

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, September 13, 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

i. Report of the Nominating Committee

ii. Officer Elections

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 – August 31, 2021 – Work Session

G. FY 2022-2023 CDBG Substantial Action Plan Amendment to the Consolidated Plan

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. ZM22-00002 – Mount View PUD – Shimp Engineering, on behalf of Mount View Baptist Church, Mount View Properties, LLC, and Route 250 Houses, LLC, (collectively, the “Owners”), the owners of the properties, has submitted a Rezoning Petition for 908 St. Clair Avenue, 1133 Otter Street, 1221 Landonia Circle, and 1201 Landonia Circle, also identified on City Real Property Tax Map 49 as Parcels 65, 72.1, 72, and 73 or Tax Map Parcels 490065000, 490072100, 490072000, and 490073000. (the “Subject Properties”). The Subject Properties have frontage on St. Clair Avenue, Otter Street, Landonia Circle, and River Vista Avenue, and contain approximately 3.4 acres or 148,100 square feet. The petition proposes a change in zoning from R-2 Two-Family Residential (current zoning) to Planned Unit Development or PUD (proposed zoning) subject to certain proffered development conditions (“Proffers”) and the development plan submitted by Shimp Engineering on behalf of the Owners.

This rezoning would allow the creation of a PUD referred to as “Mount View PUD” comprised of two blocks (“Block 1” and “Block 2”) and containing up to 72 dwelling units at an approximate density of 22 dwelling units per acre (DUA). 60 multifamily residential units in six (6) structures up to 35 feet in height are proposed for Block 2. The opportunity for additional permitted uses is proposed for Block 1 including the possibility of 12 dwelling units; which may be single-family, two-family, or multifamily dwellings; daycare facilities, outdoor parks and playgrounds, art studios/workshops, consumer services businesses up to 2,000 square feet, and retail uses up to 2,000 square feet. However, no additional uses beyond the

existing house of worship in Block 1 are proposed at this time. The following characteristics/ amenities are proposed in the development plan: 60 multifamily residential units within six (6) buildings that are three (3) stories in height, including one (1) partially exposed basement story, vehicular access provided from both Landonia Circle and River Vista for Block 2, a central open space located within Block 2 and accessible from Block 1 via pedestrian facilities, a multi-use path 10 feet in width connecting the improved area of Otter Street with Landonia Circle within the Otter Street right-of-way, and landscaped screening buffers adjacent to neighboring properties on River Vista Avenue and Landonia Circle. The general usage specified in the Comprehensive Plan for the Subject Properties is General Residential.

The Proffers state that: (1) four (4) residential units constructed within the area of the property shall be Affordable Dwelling Units accessible to residents with income below 65% of the area median income with affordability provisions guaranteed for 10 years through recorded covenants; (2) three (3) residential units constructed within the area of property shall be Workforce Affordable Dwelling Units where the monthly cost of rent, including any tenant paid utilities, does not exceed 125% of the Fair Market Rent by unit bedrooms for the Charlottesville MSA and reserved for rental to residents with income below 80% of the area median income with affordability provisions guaranteed for 10 years through recorded covenants; (3) the required Affordable Dwelling Units shall be constructed prior to the issuance of the certificate of occupancy for the 55th residential unit; (4) after a period of 90 days of marketing the Affordable Dwelling Units and Workforce Dwelling Units, if no lease agreement is executed with a tenant meeting the household income requirements then no household income limit restrictions will apply; (5) construction entrances for site development and construction on the Property shall not be permitted to connect to River Vista Avenue; and (6) a screening fence shall be installed in the location shown on the development plan and may be comprised of masonry, composite, painted or stained lumber, or alternative material as approved by the Director of Neighborhood Development Services, with chain link and screening mesh specifically prohibited. This screening fence shall be a minimum of six (6) feet in height unless a lesser height is agreed upon by the Owners and owners of adjacent properties where the screening fence is installed along the common boundary line and a record of said agreement is provided to the Director of Neighborhood Development Services. If at the time of construction of the screening fence an adjacent property owner has erected a fence along the common boundary line, the screening fence requirement may be waived in the location where the adjacent owner’s fence is constructed, and the screening fence must be constructed prior to the issuance of the first certificate of occupancy for a residential unit within Block 2, with the limits of Block 2 depicted on the development plan.

Information pertaining to this application, including the staff report and materials submitted by the applicant, may be viewed online at www.charlottesville.gov/agenda. Persons interested in the rezoning application may contact NDS Planner Carrie Rainey by e-mail (raineyc@charlottesville.gov) or by telephone (434-970-3453).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday September 27, 2022 – 5:30PM	Work Session	Joint session with City Council on Zoning Diagnostic and Approach document.
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Tuesday October 11, 2022 – 5:00 PM	Pre-Meeting	
Tuesday October 11, 2022 – 5:30 PM	Regular Meeting	<u>Minutes</u> - September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 1113 5 th Street SW Car Wash Site Plan - 1223 Harris, Lyndhall Apartments

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, 1120 Avon Street

Major Subdivision – Preston Commons (Robinson Place)

Critical Slopes Waiver – Belmont Condominiums, Azalea Springs

Site Plan –Flint Hill PUD, 240 Stribling Ave.

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

Climate Action Plan – Fall 2022

Capital Improvement Program – Work Session – November 22, 2022, Hearing – December 13, 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. 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.