

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, August 13, 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

1. Appointment of the Nominating Committee

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 – July 9, 2019 – Pre- meeting and Regular meeting
2. Minutes – July 23, 2019 - Work Session

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. SP19-00003** – Landowner Heirloom West Main Street Second Phase LLC, by its agent Milestone Partners is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-641, to allow additional residential density for a mixed-use building at its property having an address of 602-616 West Main Street, having approximately 163 feet of frontage on West Main Street. The applicant is proposing a mixed-use building with ground floor commercial space, and up to 55 residential units above the ground floor. The property is further identified on City Real Property Tax Map 29 as Parcel 3 (“Subject Property”). The Subject Property is zoned West Main East Corridor (WME), subject to the West Main Street Architectural Design Control Overlay District and the Parking Modified Zone Overlay District. In WME residential uses are allowed by-right, including multifamily dwellings, at a density up to 87 dwelling units per acre and additional density, up to 120 dwelling units per acre, is allowed pursuant to an SUP. Building(s) within the proposed development are to have a minimum height 35 feet and a maximum height of 52 ft. max, subject to a bulk plane restriction; ADC architectural guidelines state that height should be within 130 percent of the prevailing average of both sides of the block and should relate to adjacent contributing buildings. The Comprehensive Land Use Map for this area calls for Mixed Use, but no density range is specified by the Comprehensive Plan. 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 Brian Haluska by e-mail (haluska@charlottesville.org) or by telephone (434-970-3186).

2. ZT19-06-01— A proposed amendment to the text of the City’s Zoning Ordinance, City Code Section 34-896, to modify access requirements for various uses. Currently the ordinance requires 2 points of access for any development that contains 50 or more dwelling units; this requirement is outdated and does not match current Fire Code or other engineering and safety standards. The purpose of the amendments are to clarify that access must be designed and constructed in accordance with the standards set out in the City’s Standards and Design Manual, and mandatory safety standards, and to eliminate conflicts with those other documents Staff contact:

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

1. 503 Rugby Road - Preliminary Discussion

V. FUTURE MEETING SCHEDULE/ADJOURN

Thursday August 15, 2019 – 6:00PM Location To Be Determined	Work Session	Joint Work Session City Council/Planning Commission on Form Based Code proposal
Tuesday, August 27, 2019 – 5:00PM – Water Street Center – tentative location	Work Session	240 Stribling Avenue Primary Discussion
Tuesday, September 10, 2019 – 4:30 PM	Pre-Meeting	
Tuesday, September 10, 2019 – 5:30 PM	Regular Meeting	Planning Commission Annual Meeting <u>Entrance Corridor</u> – Hillsdale Place Comprehensive sign package

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, SP19-00002 – 1201 Druid Avenue
Rezoning – 240 Stribling Avenue

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
7/1/2019 TO 7/31/2019**

1. Preliminary Site Plans

- a. Gallery Court Hotel (TMP 8-4) – July 9, 2019
- b. 10th & High Medical Office Building (TMP 53-273, 274, 275) - July 15, 2019

2. Final Site Plans

- a. 319 11th Street NE (Charlottesville Day School Parking lot – July 1, 2019

3. Site Plan Amendments

- a. Emmet Street – Bodos Dumpster Relocation – July 2, 2019
- b. 608 Preston Ave - Sigma Chi Renovation/Addition – July 10, 2019
- c. 104 Keystone Place (JAUNT Parking Modification) – July 15, 2019
- d. Water Street Trail Project – July 29, 2019

4. Subdivision

- a. BLA – Nassau St (TMP 61-79.2, 79.3, 79.4, 79.5, 79.6, 79.7) – July 2, 2019