

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, May 11, 2021 at 5:30 P.M. Virtual Meeting

#### I. **Commission Pre-Meeting (Agenda discussion(s))**

Beginning: 5:00 p.m.

Location: (Electronic/Virtual)

#### II. **Commission Regular Meeting**

*Beginning:* 5:30 p.m.

*Location:* (Electronic/Virtual)

##### 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)

- i. Minutes – January 12, 2021 – 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. **ZM20-00003, SP21-00002, & P21-0023 - 1613 Grove Street** – Landowner Lorven Investments, LLC has submitted applications seeking a Rezoning, a Special Use Permit, and a Critical Slope Waiver for approximately 0.652 acres of land, including multiple lots identified within City real estate records Real Estate Parcel Identification Numbers 23013000, 230134000, & 230135000 (collectively, “Subject Property”). The Subject Property has frontage on Valley Road Extended and the unimproved section of Grove Street Extended. The applications propose to change the zoning district classification of the Subject Property from R-2 (Residential Two-Family) to R-3 (Residential Multifamily Medium Density) for the specific development described in the application, subject to one proffered development condition (“Proffer”). The Proffers include: (1) *Prior to the issuance of certificate of occupancy for the seventh dwelling unit on the Property, the Owner shall contribute Forty-Eight Thousand Dollars (\$48,000.00) to the City of Charlottesville’s Capital Improvement Program (CIP) as a cash contribution for construction of sidewalk improvements along Valley Road Extended.* The Landowner’s application materials represent that the development will include restoration of the section of Rock Creek that runs through the Subject Property. The applicant is also seeking a Special Use Permit to increase the density from 21 Dwelling Units per Acre (DUA) to 43 DUA within the area of the Subject Property, as authorized by City Code Sec. 34-420 (Use Matrix, R-3 District). The proposed development consists of four apartment buildings with seven (7) two-bedroom units in each building. The total number of units would not exceed twenty-eight units. The Comprehensive Land Use Map for this area calls for Low Density Residential. The proposed development calls for disturbance of land within Critical Slopes area; this application also presents a request for a Critical Slope Waiver per City Code Sec. 34-1120(b)(6). Information pertaining to this application may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in the Rezoning, Special Use Permit or Critical Slopes applications may contact NDS Planner Matt Alfele by e-mail ([alfelem@charlottesville.gov](mailto:alfelem@charlottesville.gov)) or by telephone (434-970-3636).

#### IV. **COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Presentation -Botanical Garden of the Piedmont

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday June 8, 2021 – 5:00 PM	Pre-Meeting	
Tuesday June 8, 2021 – 5:30 PM	Regular Meeting	<u>Minutes</u> - February 9, 2021 – Pre-meeting and Regular meeting, March 9, 2021, April 13, 2021

**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, Accessory Dwelling Unit, Middle Density zoning and Affordable Dwelling Unit

Site Plan – Grove Street PUD, Flint Hill PUD

Rezoning – 240 Stribling Avenue

Site Plan, Critical Slope Waiver – Lyman Street

Preliminary Discussion – Belmont Apartments SUP proposal

Entrance Corridor – Comprehensive Sign Plan Request – 916 E High Street

Rezoning, Special Permit - 1206 Carlton

Special Use Permit – Fire Station on 250 Bypass

**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.**

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

During the local state of emergency related to the Coronavirus (COVID19), City Hall and City Council Chambers are closed to the public and meetings are being conducted virtually via a Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and [www.charlottesville.gov/streaming](http://www.charlottesville.gov/streaming). Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: [www.charlottesville.gov/zoom](http://www.charlottesville.gov/zoom) . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.