

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, May 8, 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

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

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)

1. Minutes – March 13 & 14, 2018 – Pre- meeting and Regular meeting

4. Entrance Corridor Review - 1000 East High Street - Ready Kids

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. SP18-00006 - 227 Brookwood Drive – Landowner Diane Anderson has submitted an application pursuant to City Code 34-420, seeking approval of a Special Use Permit (SUP) for this property to authorize a Family Day Home for up to eight (8) children on the Subject Property. The Subject Property is further identified as Tax Map 25A, Parcel 27. The Subject Property has an area of approximately 0.28 acres and has a zoning designation of “R-1S (low-density residential, small-lot). The Subject Property contains a single-family dwelling used for residential occupancy by the Applicant. The City’s Comprehensive Plan and Land Use Map for both call for the area to be used and developed for Low Density Residential purposes, at densities no greater than 15 units per acre. Information pertaining to this request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP petition may contact Matt Alfele by email (alfelem@charlottesville.org) or by telephone (434-970-3636).

2. ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)- Hydro Falls, LLC, Carlton Views I, LLC, Carlton Views II, LLC, and ADC IV C’ville, LLC (landowners) have submitted an application pursuant to City Code 34-490 et seq., seeking a zoning map amendment to change the zoning district classifications of the following four (4) parcels of land: 1335 Carlton Avenue (Tax Map 56 Parcel 430), 1337 Carlton Avenue (Tax Map 56 Parcel 431), Tax Map 56 Parcel 432, and Tax Map

56 Parcel 433 (together, the “Subject Property”). The Subject Property has frontage on both Carlton Avenue and Franklin Street and are further identified on City Real Property Tax Map 56 Parcels 430, 431, 432, and 433. The entire development contains approximately 4.855 acres or 211,483 square feet. The application proposes to change the zoning classification of the Subject Property from “M-I” (Industrial) to “PUD” (Planned Unit Development) subject to proffered development conditions. The proffered development conditions include: (i) **affordable housing**: providing affordable and accessible housing units for no less than 20 years in the following ratios: minimum 30% affordable units for residents earning under 60% AMI, minimum 15% of all affordable units for residents earning under 40% AMI, (ii) **building design elements**: minimum 15% of all affordable units designed to meet UFAS guidelines for accessibility, and minimum 30% of all affordable units designed to meet VHDA guidelines for universal design; entrance feature on all buildings fronting Carlton Avenue; (iii) **maximum height of buildings** shall not exceed 65 feet; (iv) **parking**: no additional parking over required City minimums; (v) **outdoor lighting**: full cut-off lighting; (vi) **bus stop** or shelter if deemed feasible by CAT; (vii) **environmental/ site design**: retaining tree canopy on east side of property adjacent to Franklin Street; and pedestrian linkages between buildings, open space and the neighborhood. The PUD Development Plan for this proposed development includes the following key components: approximate location of existing buildings and building envelope for future buildings, a phasing sequence of the development (phase 1 the PACE Center, completed, Phase 2 Carlton Views Apartments, completed, Phase 3 Carlton Views II Apartments, , Phase 4 Carlton Views Apartments). According to the PUD Development Plan, the total proposed density of the project (all phases) will not exceed 32 DUA, for a total of 154 dwelling units. The PUD Development Plan contains details required by City Code, including: a use matrix for each phase, setback/ yard requirements for each phase, parking calculations for residential uses, open space, landscaping, architectural elements, and signage. The City’s Comprehensive Plan and Land Use Map calls for the area to be used and developed for Business and Technology uses. The Comprehensive Plan contains no residential density range for the Subject Property. Information pertaining to this request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP petition may contact Matt Alfele by email (alfelem@charlottesville.org) or by telephone (434-970-3636).

DEFERRED BY APPLICANT 4/20/2018 **3. SP18-00002 – 946 Grady Avenue (Dairy Central)** – Landowner Dairy Holdings, LLC, by its agent, has submitted an application seeking approval of a Special Use Permit (SUP) to allow for a mixed use development that will contain multiple buildings (some mixed-use buildings, some single-use buildings). The purpose of the SUP is to authorize residential density up to 60 dwelling units per acre, per City Code Section 34-780(b) within the entire mixed use development site (approximately 4.35 acres), and to authorize an increase in the maximum permitted building height from 50 feet to 65 feet per City Code Section 34-777(2). The Subject Property is identified on City Real Property Tax Map 31 Parcel 60 and has an area of approximately 4.35 acres. The Subject Property has frontage on Grady Avenue, Preston Avenue, 10th Street NW and West Street. The Subject Property is zoned “CC” (Central City Corridor), contains an Individually Protected Property, and is within an Entrance Corridor Overlay District. If a residential density of 60 DUA is granted, that will allow a total of 261 dwelling units within the development site. The Comprehensive Plan Land Use Map calls for this area to be used and developed for mixed-uses. The Comprehensive Plan specifies that density of residential development should be greater than 15 DUA in this location. Information pertaining to request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this special use permit petition may contact Brian Haluska by email (haluska@charlottesville.org) or by telephone (434-970-3186). **DEFERRED BY APPLICANT 4/20/2018**

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

1. Entrance Corridor Review Board
 - a. 10th Street and East High Street:

2. Preliminary Discussion
 - a. 167 Chancellor Street

3. Zoning Text Amendment – Mixed Use in Downtown Extended

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, May 22, 2018 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, June 12, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, June 12, 2018 – 5:30 PM	Regular Meeting	<u>Special Permit – 0 Carlton</u> <u>Critical Slope Waiver Request – 0 Carlton</u> <u>ZTA – Parking Modified Zone additions</u> <u>Minutes – April 10, 2018 - Pre-meeting and Regular meeting</u> <u>Minutes – April 24, 2018 – Work Session</u> <u>Entrance Corridor - Lexington Avenue and East High Street - Tarleton Oak</u>

Anticipated Items on Future Agendas

- Site Plan - Sunrise Park PUD Phase IV
- Zoning Text Amendments – Restaurant Drive through in Highway Corridor
- Entrance Corridor - 916, 920 East High Street & 325 10th Street NE (10th & High),`
Seminole Square shopping center
- SUP –MACAA (1021 Park Street)
- Rezoning and Special Permit - 918 Nassau Street (Hogwaller Farm Development)

Persons with Disabilities may request reasonable accommodations by contacting ada@charlottesville.org or (434)970-3182

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.

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
4/1/2018 TO 4/30/2018**

1. Preliminary Site Plans

2. Final Site Plans

- a. Nassau Street – VSPM, Utility, Sidewalk – April 27, 2018

3. Site Plan Amendments

- a. Longwood Drive (reduce townhomes from 8 to 7) – April 10, 2018
- b. JAUNT (104 Keystone Place) – April 11, 2018
- c. Preston Court Apartments (1600 Grady Ave) (TMP 5-110) – April 19, 2018

4. Subdivision

- a. BLA – 413 Ridge Street - April 24, 2018