

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, July 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

#### 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 – May 8, 2018 – Pre- meeting and Regular meeting

#### 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. **ZM-17-00004 - 1206 Carlton Avenue** – Justin Shimp (Shimp Engineering) on behalf of Chris Hulett (owners of 1206 Carlton Ave) has submitted a rezoning petition for 1206 Carlton Avenue (Subject Property). The rezoning petition proposes a change in zoning from the existing R-2 Two-family Residential to R-3 Multi-family with proffered development conditions. The proffered development conditions include: (i) **affordable housing:** one unit will be designated affordable and will rent at a rate set by HUD home rents, making the unit affordable to those with income of up to 80% AMI for a period of not more than 10 years, (ii) **building height:** no building on the site shall exceed 35' in height from grade. The Subject Property is further identified on City Real Property Tax Map 57 Parcels 127. The Subject Property is approximately 0.26 acres. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre. 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 rezoning petition may contact Matt Alfele, City Planner by email at ([alfelem@charlottesville.org](mailto:alfelem@charlottesville.org)) or by telephone (434-970-3636).
2. **SP17-00008 - 1206 Carlton Avenue** – Justin Shimp (Shimp Engineering) on behalf of Chris Hulett (owners of 1206 Carlton Ave) has submitted an application seeking approval of a Special Use permit (SUP) for 1206 Carlton Avenue (Subject Property). The SUP application proposes increasing the density from a By-Right 21 Dwelling Units per Acres (DUA) to 24 DUA (per City Code Section 34-420) and adjusting the southeastern side setback from 10' to 8' (per City Code Section 34-162(a)). The applicant is requesting a rezoning (see petition ZM-17-00004) and a SUP to build a 6 unit apartment. The Subject Property is further identified on City Real Property Tax Map 57 Parcels 127. The Subject Property is further identified on City Real Property Tax Map 57 Parcels 127. The

Subject Property is approximately 0.26 acres. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre. 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 rezoning petition may contact Matt Alfele, City Planner by email at ([alfelem@charlottesville.org](mailto:alfelem@charlottesville.org)) or by telephone (434-970-3636).

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded

1. Entrance Corridor Review Board
  - a. Seminole Square Shopping Center

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday, July 17 & 31, 2018 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, August 14, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, August 14, 2018 – 5:30 PM	Regular Meeting	<u>Entrance Corridor</u> - Lexington Avenue and East High Street - Tarleton Oak <u>Entrance Corridor SUP recommendation</u> - 140 Emmet <u>Special Permit</u> – 140 Emmet Street <u>Zoning Text Amendments</u> –Temporary Construction Laydown and Temporary Parking Areas (initiated June 12, 2018) <u>Minutes</u> – April 24, 2018 – Work Session, June 12, 2018 - Pre- meeting and Regular meeting

**Anticipated Items on Future Agendas**

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018) Temporary Construction Laydown and Temporary Parking Areas (initiated June 12, 2018)  
SUP –MACAA (1021 Park Street), 167 Chancellor Street  
Rezoning and Special Permit - 918 Nassau Street (Hogwaller Farm Development)  
PUD - ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)  
513 Rugby Road

**Persons with Disabilities may request reasonable accommodations by contacting [ada@charlottesville.org](mailto: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  
6/1/2018 TO 6/30/2018**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
  - a. William Taylor Plaza PUD Phase II– June 28, 2018
- 3. Site Plan Amendments**
- 4. Subdivision**
  - a. BLA – Carlton View II Apartments (TMP 56-43.1 & 43.2) - June 5, 2018