

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, November 9, 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)

#### 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. **ZM21-00002** - 0 Nassau Street –Franklin Street Land Trust III landowner, has submitted a Rezoning Application for 0 Nassau Street, identified within the City’s Real Estate Tax records by Parcel Identification No. 610079600, 610079700, and a portion of 610079000 (Subject Properties). Pursuant to City Code Sec. 34-41, the purpose of the application is to change the zoning district classification of the Subject Property from R-2 (Residential Two-Family) to R-3 (Residential Multifamily Medium Density) subject to certain proffered development conditions (“Proffers”) and development plan. The Proffers include: (1) **DESIGN**: The design, height, density, and other substantive characteristics of the Project shall remain essentially the same, in all material aspects, as described within the application materials submitted to the City on July 16, 2021, (2) **HEIGHT OF BUILDINGS AND STRUCTURES**: any buildings and structures located on the Property shall not exceed thirty-five (35) feet in height, and (3) **LAND USES** The Property may be used only for the following: By-right: single-family detached, single-family attached, townhome, two-family, accessory buildings, structures and uses; multifamily dwellings; residential treatment facility (1-8 residents), utility lines; With a provisional or special use permit: home occupations and utility facilities. Any uses other than those listed above shall be prohibited. The proposed development plan indicates 2 multifamily buildings with 5 units in each building for a total of 10 units on the Subject Properties. The proposed density will be 19.4 dwelling units per acre (DUA). The Subject Property is approximately 0.51 acres with frontage on Nassau Street. The Comprehensive Land Use Map for this area calls for Low Density Residential. Information pertaining to this application may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in this Rezoning may contact NDS Planner Matt Alfele by e-mail ([alfelem@charlottesville.gov](mailto:alfelem@charlottesville.gov)).

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Coleman Street Critical slope
2. 240 Stribling Avenue

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday November 23, 2021 – 5:30PM	Work Session	Capital Improvement Program
Tuesday December 14, 2021 – 5:00 PM	Pre-Meeting	
Tuesday December 14, 2021 – 5:30 PM	Regular Meeting	<u>Minutes</u> - May 11, 2021, June 8, 2021, July 13, 2021, August 10, 2021, August 31, 2021, September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021 Capital Improvement Program <u>Rezoning:</u> Park St Christian Church PUD and MAACA site PUD

**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 , 12<sup>th</sup> and Rosser/CH Brown Historic Conservation District (six properties)

Site Plan –Flint Hill PUD

Site Plan, Critical Slope Waiver - 1223 Harris

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, 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](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.