

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, May 10, 2022 at 5:30 P.M. Hybrid Meeting

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

Beginning: 5:00 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

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

*Beginning:* 5:30 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and 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 – Regular meeting – July 13, 2021

- ##### G. Entrance Corridor Review - Recommendation on SUP for 2005 and 2007 Jefferson Park Avenue and 104 Observatory Avenue (will be discussed with SP22-00001)

#### 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. SP22-00001 – 2005 and 2007 Jefferson Park Avenue and 104 Observatory Avenue** – Aspen Topco II Acquisitions, LLC (“Contract Purchaser/Applicant”) and Mitchell Matthews Architects (“Applicant’s Representative”) have submitted an application seeking approval of a Special Use Permit (SUP) for the properties located at 2005 and 2007 Jefferson Park Avenue and 104 Observatory Avenue, identified by Tax Map and Parcels (TMP) 170104000, 170103100, and 170103000 (owners, Norman Lamson, Trustee of the Gadiant Land Trust Agreement) (the “Subject Properties”). Pursuant to City Code Sec. 34-420, 34-353(3), and 34-162(a) an application has been submitted requesting increased density from a By-Right 21 Dwelling Units per Acre (“DUA”) to 70 DUA, increased height from a By-Right of 45 feet to 75 feet, a reduction of the rear yard setback from a required 75 feet to 36 feet, and a reduction of the onsite parking by 22% from the requirements stated in Sec. 34-984. The applicant is proposing a multifamily building with 119 units and underground parking. The Subject Properties are approximately 1.71 acres with road frontage on Jefferson Park Avenue, Observatory Avenue, and Washington Avenue and fall within the City Entrance Corridor. The properties are zoned R-3 Medium Density Residential. The Comprehensive Land Use Map for this area calls for Urban Mixed Use Corridor which recommends higher intensity mixed use developments up to 5 stories in height, up to 8 stories in height at key intersections and affordable units depending on zoning allowances. Additional information pertaining to this application may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in the Special Use Permit application may also contact NDS Planner Matt Alfele by e-mail ([alfelem@charlottesville.gov](mailto:alfelem@charlottesville.gov)) or by telephone (434-970-3636).
- 2. SP22-00004 – 923 Harris Street** – 923 Harris Street LLC (the “Owner”) and Shimp Engineering (the “Applicant”) have submitted an application seeking approval of a Special Use Permit (SUP) for the property located at 923 Harris Street, near the intersection of Harris Street and Cynthianna Drive identified by Tax Map and Parcel (TMP)

350112000 (the “Subject Property”). The property is currently zoned IC Industrial Corridor. The Comprehensive Land Use Map for this area calls for Business and Technology Mixed Use which recommends light industrial/production uses along with allowing for other commercial/residential uses and buildings up to 6 stories in height. Pursuant to City Code Sec. 34-458(b) and 34-480 the Applicant and Owner submitted a request for increased density from a By-Right 21 Dwelling Units per Acre (“DUA”) to 54 DUA. The Applicant is proposing a multifamily building with 7 units and as the Subject Property is approximately 0.13 acres with road frontage on Harris Street, the SUP, if approved, would allow for the construction of the 7 units on the Subject Property. Additional information pertaining to this application may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in the Special Use Permit application may also contact NDS Planner Brian Haluska by e-mail ([haluska@charlottesville.gov](mailto:haluska@charlottesville.gov)) or by telephone (434-970-3186). **THE HEARING FOR THIS ITEM WILL BE REPEATED JUNE 2022 DUE TO AN ADVERTISING CONFLICT.**

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Entrance Corridor Review - 1150 5th Street SW – new convenience store and gas canopy

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday May 24, 2022 – 5:00 PM	Work session	5 <sup>th</sup> Street Design and Safety Improvements – Joint discussion with City Council
Tuesday June 14, 2022 – 5:00 PM	Pre-Meeting	
Tuesday June 14, 2022 – 5:30 PM	Regular Meeting	<u>Minutes</u> - August 10, 2021, August 31, 2021, September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 <u>Comprehensive Plan Amendment</u> – Manufactured Housing <u>Critical Slope Waiver</u> – Azalea Springs <u>Special Use Permit</u> –1000 Monticello

**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)

Rezoning – 0 Carlton Road

Rezoning – 415 10<sup>th</sup> Street NW, Mount View PUD

Preliminary Site Plan - 218 West Market Street

Critical Slopes Waiver – Belmont Condominiums

Site Plan –Flint Hill PUD, 1223 Harris, Lyndhall Apartments

Special Use Permit – Fire Station on 250 Bypass

Future Entrance Corridor

- 920 E High Street - Comprehensive Sign Plan Request (*Sentara*)
- 1815 JPA - New apartment building (Wassenaar+Winkler Architects)
- 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.