

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, November 12, 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 – October 8, 2019 – Pre- meeting and Regular meeting
2. Minutes – September 24, 2019 - Work Session
3. Minutes – October 15, 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. **ZT19-10-02 - (To establish zoning regulations within a new zoning district, “DE-SIA”) – A** proposed amendment to the Zoning Ordinance of the City of Charlottesville, 1990, as amended, to add a new zoning district to be known as the Downtown Extended Strategic Investment Area District “DE-SIA”, and within that district to regulate the use of land, buildings, structures and other premises within the district; to regulate the size, height, area, bulk, location, alteration, repair, construction, maintenance or removal of buildings and structures; to regulate the areas and dimensions of land and air space to be occupied by buildings structures and uses, and of courts, yards and other open spaces to be left unoccupied by uses and structures. The proposed DE-SIA zoning district regulations will establish three subclassifications of property: T4 (3 stories of building height by right, 1 additional story available by bonus), T5 (4 stories of building height by right, 2 additional stories available by bonus) and T6 (5 stories of building height by right, 4 additional stories available by bonus). Within the proposed DE-SIA, the term “density” refers to a combination of the area(s) of land to be occupied by buildings and structures, and the overall size of buildings with regard to height and mass. The DE-SIA regulations will differ from the current DE-Mixed Use District regulations, in that the DE-MU regulations allow only 4 stories of building height by right (with up to 5 bonus stories allowed if mixed uses are provided within a building). The uses allowed within the proposed DE-SIA district are of similar character and intensity as those allowed currently within the Downtown Extended Mixed Use Corridor District (“DE”); some uses currently available in DE may not be available in all of the T4, T5, and T6 subclassifications, in order to provide reasonable transitions between areas of different density and different street types. The DE-SIA regulations are proposed to implement the recommendations, goals and objectives of the Strategic Investment Area Plan (2013) and the Streets That Work Design Guidelines (2016) within the City’s Comprehensive Plan.

- 2. ZM19-10-02 - (To establish boundaries of a new zoning district, “DE-SIA” and classifications of property within the new district)** – A proposed amendment to the Zoning Map adopted and incorporated as part of the City’s Zoning Ordinance pursuant to Section 34-1 of the Code of the City of Charlottesville, 1990, as amended, to identify individual parcels of land proposed for inclusion within a new overlay zoning district named the “Downtown Extended Strategic Investment Area” (“DE-SIA”), subject to regulations set forth within proposed zoning text amendment ZT19-10-02. The proposed DE-SIA district includes the following lots identified by address, or by tax map/ parcel number where no address is assigned: \_

T4:

201-239 Elliott Ave; 205 & 209 Monticello Road; 400-426 Garrett Street; 703, 705, 707,709, 711, 713, 715, 717, 719, 735, 737, & 741 Graves Street; and 715, 905, 909 & 915 6<sup>th</sup> Street SE

T5:

Tax Map Parcels (TMP) 280113C00 & 280113B00 located on 4<sup>th</sup> Street SE; TMPs 280103000, 280128A00, 280113001 & 280143001 located on Garrett Street; TMP 580125000 located on Monticello Road; 100, 110, 201, 215, 310 & 405 Avon Street; 102, 104, & 105 Oak Street; 105-111 & 201 Monticello Avenue; 126, 140, 200, 400-426, 505 Garrett Street; 201-239 Elliott Avenue; 203, 204, 211, 214, 218, 300, 304-308, & 307 Ridge Street; 300, 310-322 4<sup>th</sup> Street SE; 303-333, 310, 320, 455 & 522 2<sup>nd</sup> Street SE; 405 Levy Avenue; 618, 620, 624, 702, 710, 714, 716, 720, 722, 724, 734, 736, 738 & 740 1<sup>st</sup> Street South; 715 & 915 6<sup>th</sup> Street SE

T6 and OS:

201-239 Elliott Ave, 522 2<sup>nd</sup> Street SE

(collectively, the “Subject Property”). This zoning map amendment will change the current zoning district classifications of the Subject Property from “Downtown Extended (DE) Mixed Use Corridor”, “West Main East (WME) Mixed-Use Corridor or “R-2” to “DE-SIA”. The general usage specified within the City’s Comprehensive Plan for the Subject Property is mixed-use; no density range is specified. Lots within the West Main Street and Downtown Design Control Overlay Districts will remain subject to the regulations of the overlay district. The boundaries of the new DE-SIA District are as follows: Starting at the intersection of 4<sup>th</sup> Street SW and the CSX railroad right-of-way, west along the CSX Railroad right-of-way to the intersection of the CSX railroad right-of-way and an alley located between the right-of-ways for Goodman Street and Douglas Avenue, then proceeding south along an alley located between the right-of-ways for Goodman Street and Douglas Avenue to Lyman Street, then proceeding west along Lyman Street to the intersection of Lyman Street and Goodman Street, then proceeding south along Goodman Street to the intersection of Goodman Street and Graves Street, then proceeding southwest along Graves Street to the intersection of Graves Street and Monticello Road, then proceeding west along Graves Street to the intersection of Graves Street, 9<sup>th</sup> Street SE and Avon Street, then proceeding south along Avon Street to the intersection of Avon Street and an alley between Levy and Hinton Avenues, then proceeding west along an alley between Levy and Hinton Avenues to the intersection of the alley with 6<sup>th</sup> Street SE, then south along 6<sup>th</sup> Street SE to the intersection of the 6<sup>th</sup> Street SE and an alley located between 915 and 921 6<sup>th</sup> Street SE, then west along the alley to the intersection of the alley and Rayon Street, then continuing west along the northern property lines of 1001 Rayon Street and 1002 2<sup>nd</sup> Street SE to 2<sup>nd</sup> Street SE, then south along 2<sup>nd</sup> Street SE to the intersection of 2<sup>nd</sup> Street SE and Elliott Avenue, then west along Elliott Avenue to the intersection of Elliott Avenue and 1<sup>st</sup> Street S, then north on 1<sup>st</sup> Street S to the intersection of 1<sup>st</sup> Street S and the southern property line of Tax Map 27, Parcel 15, then east along the southern property line of Tax Map 27, Parcel 15 to its easternmost terminus, then north along the eastern property line of Tax Map 27, Parcel 15 to an alley located south of 740 1<sup>st</sup> Street S, then west along the northern side of the alley located south of 740 1<sup>st</sup> Street S to the intersection of the alley and 1<sup>st</sup> Street S, then north along 1<sup>st</sup> Street S to the intersection of 1<sup>st</sup> Street S and an alley between 618 1<sup>st</sup> Street S and 500 1<sup>st</sup> Street S, then east along an alley located between 618 1<sup>st</sup> Street S and 500 1<sup>st</sup> Street S to the alley’s easternmost terminus, then north to the

southern property line of 500 1<sup>st</sup> Street S, then east along the southern property line of 500 1<sup>st</sup> Street S to the southeastern corner of property located at 500 1<sup>st</sup> Street S, then north along the easternmost property line of 500 1<sup>st</sup> Street to the intersection of 2<sup>nd</sup> Street SE and Monticello Avenue, then west along Monticello Avenue to the property line between 211 Dice Street and 300 Ridge Street, then south along the westernmost property line of 211 Dice Street to Dice Street, then west along Dice Street to the westernmost intersection of Dice Street and 4<sup>th</sup> Street SW, then north along 4<sup>th</sup> Street SW to the intersection of 4<sup>th</sup> Street SW and the CSX Railroad right-of-way. A copy of the proposed zoning map amendment is available for public inspection within the Department of NDS, 610 East Market Street, 2<sup>nd</sup> Floor, Charlottesville, Virginia. Persons interested in this application may contact Planner Brian Haluska by email [haluska@charlottesville.org](mailto:haluska@charlottesville.org)

- 3. SP19-00006 - 218 West Market Street** - Landowner Market Street Promenade, LLC is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-557, 34-560 & 34-796 to authorize a specific mixed-use development at 218 West Market Street (“Subject Property”) having approximately 145 feet of frontage on West Market Street and 164 feet of frontage on Old Preston Road. The Subject Property is further identified on City Real Property Tax Map 33 as Parcel 276 (City Real Estate Parcel ID 330276000). The Subject Property is zoned Downtown Mixed Use Corridor (D), subject to the Downtown Architectural Design Control Overlay District and the Parking Modified Zone Overlay District. The application seeks approval of additional building height and residential density than is allowed by right within the Downtown zoning district. The specific development proposed by the applicant is a 101-foot mixed-use building with ground floor commercial space, and up to 134 residential dwelling units above the ground floor (up to 240 DUA). In the Downtown zoning district, mixed use buildings are allowed by-right, up to a height of 70 feet, with residential density up to 43 dwelling units per acre (DUA) The City’s 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; this proposed development would fit within the 130% guidelines; the relationship to adjacent buildings would be a matter for the City’s BAR to determine at a later date. 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 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 Comprehensive Plan Amendment request may contact NDS Planner Brian Haluska by e-mail ([haluska@charlottesville.org](mailto:haluska@charlottesville.org)) or by telephone (434-970-3186).
- 4. SP19-00007 – 167 Chancellor Street** – Landowner Alpha Omicron of Chi Psi Corporation is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-420, to authorize a specific land use (fraternity house with up to 16 residents) at 167 Chancellor Street (“Subject Property”). The Subject Property is identified on City Tax Map 9 as Parcel 126 (City Real Estate Parcel ID No. 090126000). The Subject Property is zoned is zoned R3-H (Residential, medium density "Multifamily"), subject to the Corner Architectural Design Control Overlay District. The Subject Property has an area of approximately 0.138 acres, and it has frontage on both Chancellor Street and Madison Lane. The Comprehensive Land Use Map for this area calls for High Density residential development which is specified as greater than 15 dwelling units per acre. Information pertaining to request 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, 605 East Main Street. Persons interested in this SUP application may contact NDS Planner Joey Winter by e-mail ([winterj@charlottesville.org](mailto:winterj@charlottesville.org)) or by telephone (434-970-3991).

#### IV. COMMISSION’S ACTION ITEMS

*Continuing:* until all action items are concluded.

## V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, November 26, 2019 – 5:00PM	Work Session	Capital Improvement Program, PC Training
Tuesday, December 10, 2019 – 4:30 PM	Pre-Meeting	
Tuesday, December 10, 2019 – 5:30 PM	Regular Meeting	<u>Capital Improvement Program Comprehensive Plan:</u> Fontaine Streetscape, Barracks/Emmet Intersection Improvement <u>SUP &amp; Critical Slopes:</u> CRHA South 1 <sup>st</sup> Street Phase II

### 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)

SUP/EC - Barracks Road – restaurant site

Site Plan – 1617 Emmet Street

**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  
10/1/2019 TO 10/31/2019**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
  - a. Dairy Central Phase 2 - October 18, 2019
- 3. Site Plan Amendments**
- 4. Subdivision**