

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, November 13, 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. Zoning Text Initiation – Amusement Center location
2. Zoning Text Initiation – Site Plan Requirements
3. Zoning Text Initiation – Mixed Use code descriptions

#### **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. CP18 - 00001 – East High Street Streetscape Concept** - Pursuant to Virginia Code section 15.2-2232 and City Code sec. 34-28, the Planning Commission will review the proposed East High Street Streetscape concept, located on Market Street from 7<sup>th</sup> Street to 9<sup>th</sup> Street; north on 9<sup>th</sup> Street to E. High Street; and from E. High Street to 10<sup>th</sup> Street, to determine if the general location, character and extent of the proposed improvements are substantially in accord with the City's adopted Comprehensive Plan or part thereof. Following the joint public hearing, the Planning Commission shall communicate its findings to the Charlottesville City Council, with written reasons for its approval or disapproval. The conceptual design of the proposed improvements may be examined at the Department of Neighborhood Development Services, 610 East Market Street, Charlottesville, Virginia, Monday – Friday between the hours of 8:00 a.m. and 5:00 p.m.

**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 Carlton Avenue and apparent frontage on 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: at least 30% of all dwelling units within the PUD will be affordable units for residents earning under 60% AMI, at least 15% of all affordable units will be affordable units for residents earning under 40% AMI, ("required affordable units") and, for all other dwelling units within the development, the landowners will offer them for occupancy as affordable dwellings, but if no grant funds, financing, or subsidy is available to support occupancy as an affordable unit,

the unit may be rented at market rates. The landowner s shall provide documentation that they actively sought to establish each dwelling unit as an affordable unit, prior to offering it for occupancy at -a market rate unit, (ii) **building design elements:** minimum 15% of all required affordable units will be designed to meet UFAS guidelines for accessibility, and minimum 30% of all required affordable units designed to meet VHDA guidelines for universal design; entrance feature on all building facades fronting on Carlton Avenue; (iii) **maximum height of buildings** shall not exceed 65 feet; (iv) **parking:** no additional parking over required City minimums will be constructed onsite, unless required to obtain grants or financing to establish affordable dwellings; (v) **outdoor lighting:** full cut-off lighting; (vi) **bus stop** or shelter if requested -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 III 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 five days prior to the Public Hearing at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services>

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded

1. Entrance Corridor Review Board
  - a. Dairy Central Phase 2
2. Comprehensive Plan - reserved time for continued discussions

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday, November 20, 2018 - 5:00 PM	Work Session	Comprehensive Plan
Tuesday, December 11, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, December 11, 2018 – 5:30 PM	Regular Meeting	<u>Minutes</u> – September 11, 2018 – Pre-meeting and Regular meeting <u>Minutes</u> – October 9, 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, 901 River Road

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  
10/1/2018 TO 10/31/2018**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
  - a. Main Street Arena Utility Improvements – September 25, 2018
  - b. Monticello Area Partners Building D – October 11, 2018
  - c. 323 2<sup>nd</sup> Street SE – October 19, 2018
- 3. Site Plan Amendments**
  - a. Cedars Health Care Center Addition (TM 40B P4) – October 31, 2018
  - b. Main Street Utility Plan – October 26, 2018
  - c. Charlottesville Technology Center – October 26, 2018
- 4. Subdivision**
  - a. BLA – 1413 Ridge Street – October 5, 2018
  - b. BLA - 1112 Park Street & 606 North Avenue – October 23, 2018