

Agenda

**PLANNING COMMISSION REGULAR DOCKET
TUESDAY, September 14, 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

1. Annual meeting - Election

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 – March 30, 2021– 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. ZM20-00002 – 240 Stribling PUD** –Southern Development on behalf of the landowner, Belmont Station, LLC, has submitted an application seeking a rezoning of approximately twelve (12) acres of land, identified within City tax records as Tax Map and Parcel 18A025000 (“Subject Property”). The Subject Property has frontage on Stribling Avenue. The application proposes to change the zoning district classifications of the Subject Property from R-1S (Residential Small Lot) / R-2 (Residential Two-Family) to PUD (Planned Unit Development) subject to certain proffered development conditions (“Proffers”) and development plan. The Proffers include: (1) a. For the purposes of this Proffer, the term “Affordable Dwelling Unit” (ADU) means a dwelling unit reserved for occupancy by a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is sixty percent (60%) or less than of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD). Fifteen percent (15%) of all dwelling units constructed shall be ADUs. Thirty percent (30%) or more of the required ADUs shall be reserved for rental to low- and moderate-income households for a period of a least ten (10) years. Thirty percent (30%) or more of the required ADUs shall be reserved for ownership by low- and moderate-income households for a period of at least thirty (30) years. During construction the For-Sale ADUs shall be constructed incrementally, such that at least five (5) Affordable Dwelling Units shall be either completed or under construction pursuant to a City-issued building permit, prior to the issuance of every 30th Building Permit for non-affordable dwelling unit. The rezoning would allow a PUD referred to as “240 Stribling PUD” containing no more than one-hundred and seventy (170)

residential units divided between single-family attached, townhomes, and multifamily buildings at a density of fifteen (15) dwelling units per acre (DUA), with open space in the amount of 4.76 acres, and the following unique characteristics/ amenities per the development plan: approximately two (2) single-family attached style units, approximately sixty-nine (69) townhome style units, three (3) multifamily buildings, central green space, nature trail, four (4) new City standard public roads, pedestrian and vehicular access to Morgan Court, and six (6) new private roads built to City private road standards. The proposed development is intended to be completed in approximately twenty (20) phases. 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-developmentservices> (available online five to six days prior to the Public Hearing) 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).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

1. Cville Plans Together – Implementation Chapter and Topic Specific Chapters

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday September 21, 2021 – 5:30 PM	Work Session	Cville Plans Together
Tuesday October 12, 2021 – 5:00 PM	Pre-Meeting	
Tuesday October 12, 2021 – 5:30 PM ADDITIONAL OCTOBER MEETING POSSIBLE	Regular Meeting	<u>Minutes</u> - April 13, 2021, May 11, 2021, June 8, 2021, July 13, 2021 <u>Comprehensive Plan Rezoning/SUP</u> – 1613 Grove Street Extended <u>Entrance Corridor Review Board</u> - 916 E High Street - Comprehensive Sign Plan Request (<i>Sentara</i>)

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 , 12th and Rosser/CH Brown Historic Conservation District (six properties)

Site Plan – Grove Street PUD, Flint Hill PUD

Site Plan, Critical Slope Waiver - 1223 Harris

Site Plan, Critical Slope Waiver – Lyman Street

Special Use Permit – Fire Station on 250 Bypass

Future Entrance Corridor

- 916 E High Street - Comprehensive Sign Plan Request (*Sentara*)
- 2005 JPA - New apartment building, likely requires SUP (Mitchell Matthews Architects)
- 1252 N Emmet - New medical office building (*Aspen Dental*)
- 1815 JPA - New apartment building (Wassenaar+Winkler Architects)
- 1150 5th Street SW - new convenience store and gas canopy (*Wawa*, Riverbend)
- 1801 Hydraulic Road - revised Comp Sign Plan, revised design review (*Hillsdale Place*, Riverbend)

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. 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. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: 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.