

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 14, 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 – August 10, 2022
- ii. Preliminary Site Plan - 218 West Market Street

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. SP22-00005 – 1000 Monticello Road** – Piedmont Realty Holdings III LLC (the “Applicant”) as owner of the property located at 1000 Monticello Road, near the intersection of Monticello Road and Bainbridge Street identified by Tax Map and Parcel (TMP) 570036000 (the “Subject Property”) has submitted an application seeking approval of a Special Use Permit (SUP) for the property. The property is currently zoned NCC Neighborhood Commercial Corridor. The Comprehensive Land Use Map for this area calls for Neighborhood Mixed Use Corridor which recommends commercial, employment and residential uses and allows buildings up to 5 stories in height. Pursuant to City Code Sec. 34-700, the Owner submitted a request for increased density from a By-Right 21 Dwelling Units per Acre (“DUA”) to 42 DUA. The Owner is proposing a mixed-use building with 11 residential units and a single commercial unit. The Subject Property is approximately 0.808 acres with road frontage on Monticello Road and Bainbridge Street. The SUP, if approved, would allow for the construction of 11 new units on the Subject Property in addition to the existing 23 units already on the site. Additional information pertaining to this application may be viewed online at 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) or by telephone (434-970-3186).
- 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 62 DUA. The Applicant is proposing a mixed-use building with 7 residential units and a commercial studio space; 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. Persons interested in the Special Use Permit application may also contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.gov) or by telephone (434-970-3186).

3. **ZM22-00001 – 415 10th Street NW (Old Trinity Church)** – Landowner Dairy Holdings, LLC (the “Owner”) has submitted an application seeking a Rezoning for approximately 0.188 acres of land identified within the 2022 City real estate records by Real Estate Parcel Identification Number 040046000 (“Subject Property”). The Subject Property has frontage on 10th Street NW and Grady Avenue. The application proposes to change the zoning district classification of the Subject Property from R-1S (Residential Single-Family) to B-2 (Commercial) subject to certain proffered development conditions (“Proffers”). The Proffers include: (1) All non-residential uses allowed under B-2 zoning, other than Art Gallery, Auditorium, Houses of Worship, Club (private), Music Hall, Educational Facilities, Technology Based Business, and Offices, shall not be permitted on the subject property, and (2) No additional vehicular ingress and egress to the subject property. The Comprehensive Land Use Map for this area calls for General Residential which recommends up to 2.5 stories in height, up to 3 units per lot (or 4 units if the existing structure remains) and additional unit allowance depending on zoning allowances. Information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Rezoning application may contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.gov) or by telephone (434-970-3186).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

1. Preliminary Discussion – Lochlyn Hill, Block 4b

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday July 12, 2022 – 5:00 PM	Pre-Meeting	
Tuesday July 12, 2022 – 5:30 PM	Regular Meeting	<u>Minutes</u> - August 31, 2021, September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 <u>Comprehensive Plan</u> <u>Major Subdivision</u> – Preston Commons (Robinson Place) <u>Critical Slope Waiver</u> – Azalea Springs

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)

Rezoning and SUP – 0 Carlton Road

Rezoning – Mount View PUD

Critical Slopes Waiver – Belmont Condominiums

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

Special Use Permit – Fire Station on 250 Bypass

Comprehensive Plan Amendment – Manufactured Housing

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. 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.