

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, January 14, 2020 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 29, 2019 - Work Session
2. Minutes – November 12, 2019 – Pre- meeting and Regular meeting

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 new form-based zoning regulations)** – A proposed amendment to the text of Chapter 34 (Zoning Ordinance) of the City of Charlottesville, 1990, as amended, to add a new division within Article VI (Mixed Use Corridor Districts) containing provisions regulating the use of land, buildings, structures and other premises within the area outlined on the city's official zoning map and identified as being within the Downtown Extended Strategic Investment Area ("DE-SIA"); regulating the size, height, area, bulk, location, alteration, repair, construction, maintenance or removal of buildings and structures within the DE-SIA; and regulating the areas and dimensions of land and air space to be occupied by buildings, structures and uses, and areas of land for courts, yards and other open spaces to be left unoccupied by uses and structures, within the DE-SIA. The new division contains regulations generally applicable within the DE-SIA as well as regulations specific to three zoning district subclassifications: 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). Currently all of the land within the DE-SIA is classified as the Downtown Extended Mixed Use zoning district (DE-MU), in which up to four stories of building height are allowed by right (with up to 5 bonus stories allowed for a mixed use building). Throughout the 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; there are no restrictions on dwelling units per acre and no minimum lot size requirements for single-family dwellings (SFD). The current DE-MU regulations restrict residential density by specifying limits on dwelling units per acre (DUA)(43 DUA, max., and 21 DUA, min. for multifamily) and by lot size regulations applicable to SFD. The uses allowed within the proposed DE-SIA district are the same as those currently allowed within the current DE-MU District. The DE-SIA regulations implement the recommendations, goals and objectives of the Strategic Investment Area Plan (2013) and the Streets That Work Design Guidelines (2016), both of which are components of the City's Comprehensive Plan.

2. **ZM19-10-02 - (To amend the City’s official zoning map to define boundaries of a new zoning district, “DE-SIA” and to classify land within the DE-SIA into three sub-classifications) –** 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 zoning district named the “Downtown Extended Strategic Investment Area” (“DE-SIA”) and to classify all such parcels further into subclassifications (T4, T5 and T6) all subject to regulations set forth within proposed zoning text amendment ZT19-10-02. The proposed DE-SIA district and the T4, T5 and T6 subclassifications, are proposed to be applied to individual lots, as follows (lots are identified by address, or by tax map/ parcel number where no address is assigned to a lot):

DE-SIA-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 6th Street SE

DE-SIA-T5:

Tax Map Parcels (TMP) 280113C00 & 280113B00 located on 4th 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 4th Street SE; 303-333, 310, 320, 455 & 522 2nd Street SE; 405 Levy Avenue; 618, 620, 624, 702, 710, 714, 716, 720, 722, 724, 734, 736, 738 & 740 1st Street South; 715 & 915 6th Street SE

DE-SIA-T6:

201-239 Elliott Ave, 522 2nd 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”, as shown on the current Zoning Map, to “DE-SIA” and the applicable subclassification, as specified above. The general usage specified within the City’s Comprehensive Plan for the Subject Property is mixed-use; no density range is specified. Lots currently subject to the West Main Street and Downtown Design Control Overlay Districts, as specified on the City’s zoning map, will continue to be subject to those overlay district regulations. The boundaries of the new DE-SIA District are as follows: Starting at the intersection of 4th 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, 9th 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 6th Street SE, then south along 6th Street SE to the intersection of the 6th Street SE and an alley located between 915 and 921 6th 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 2nd Street SE to 2nd Street SE, then south along 2nd Street SE to the intersection of 2nd Street SE and Elliott Avenue, then west along Elliott Avenue to the intersection of Elliott Avenue and 1st Street S, then north on 1st Street S to the intersection of 1st 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 1st Street S, then west

along the northern side of the alley located south of 740 1st Street S to the intersection of the alley and 1st Street S, then north along 1st Street S to the intersection of 1st Street S and an alley between 618 1st Street S and 500 1st Street S, then east along an alley located between 618 1st Street S and 500 1st Street S to the alley's easternmost terminus, then north to the southern property line of 500 1st Street S, then east along the southern property line of 500 1st Street S to the southeastern corner of property located at 500 1st Street S, then north along the easternmost property line of 500 1st Street to the intersection of 2nd 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 4th Street SW, then north along 4th Street SW to the intersection of 4th 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, 2nd Floor, Charlottesville, Virginia. Persons interested in this application may contact Planner Brian Haluska by email haluska@charlottesville.org

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, January 28, 2020 – 5:00PM	Work Session	Starr Hill Community Vision & Small Area Plan
Tuesday, February 11, 2020 – 4:30 PM	Pre-Meeting	
Tuesday, February 11, 2020 – 5:30 PM	Regular Meeting	<u>Streetscape</u> – Barracks and Emmet <u>Comp Plan Amendment</u> – Small Area Plan – Starr Hill <u>Minutes</u> – November 26, 2019 - Work Session <u>Minutes</u> – December 10, 2019 – 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), Site Plan Requirements
- SUP –MACAA (1021 Park Street)
- Site Plan and Entrance Corridor – 1617 Emmet Street
- Site Plan - South First Street Phase 2 (March 2020)
- Entrance Corridor – Preston Turn Lane Project

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
12/1/2019 TO 12/31/2019**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
 - a. 808 Cherry Avenue Mixed Use Building – December 5, 2019
 - b. Venable Ting Cabinet Utility Plan – December 17, 2019
- 3. Site Plan Amendments**
 - a. Nassau Street VSMP, Utility and Sidewalk Plan – December 4, 2019
 - b. Dairy Road Shared Use Path – December 9, 2019
- 4. Subdivision**