

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, October 9, 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. Final Subdivision – Stonehenge PUD

#### 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 (landowners) have 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: **(i) maximum height of buildings:** Any structures(s) located on the property shall not exceed thirty-five (35) feet in height, where height is the vertical distance measured perpendicularly from grad from the highest point on such building or structure; **(ii) future land uses:** The land uses permitted on the Subject Properties are found in the HW Corridor Sec. 34-796 use matrix, but prohibits the following; Bed-and-breakfasts homestays, B&Bs, Inns, amusement centers, art galleries, auditoriums, automotive services, banks/financial institutions, health clinics, private clubs, data centers, dry cleaning establishments, elementary schools, high schools, hotels/motels, laundromats, libraries, movie theaters, municipal buildings, music halls, offices, outdoor storage, public recreational facilities, fast food restaurants, full service restaurants, taxi stands, transit facilities, home improvement centers, pharmacies, shopping centers, retail stores over 4,001 SF, and laboratories; **(iii) affordable housing;** contingent upon approval of residential density on site, 15% (fifteen percent) of the Floor Area Ratio (FAR) of the residential square footage of the project will be available for rent on-site. For-rent affordable units shall rent at a rate making the units affordable to households with incomes at not more than 80% of the area median income for a period on not more than 15 (fifteen) years. 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.

**SP18-00004** – (918 Nassau Street) (**Hogwaller Farm Development**) – Justin Shimp (Shimp Engineering) on behalf of Charles Hurt and Shirley Fisher (landowners) have submitted an application seeking approval of a

Special Use permit (SUP) for a portion of Tax Map 61 Parcel 79, Tax Map 61 Parcels 79.16, 79.17, 79.18, & 79.19, 918 Nassau Street (Subject Properties). The SUP application proposes a density of 32 Dwelling Units Acres (DUA) per City Code Sec. 34-740. The applicant is requesting a rezoning (see petition ZM-18-00001) and a SUP for the proposed development of eighteen (18) one-bedroom and twelve (12) two-bedroom units split between two (2) three-story buildings for a total of thirty (30) dwelling units. The development is being proposed as an urban farm and will accommodate a 1,280 square foot greenhouse and a 600 square foot retail farm store. Additional parking, farm sheds (not to exceed 600 square feet), and agricultural fields supporting the development are proposed on an adjacent 7.52 acre county parcel. The Subject Properties are further identified on City Real Property Tax Map 61 Parcels 79, 79.16, 79.17, 79.18, 79.19, & 79.20. The Subject Properties are approximately 0.94 acres and has road frontage on Nassau Street. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre.

Information pertaining to these requests may be viewed five days prior to the Public Hearing 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 and SUP petition may contact Matt Alfele by email ([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. Long Range Transportation Plan Process Presentation

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday, October 23, 2018 - 5:00 PM	Work Session	Comprehensive Plan
Tuesday, November 13, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, November 13, 2018 – 5:30 PM	Regular Meeting	<u>Public Hearing:</u> East High Street Streetscape Project – Preferred concept review <u>Minutes</u> – September 11, 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)

SUP –MACAA (1021 Park Street), 513 Rugby Road, 167 Chancellor

PUD - ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)

CIP – Work Session December 18, 2018, Public Hearing – Jan 8, 2019

**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  
9/1/2018 TO 9/30/2018**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
- 3. Site Plan Amendments**
  - a. 522 2<sup>nd</sup> Street SE – North American Sake – Sept 7, 2018
  - b. 1154 5<sup>th</sup> Street SW (Tiger Fuel) – Sept 18, 2018
- 4. Subdivision**
  - a. BLA - 1027 Locust Avenue & 1024 St. Charles Ave (TMP 48 – 57 & 57.1) – Sept 25, 2018