

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, May 14, 2019 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 – April 9, 2019 – Pre- meeting and Regular meeting
2. Entrance Corridor – 1617 Emmet - Recommendation on SUP
3. Critical Slope – 915 6th Street SE

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. HINTON AVE APPLICATION DEFERED UNTIL JUNE MEETING

ZM-19-00001 – (750 Hinton Avenue) (**Hinton Avenue United Methodist Church**) – Hinton Avenue United Methodist Church (landowner) has submitted a rezoning petition to change the zoning district classification for a parcel of land located at 750 Hinton Avenue identified on City Tax Map 58 as Parcel 161 (“Subject Property”), having an area of approx. 0.76 acre. The rezoning petition proposes a change in zoning from the existing R-1S (low-density residential, small lot) to NCC (Neighborhood Commercial Corridor Mixed Use) subject to proffered development conditions. The purpose of the rezoning is to allow construction of a multifamily building containing up to 15 units (for a total density of 19.7 DUA). Within the current R-1S zoning district, multifamily dwellings are not permitted. The proffered conditions include: **(i) maximum residential density:** no more than 21 dwelling units per acre shall be permitted on the Subject Property; **(ii) affordable housing:** a minimum of four dwelling units in any multifamily dwelling shall be reserved for persons with developmental disabilities, and shall be restricted to residents with income at 80 percent or less of area median income for the Charlottesville Metropolitan Area; **(iii) resident safety:** access to all interior common areas serving residential units shall be controlled through the use of entry locks; **(iv) future land uses:** the landowner proffers that the Subject Property shall not be used for the following: **(a)** Bowling Alleys; **(b)** Tennis Club; **(c)** Swimming Club; **(d)** Skating Rinks; **(e)** Full-service and fast food restaurants larger than 750 square feet (SF) of gross floor area (coffee shops or similar small eateries will be allowed, but no such use, itself, will exceed 750 SF) ; **(f)** Drive through windows (for any use); **(g)** Consumer service businesses exceeding 1,000 SF; **(h)** General and convenience grocery stores; **(i)** Pharmacies; **(j)** Retail stores exceeding 1,000 SF; **(k)** Medical and Pharmaceutical laboratories. The Comprehensive Plan calls for Low Density Residential uses in this area (no greater than 15 units per acre). Information pertaining to this application may be viewed online at <http://www.charlottesville.org/departments-and->

[services/departments-h-z/neighborhood-development-services](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 may contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.org) or by telephone (434-970-3186).

2. **ZM18-00003 - Flint Hill PUD** – Landowners Belmont Station, LLC have submitted an application seeking a rezoning of approximately ten (10) acres of land, including multiple lots identified within City tax records as Tax Map and Parcel (TMP) 20-259.31, TMP 20-259.32, TMP 20-259.33, TMP 20-259.34, TMP 20-259.35, TMP 20-259.38, TMP 20-259.37, TMP 20-259.26, TMP 20-259.27, TMP 20-259.28, TMP 20-259.29, TMP 20-259.30, and a portion of TMP 20-196 (collectively, “Subject Property”). The Subject Properties have frontage on two unimproved platted streets (Flint Drive and Keene Court) and are accessible by stub-outs on Longwood Drive and Moseley Drive. The requested rezoning would allow development of a planned unit development (PUD) referred to as “Flint Hill PUD” containing up to fifty (50) townhouses within the Subject Property at an approximate density of 5 dwelling units per acre (DUA), with open space in the amount of about 5.3 acres, and the following unique characteristics/ amenities: townhome style units, rear loading lots off Flint Drive, new dedicated Park land with improved trails, and a central teardrop road. The Subject Properties are currently zoned R-1S (Residential Small Lot), a zoning district which does not allow townhouse developments. The PUD Plan proposes construction of new streets to serve the constructed townhouses, and would require City Council to approve a vacation of Flint Drive and Keene Court, platted but unimproved streets; review of these items for consistency with the Comprehensive Plan will be conducted as part of the public review process. In order for the Landowners to implement the PUD Plan, they will need to disturb areas within Critical Slopes; this application also presents a request for a Critical Slopes Waiver per City Code Sec. 34-516(c). The Comprehensive Land Use Map for this area calls for Low Density Residential (15 DUA or less). Information pertaining to this application 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 may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.org) or by telephone (434-970-3636).

3. **SP19-00001 -1617 Emmet St. Drive Through** – Landowner Wells Fargo Bank, N.A. by its agent Riverbend Development, Inc. is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-420, to authorize a specific land use (drive-through window for a restaurant) for property identified on City Tax Map 40 C as Parcel 2 (“Subject Property”), having an area of approx. 0.5 acre. The Subject Property is zoned is zoned “HW” (Highway Corridor Mixed Use District) with Entrance Corridor Overlay and has frontage on Emmet Street North and Angus Road. The Comprehensive Land Use Map for this area calls for Mixed Use development. 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 SUP application may contact NDS Planner Joey Winter by e-mail (winterj@charlottesville.org) or by telephone (434-970-3991).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

1. Entrance Corridor - Hydraulic Place - Old K-mart site

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, May 28, 2019 – 5:00PM	Work Session	Zoning Discussion
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Tuesday, June 11, 2019 – 4:30 PM	Pre- Meeting	
Tuesday, June 11, 2019 – 5:30 PM	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), Site Plan Requirements

SUP –MACAA (1021 Park Street), 167 Chancellor, 209 Maury Avenue

Subdivision – David Terrace, Landonia Circle

SUP and Critical Slopes – Seminole Square Apartments

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
4/1/2019 TO 4/30/2019**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
- 3. Site Plan Amendments**
 - a. Murray High School Canopy – March 26, 2019
 - b. Buford Middle School Drainage – April 11, 2019
 - c. Johnson Village Ting - April 18, 2019
 - d. Sigma Phi Epsilon – April 26, 2019
 - e. Burnley- Moran Elementary (1300 Long Street) – April 30, 2019
- 4. Subdivision**