

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, September 11, 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**

###### **i. Report of Nominating Committee**

###### **ii. 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 – June 12, 2018 – Pre- meeting and Regular meeting
2. Minutes – July 10, 2018 – Pre- meeting and Regular meeting
3. Entrance Corridor SUP recommendation - 140 Emmet

#### **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. **SP18-00007: Gallery Court Hotel SUP Request** - Vipul Patel of Incaam Hotels, LLC, has submitted an application seeking approval of a Special Use Permit (SUP) for the property located at 140 Emmet St N. The property is further identified on City Real Property Tax Map 8 as Parcel 4 ("Subject Property"). The Subject Property is zoned URB, EC (Urban Corridor Mixed Use District, with Entrance Corridor Overlay). The owner is seeking to redevelop the property as a hotel to replace an existing hotel that was lost by casualty (fire) on May 4, 2017. The proposed use ("hotels/motels") is allowed by-right within the URB zoning district classification. However, an SUP is required for the project because the proposed building height (seven (7) stories, up to 80 feet) exceeds the 60-foot maximum building height allowed in the URB District. The site is approximately 0.585 acre or 25,482.6 square feet. The Comprehensive Plan designates the land use of the Subject Property as Public or Semi-Public. 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 request may contact Heather Newmyer, City Planner by email at ([newmyerh@charlottesville.org](mailto:newmyerh@charlottesville.org)) or by telephone (434-970-3968).

**2. ZT18-06-03: Temporary Construction Laydown** - A proposed amendment to the text of the City’s Zoning Ordinance, City Code sections 34-201, 34-202, and 34-1190 through 34-1195 to allow “construction laydown” as a temporary use in all zoning districts and to provide regulations that apply to this proposed temporary use. Staff contact: Craig Fabio, Email: [fabio@charlottesville.org](mailto:fabio@charlottesville.org)

**3. ZT18-06-04: Temporary Parking Facilities** - A proposed amendment to the text of the City’s Zoning Ordinance, to add a new Section 34-1196 to establish regulations for “temporary parking facilities” where such facilities are allowed within a specific zoning district and revise Section 34-796 to allow “temporary parking facilities” as a temporary use in all mixed use districts. Staff contact: Craig Fabio, Email: [fabio@charlottesville.org](mailto:fabio@charlottesville.org)

On September 11, 2018 the Charlottesville City Council and the Charlottesville Planning Commission will jointly conduct a public hearing to receive public comment on the above-referenced zoning application and proposed zoning text amendment. The zoning application and the proposed zoning text amendments and related materials are available for inspection at the Charlottesville Dept. of Department of NDS, 610 East Market Street, Charlottesville, 22902. Tel. 434-970-3182.

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded

1. Entrance Corridor Review Board
  - a. Seminole Square Shopping Center Expansion
  - b. Lexington Avenue and East High Street - Tarleton Oak
  
2. Request for Code Interpretation – Belleview

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday, September 25, 2018 & Tuesday October 2, 2018 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, October 9, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, October 9, 2018 – 5:30 PM	Regular Meeting	Long Range Transportation Plan Process Presentation

**Anticipated Items on Future Agendas**

East High Street Streetscape Project – Preferred concept review (November 2018)  
Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018)  
SUP –MACAA (1021 Park Street), 513 Rugby Road, 167 Chancellor  
Rezoning and Special Permit - 918 Nassau Street (Hogwaller Farm Development)  
PUD - ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)

**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  
7/1/2018 TO 7/31/2018**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
  - a. Dairy Road Shared Use Path – July 9, 2018
  - b. Payne’s Mill - July 25, 2018
  - c. Dairy Central Phase I – July 27, 2018
- 3. Site Plan Amendments**
  - a. Circuit Court Addition – July 20, 2018
- 4. Subdivision**
  - a. Payne’s Mill Subdivision (TMP 26-34, 26-35, 26-116, & 26-116.1) - July 3, 2018