

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, December 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

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 – Dwelling Units Clarification

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. 918 Nassau Street

- a. 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 grade from the highest point on such building or structure; **(ii) future land uses:** **(a)** the gross floor area of any singular commercial use shall not exceed 4,000 square feet. This shall not prohibit the gross floor area of multiple commercial uses from exceeding 4,000 square feet; **(b)** the land uses permitted on the Subject Properties are found in the HW Corridor Sec. 34-796 use matrix, but prohibits the following; Adult assisted living greater than 8 residents. Bed-and-breakfasts homestays, B&Bs, Inns, convent/monastery, nursing homes, residential treatment facility over 8 residents, shelter care facilities, amusement centers, animal boarding/grooming/kennels without outside runs or pens, art galleries, auditoriums, amphitheaters, automotive services, banks/financial institutions, bowling alleys, car washes, catering business, health clinics, veterinary clinics, private clubs, data centers, dry cleaning establishments, elementary schools, high schools, artistic instruction up to 4,000 SF, electronic gaming cafes, hotels/motels, laundromats, libraries, small breweries, movie theaters, municipal buildings, museums, music halls, offices, outdoor storage, public recreational facilities, fast food restaurants, full service restaurants, taxi stands, transit facilities, consumer service businesses over 4,001 SF, home improvement centers, pharmacies, shopping centers, shopping malls, retail stores over 4,001 SF, laboratories, and printing/ publishing facilities; **(iii) affordable housing;** contingent upon approval of residential density on site, the owners shall reserve ten percent (10%) of the units built on the Property for on-site for-rent affordable dwelling units (as defined herein). The units will remain affordable for a period of twelve (12) years from issuance of certificate of occupancy. For-rent affordable dwelling units shall rent at a rate making the units affordable to households with incomes at not more than 50% of the area median income (“AMI”) for the Charlottesville Metropolitan Area published annually by the United States Department of Housing and Urban Development (“HUD”). 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.

- b. 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) or by telephone (434-970-3636).

2. **ZT18-11-05: Amusement Centers** - A proposed amendment to the text of the City's Zoning Ordinance, City Code sections 34-480, 34-796, and 34- 1200 to revise the definition of "amusement center" and identify the zoning classifications where this use is allowable. Staff contact: Brian Haluska (haluska@charlottesville.org)
3. **ZT18-11-06: Primary and Linking Street Designations in Mixed Use Zones** - A proposed amendment to the text of the City's Zoning Ordinance, City Code section 34-541 to include any undesignated streets into the designated streets listing, correct any clerical errors and standardize the language used to identify streets. The following zoning districts and streets are included

Downtown Extended Corridor: East Market Street, 1st Street, 4th Street, Elliott Avenue, Levy Avenue, East Water Street, East South Street, Graves Street, Lyman Street and City Walk Way

Downtown North Corridor: 8th Street, N.E., 5th Street, NE, 1st Street, 4th Street, NE, 9th Street, NE, 2nd Street, NE, 2nd Street, NW, 7th Street, NE, 6th Street NE, 3rd Street NE, 8th Street, 11st Street NE, Locust Avenue, Lexington Avenue, East Market Street, West Market Street, East High Street, West High Street, 10th Street NE, 9 ½ Street NE, Park Street, Court Square and Altamont Circle

Cherry Avenue Corridor: 4th Street, 5th Street, Delevan Street, Estes St., Grove St., King St., Nalle St., 9th St., 6th St., 6½ St., 7th St, Roosevelt Brown Boulevard, Dice Street, Elm Street

Neighborhood Commercial Corridor: Bainbridge St., Carlton Avenue, Douglas Avenue, Fontaine Avenue, Garden Street, Goodman Street, Hinton Avenue, Holly Street, Lewis Street, Maury Avenue, Monticello Road, Walnut Street, Meridian Street, Jefferson Park Avenue and Price Avenue.

High Street Corridor: 11th Street, Willow Drive, 10th Street NE, 13th Street NE, Duke Street, and Little High Street

Highway Corridor: 5th Street, Eastview Street, Monticello Avenue, Carlton Road, Hillsdale Drive, 250 Bypass, Monticello Road, Rives Street, Nassau Street, Quarry Road and Druid Avenue

Urban Corridor: University Avenue, Old Ivy Road, Wise Street and 250 Bypass

Central City Corridor: 8th Street, 9th Street, 10th Street, Grady Avenue, Landonia Circle and Duke Street

Corner District: 12th Street, 12 ½ Street, 13th Street, 14th Street, Jefferson Park Avenue, Minor Court Lane

- 4. ZT18-12-07: Dwelling Units Clarification** - A proposed amendment to the text of the City’s Zoning Ordinance, City Code Section 34-6 and 34-1200 to clarify language and uses which constitute dwelling units, clarify definitions for Dwelling unit; Dwelling, multifamily; Dwelling, single family attached; Dwelling, single family detached; Dwelling, townhouse; Dwelling, Two-family; DUA; Accessory apartment; Adult assisted living; Bed and breakfast (“B&B”); Bed and breakfast (“Inn”); Boarding house; Boarding, fraternity and sorority house; Condominium, Convent, Dormitory, Family, Family day home, Hotel/motel, and Lodging and add new definitions for Rooming unit and Common Party wall.

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

1. Preliminary Discussion – Belleview Pump Station PUD
2. Comprehensive Plan - reserved time for continued discussions

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, December 18, 2018 - 5:00 PM	Work Session	Capital Improvement Program, Emmet Street Streetscape Concept, Comprehensive Plan
Tuesday, January 8, 2019 – 4:30 PM	Pre- Meeting	
Tuesday, January 8, 2019 – 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 <u>Minutes</u> – November 13, 2018 – Pre- meeting and Regular meeting Capital Improvement Program SUP – 901 River Road 5 th Street Corridor Study <u>Zoning Text Amendments</u> - Site Plan Requirements Preliminary Discussion – Flint Hill Emmet Street Streetscape – Comprehensive Plan Compliance

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 – Belleview Pump Station

January 22, 2019 Work Session - Seminole Square Redevelopment, 501 Cherry PUD

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
11/1/2018 TO 11/30/2018**

- 1. Preliminary Site Plans**
 - a. 915 6th Street SE – November 30, 2018
- 2. Final Site Plans**
 - a. 560 Cleveland Avenue Utility Plan– November 8, 2018
- 3. Site Plan Amendments**
 - a. Brody Jewish Center (TMP 6-97) – November 14, 2018
- 4. Subdivision**
 - a. BLA – 739 & 741 Nalle Street – TMP 30-42&43 – October 30, 2018