

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, July 12, 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 – Work Session – August 24, 2022

ii. Entrance Corridor - 920 E High Street - Comprehensive Sign Plan Request  
(Sentara)

#### 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. 415 and 415-B 10<sup>th</sup> Street NW (TMP 040046000)

A. **ZT-22-00001** - An ordinance to amend and reordain Section 34-273(b) of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to Individually Protected properties by creating an “overlay” zoning restriction without affecting the underlying zoning district designation. This ordinance would create minor design control district status for the following:

The structures and property at 415 and 415-B 10<sup>th</sup> Street NW (TMP 040046000).

*(This is a request to provide a historic overlay which would require additional review prior to changes taking place to the building and site and add the property to the language in the zoning code.)*

B. **ZM-22-00001** - An ordinance to amend and reordain the Zoning District Map incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, by adding minor Architectural Design Control District for the following:

The property located at 415 and 415-B 10<sup>th</sup> Street NW, further identified on City Real Property Tax Map 040046000 having approximately 110 feet of frontage on Grady Avenue,

approximately 75 feet of frontage on 10<sup>th</sup> Street NW, and containing approximately 8,190 square feet of land (0.188 acres). The general uses called for in the Land Use Plan of the Comprehensive Plan are 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. The current underlying zoning is R-1S. Report prepared by Jeff Werner, Preservation and Design Planner.

*(This is a request to update the zoning map document to show a historic marking on the property noted in A. above.)*

- C. ZM22-00001 – 415 10<sup>th</sup> 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 10<sup>th</sup> 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, (2) No additional vehicular ingress and egress to the subject property, and (3) The maximum number of residential units permitted on the property shall be no more than one (1). 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](http://www.charlottesville.gov/agenda). Persons interested in the Rezoning application may contact NDS Planner Brian Haluska by e-mail ([haluska@charlottesville.gov](mailto:haluska@charlottesville.gov)) or by telephone (434-970-3186).

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday August 9, 2022 – 5:00 PM	Pre-Meeting	
Tuesday August 9, 2022 – 5:30 PM	Regular Meeting	<u>Minutes</u> - September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 <u>Comprehensive Plan</u>

**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 and SUP – 0 Carlton Road

Major Subdivision – Preston Commons (Robinson Place)

Rezoning – Mount View PUD

Critical Slopes Waiver – Belmont Condominiums, Azalea Springs

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

Special Use Permit – Fire Station on 250 Bypass, 901 Seminole Trail

Comprehensive Plan Amendment – Manufactured Housing

Future Entrance Corridor

- 1815 JPA - New apartment building (Wassenaar+Winkler Architects)
- 1801 Hydraulic Road – revised Comp Sign Plan, revised design review (*Hillsdale Place, Riverbend*)

Transportation Prioritization Presentation – November 2022

**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.