept she hopes over the life of these buildings that people will still want to grow and eat local.
2. Bob Woodall: 1013 Linden Avenue, we have a very small frontage on Linden Avenue. Is it the understanding of the City that the Applicant will commit to the rezoning if granted even if the Special Use Permit is not approved? Will the Planning Commission and City Council take actions in concurrence with the rezoning request the Applicant has before Albemarle County? It seems some of the comments by City staff note a possible benefit to the surrounding community by providing access to locally produced agricultural products. However, they also note the Planning Commission should look at the development as a whole as activities on the county portion of the project will directly impact City lots and roads. He said although the Applicant has restricted by-right use of some facility use types, there are some that have not been excluded that might have a detrimental impact and destabilize the current single-family nature of Nassau Street. The proposed massing of the buildings along Nassau Street in conjunction with the proposed Highway Corridor zoning requirements will result in a visual blight on the single-family homes along the street.

Closed the Public Hearing

Commissioner Solla-Yates: said he had a question about broader land use map ideas; the land use map that we have implies enormous granularity to the part of a parcel, is that intended? Did we have that clear specific idea in terms of what should be here?

Ms. Creasy: are you talking about the draft land use map that the Commission is working on. The current land use map calls for low density for this area. She said that map was based on parcels than lines and the description is pretty broad so the land use map is one of many criteria that you all are able to consider in your decision making. The criteria there does not necessarily fall in line with what is being proposed.

Commissioner Keller: said this was very intriguing and left her with more questions than answers, and a lot of thought went into combining these uses for this particular parcel but because of the discomfort she feels with some of the possible outcomes and the lack of the conformity with the land use plan and the other portion of the Comprehensive Plan, just to move this along sense we spent a lot of time on questions, I would like to move this along to recommend denial of this Seconded by Commissioner Santoski.

Commissioner Keesecker: said he would rather see a deferral and allow the applicant to see if there are opportunities to either pin down some of the questions that are coming from the county side of the equation or maybe reconsider. His main concern is the proffer statement has too many holes in it.

Commissioner Lahendro: said he cannot support this.

Commissioner Dowell: thinks it's a good idea but cannot support it.

Commissioner Stolla-Yates: doesn't think it would be so bad.

Commissioner Dowell: said the vision overall is a good; but here is her hang-up. Mr. Shimp is about to defer and we are going to send a letter to the county thing, wait on their opinion but it seems like we are having heartburn over the rezoning in the City portion because we want to control the retail aspect but he may not always be the owner.

Chair Green: suggested using the words mitigate impacts of potential retail.

Commissioner Dowell: said we are doing a lot of discussion, when really in her opinion, that was the hand-up and if he is not coming to us with R3 zoning is there really a need to defer. The rezoning of this property of commercial use, no longer the owner of the property, is all of this necessary?

Chair Green: explained how Commissioner Keesecker had read the potential uses that might impact in a negative way the neighborhood that maybe have been left out or over looked or hopefully eliminated.

Mr. Alfele: asked do you want to ask the County what the retail component is for the City side?

Commissioner Dowell: said her concern is that through the rezoning of this property and the mitigation of the potential impact of commercial use or what if he changes his mind to what he wants to do or no longer the owner of the property and if he is not coming back with a different type of zoning or rezoning request then is all of this necessary.

Commissioner Keesecker moved to withdraw the present motion to deny; Seconded by Commissioner Solla-Yates, 5-2 (Commissioner Keller and Commissioner Santoski voting no)

The applicant asked for a deferral, all approved the deferral. Accepted the deferral.

2. CP18-00001: Comprehensive Plan Amendment – Hydraulic Small Area Plan and Urban Development Area Designation - The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan, to include the contents of the Hydraulic Small Area Plan, with the proposed small area including territory within the City of Charlottesville as defined below. The purpose of the Hydraulic Small Area Plan is to provide an intentional strategy to focus on land use associated with the US Route 29 corridor as the primary framework to inform future transportation solutions. It is intended to be a guide for new development and redevelopment within the defined Small Area toward a preferred model for growth and urban form, as well as to inform transportation solutions to support this growth. The proposed Small Area is located within the jurisdictions of both the City of Charlottesville and Albemarle County, providing an opportunity for a model of collaboration in community planning. Given that continued pressure for growth associated with this desirable location is anticipated, the Hydraulic Small Area Plan seeks to identify opportunities for a more sustainable mixed-use development pattern that departs from the historic, suburban patterns that dominate the area today.

Report prepared by Alex Ikefuna, NDS Director

He presented the design team for this project and staff that prepared the staff report. If you recall the small area plan is a compliment to this project was present to the Planning Commission in November 2017. There has been joint meetings between the Planning Commission and the County following the Planning Commission and City Council as well as several other engagement processes. This project started in Feb. 2017. It was a joint project between the City and the County that came together with support from Virginia Department of Transportation to create a joint land use and transportation plan design to make improvement at the intersection of Hydraulic and US 29. There were 12 members of the Planning panel that includes representative from the Planning Commission from the County, Planning Commissioner from the City, City Council and the Board of Supervisors and the business owners along these particular corridors.

Tonight we have the members of the planning and engineering team with a presentation that covers the land use element and transportation concentration with the Planning Commission to review and take necessary action.

Staff is asking the Commission to approve the Hydraulic and US 29 small area plan.

Hal Jones, Project Manager from Virginia Department of Transportation

Sal Musarra, Vice President at Kimley-Horn

Open the Public Hearing – No speakers were present.

Closed the Public Hearing

Council is recessed

Commissioner Solla-Yates: asked did you collect demographics on participants.

Mr. Ikefuna: said no we did not collect demographic information on the participants however, the attendees at the various meetings were seniors and the reason for that is most of them are homeowners in the near neighborhoods. We made an extensive effort to have the residents who live on Michie Drive attend these meetings. We were successful in terms of the focus groups that at the end of the day they did not attend the general meeting. We had a few minority participation and a targeted outreach to the residential areas right behind Seminole Square. We did not document the data in terms of socio-economic distribution of the participants. In general we did have mostly seniors.

Commissioner Solla-Yates: said there were some lessons learned, what were they.

Mr. Ikefuna: said there was an express request from the legacy neighborhood around the project activity area that they did not want any improvement which would open it up for an increase in traffic. The planning team obliged the request and they didn't consider any major improvement to the neighborhood like Angus Road. That was a good lesson we can apply to our other projects. We have to improve how we outreach to what he calls "LEP" Limited English Population. Trying to get them out to attend the meetings is difficult. In order to engage the LEP, we had to reach out to the international refugee committee for assistance.

Commissioner Keller said this is a case where long range planning really works.

Suggested Motions for Amendment of Comprehensive Plan Text and Map

Commissioner Santoski moved to approve the Hydraulic Small Area Plan as recommended by the Hydraulic Planning Advisory Panel and to append the Hydraulic-29 Small Area Plan, dated April 10, 2018, along with the applicable goals, policies, projects, and maps, as an appendix to the 2013 Comprehensive Plan. I further move to designate the Area and related map as an Urban Development Area (UDA) in accordance with the Code of Virginia, section §15.2-223.1; Seconded by Commissioner Lahendro, motion passes 7-0.

3. CP18-00002: Comprehensive Plan Amendment - Hydraulic Road and US 29 Transportation Improvement Plan: The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan, to include the contents of the Hydraulic Road and US 29 Transportation Improvement Plan. Following the joint public hearing, the Planning Commission may recommend to City Council that it should approve the recommended Hydraulic Road and US 29 Transportation Improvement Scenario and as presented, make recommendations for changes to the recommended Hydraulic Road and US 29 Transportation Improvement Scenario and recommend approval of the Hydraulic Road and US 29 Transportation Improvement Scenarios with the recommended changes, or disapprove the recommended Hydraulic Road and US 29 Transportation Improvement Scenario as a Comprehensive Plan amendment. Report prepared by Alex Ikefuna, NDS Director.

Commissioner Dowell move to approve the Hydraulic-29 Transportation Plan, which includes Scenario 1-Grade Separated Interchange at the Hydraulic Road/Route 29 Intersection, as recommended by the Hydraulic Planning Advisory Panel and to append the Hydraulic-29 Transportation Plan, dated April 10, 2018, along with the applicable goals, policies, projects, maps and scenario to the 2013 Comprehensive Plan to include the scenario, seconded by Commissioner Keesecker, motion passes 7-0.

Resolution: motion to adopt the resolution as the transmittal to City Council as it is in the packet, 7-0.

Adjournment: 8:44 p.m.

**RESOLUTION
OF THE CHARLOTTESVILLE PLANNING COMMISSION
RECOMMENDING AMENDMENT OF THE CITY'S COMPREHENSIVE
PLAN TO INCLUDE THE HYDRAULIC SMALL AREA PLAN**

WHEREAS, in joint cooperation with Albemarle County and the Thomas Jefferson Planning District Commission, the City of Charlottesville has developed a proposed Small Area Plan referred to as the 2018 Hydraulic-29 Small Area Plan, which has been developed to serve as an Urban Development Area, as defined in Virginia Code §15.2-2223.1 ("Proposed Small Area Plan"); and


WHEREAS, the Proposed Small Area Plan contains two elements: land use and transportation;

WHEREAS, after notice given as required by law, the City's Planning Commission and City Council on April 10, 2018, jointly conducted a public hearing on the Proposed Small Area Plan;

NOW THEREFORE, BE IT RESOLVED that this Planning Commission hereby recommends to the City Council that it should adopt the 2018 Hydraulic-29 Small Area Plan, designate the territory within the boundaries of said plan as an Urban Development Area, and incorporate it as an amendment to the City's Comprehensive Plan. The 2018 Hydraulic-29 Small Area Plan is hereby certified to the City Council for its consideration in accordance with City Code Section 34-27 (b).

Adopted by the Charlottesville Planning Commission, the 10th day of April 2018.

Attest:


Secretary, Charlottesville Planning Commission

Attachment: Hydraulic-29 Small Area Plan

http://www.route29solutions.org/documents/hydraulic_small_area_plan_final_report_2018-apr-03.pdf