

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, December 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

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. Critical Slope Waiver Request – 1223 Harris Street
2. Zoning Text and Map Amendment Initiation - C.H. Brown Historic Conservation District

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. **Charlottesville Capital Improvement Program FY 2023-2027**: Consideration of the proposed 5-year Capital Improvement Program in the areas of Affordable Housing, Education, Economic Development, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, and Technology Infrastructure. A copy of the proposed CIP is available for review at: <https://www.charlottesville.gov/171/Budget-Work-Sessions> Report prepared by Krisy Hammill, Office of Budget and Performance Management.
2. **ZM21-00004** – Park Street Christian Church PUD – Piedmont Housing Alliance, in partnership with landowner Park Street Christian Church, have submitted an application seeking a rezoning of approximately seven (7) acres of land, including one lot identified within City tax records as 1200 Park Street, Tax Map and Parcel 470002120 (the “Subject Property”). The Subject Property has frontage on Park Street and Cutler Lane and is accessible by driveway off Cutler Lane. The application proposes to change the zoning district classification of the Subject Property from R-1 (Low Density Residential) to PUD (Planned Unit Development) subject to certain proffered development conditions (“Proffers”) and an approved PUD Development Plan.

The Proffers include: (1) All residential units constructed on the site shall be Affordable Dwelling Units (ADUs) accessible to residents with not more than 80% of the area median income with affordability provisions guaranteed through 30+ year deed restrictions; (2) the applicant shall

remove vegetation to improve sight distances onto Cutler Lane; (3) the applicant shall dedicate pedestrian easements upon request of the City to provide access from the Subject Property to Park Street and the Rivanna Trail; and (4) the owner shall provide an ADA compliant pedestrian crossing at the corner of Park Street and Cutler Lane.

The rezoning would create a PUD referred to as “Park Street Christian Church PUD” containing up to fifty (50) apartment units within two multifamily buildings at an approximate density of 7 dwelling units per acre (DUA), to be located northwest of the existing church and preschool buildings on the Subject Property. The new Comprehensive Land Use Map for this area calls for Higher-Intensity Residential (13+ units per lot) in this area. The PUD Development Plan proposes a development with the following unique characteristics and amenities: preservation of the existing church and childcare uses, limitation of residential uses to affordable housing for the elderly, pedestrian and trail connections to existing infrastructure, and a private access driveway with off-street parking. The Subject Property’s current R-1 zoning does not allow multifamily developments. The PUD Development Plan calls for disturbance of land within Critical Slopes area; this application also presents a request for a Critical Slopes Waiver per City Code Sec. 34-516(c). Information pertaining to this application may be viewed online at <https://www.charlottesville.gov/1077/Agendas-Minutes> Persons interested in this Rezoning may contact NDS Planner Dannan O’Connell by e-mail (oconnell@charlottesville.org) or by telephone (434-970-3991).

3. **ZM21-00003** - MACAA PUD – Piedmont Housing Alliance, in partnership with landowners Monticello Area Community Action Agency (MACAA) and 1023 Park Street LLC, have submitted an application seeking a rezoning of approximately nine (9) acres of land, including multiple lots identified within City tax records as Tax Map and Parcel 470007100, 470011000 and 470008000 (collectively, “Subject Property”). The Subject Property has frontage on Park Street and the Route 250 Bypass and is accessible by the private lane Macaa Drive off Park Street. The application proposes to change the zoning district classification of the Subject Property from R-1 (Low Density Residential) to PUD (Planned Unit Development) subject to certain proffered development conditions (“Proffers”) and an approved PUD Development Plan.

The Proffers include: (1) 80% of the residential units constructed on the site shall be Affordable Dwelling Units (ADUs) accessible to residents with not more than 80% of the area median income with affordability provisions guaranteed through 30+ year deed restrictions; (2) the applicant shall construct road improvements at the intersection of Park Street and Davis Avenue, including realigning the entrance to the Subject Property with the intersection, removal of fencing and vegetation to improve sight distances, elimination of a driveway on TMP 470008000 accessing Park Street, installation of a curb island to prevent right turns exiting the Subject Property onto Park Street, and reconstruction of a high-visibility, ADA accessible crosswalk at the intersection; and (3) the applicant shall dedicate bicycle and pedestrian easements upon request of the City to provide access from the Subject Property to the US Route 29/250 Bypass multi-modal trail.

The rezoning would create a PUD referred to as “MACAA PUD” containing up to ninety-five (95) residential units divided between townhomes, two-family, single-family, and multifamily buildings at an approximate density of 10 dwelling units per acre (DUA), along with 7,500 sq. ft. of non-residential daycare space and about 4.9 acres of preserved open space. The new Comprehensive Land Use Map for this area calls for a Neighborhood Mixed-Use Node in this area. The PUD Development Plan proposes a development with the following unique characteristics and amenities: preservation of two (2) existing single-family homes off Park Street, limitation of non-

residential uses to recreational and daycare facilities, preservation of existing historic gardens and open space on-site, pedestrian and trail connections to existing infrastructure, and a combination of public and private internal roadways with on street parking. The Subject Property’s current R-1 zoning does not allow townhouse or multifamily developments, while daycare facilities are only allowed with the issuance of a Special Use Permit. Information pertaining to this application may be viewed online at <https://www.charlottesville.gov/1077/Agendas-Minutes> Persons interested in this Rezoning may contact NDS Planner Dannan O’Connell by e-mail (connelld@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 January 11, 2022 – 5:00 PM	Pre-Meeting	
Tuesday January 11, 2022 – 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, November 9, 2021 Comprehensive Plan Amendment - Rivanna River Corridor Plan

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 –Flint Hill PUD, 1223 Harris

Critical Slope Waiver – Azalea Springs

Special Use Permit – Fire Station on 250 Bypass, 2005 JPA, 2116 Angus Road

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. 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.