

## Agenda

### **PLANNING COMMISSION REGULAR DOCKET TUESDAY, March 14, 2023 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)

1. Minutes – October 12, 2021 – Regular meeting
2. Entrance Corridor – 2005 Jefferson Park Avenue
3. Entrance Corridor - 1801 Hydraulic Road

#### **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. ZM22-00003, SP22-00009– 1120 Avon Street** –Nicole Scro (Landowner), manager of Chicken Oriented Development, LLC (Applicant) has submitted applications seeking a Rezoning and Special Use Permit for approximately 0.148 acres of land, identified within the 2023 City real estate records by Real Estate Parcel Identification Number 590165000 (the “Subject Property”). The Subject Property has frontage on Avon Street and Altavista Avenue. The applications propose to change the zoning district classification of the Subject Property from R-1S (Residential Single-Family) to B-2 (Business) subject to certain proffered development conditions (“Proffers”) and development plan.

The Proffers include: (1) the general design, maximum height and density, minimum landscaping, and other substantive characteristics of the Project shall remain essentially the same, in all material aspects, as described within the application materials submitted to the City on August 23, 2022, including, but not limited to, the Conceptual Site Plan, dated August 1, 2022, prepared by Shimp Engineering, (2) any buildings and structures located on the Property shall not exceed forty (40) feet in height, (3) One unit shall be designated as a For-Rent Affordable Dwelling Unit, reserved for rent to low- and moderate-income households having income less than sixty percent of the area median income, derived from the “very low” income limit published annually by HUD for Households within the Charlottesville, Virginia metropolitan statistical area, reserved as such throughout a period of at least ninety-nine years from the date on which the unit receives a certificate of occupancy, and (4) land uses shall be limited to the following: single-family detached; single-family attached; townhouse; two-family dwelling; accessory buildings, structures and uses; multifamily dwellings; boarding; rooming house; 1-21 dwelling units per acre (DUA); amateur radio antennas, to a height of 75 feet; communications facilities:

attached facilities utilizing utility poles as the attachment structure; communications facilities: attached facilities not visible from any adjacent street or property; access to adjacent multifamily, commercial, industrial, or mixed-use development or use; accessory buildings, structures and uses; daycare facility; hotel/motel: up to 4 guest rooms, where such guest rooms shall be restricted to the currently existing single family detached home fronting Avon Street; accessory surface parking lot (by-right), 22-43 DUA; 44-64 DUA; 65-87 DUA (with Special Use Permit), and home occupations; accessory apartment, internal; accessory apartment, external and mobile food units (with Provisional Use Permit).

The Special Use Permit application seeks to increase allowed density from 21 Dwelling Units per Acre (DUA), or 3 units within the Subject Property, up to 68 DUA, or 10 units, per, City Code Sec. 34-480 (Use Matrix, B-2 District), a reduction of the front yard setback from a required 20 feet to 0 feet, a reduction of the rear yard setback from a required 20 feet to 3 feet, a reduction of the side yard setback from a required 20 feet to 3 feet, and a reduction of the onsite parking by 55% from the requirements stated in Sec. 34-984. The proposed development consists of a two-unit duplex and one multifamily apartment building with (8) one-bedroom units. The total number of dwelling units would not exceed (10). The Comprehensive Land Use Map for this area calls for Medium Intensity Residential which allows small “house-sized” multi-unit dwellings up to (12) units and (4) stories in height. Information pertaining to this application may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in the Rezoning or Special Use Permit applications may contact NDS Planner Dannan O’Connell by e-mail ([oconnell@charlottesville.gov](mailto:oconnell@charlottesville.gov)) or by telephone (434-970-3991).

**2. ZT23-01-01 - Planned Unit Development Size Change for URB** - A proposed amendment to the text of the City’s Zoning Ordinance, City Code Section 34-492 to allow property currently zoned Urban Corridor (URB) that is less than two acres in size to be considered for rezoning to the Planned Unit Development District.

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Preliminary Discussion – 501 Cherry Avenue
2. Presentation - Tree Commission
3. Discussion - Zoning Ordinance Update

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Wednesday March 29, 2023	Work Session	Zoning Ordinance – Module 2
Tuesday April 11, 2023 – 5:00 PM	Pre-Meeting	
Tuesday April 11, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> CDBG/HOME Budget <u>Presentation</u> – Transportation Updates <u>Preliminary Discussion</u> – 1709 JPA <u>Rezoning and SUP</u> –501 Cherry Avenue

### **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

Rezoning and SUP – 0 Carlton Road

Site Plan –Flint Hill PUD, 240 Stribling Ave, Belmont Heights (1000 Monticello), Hillsdale Place, 1613 Grove Street Extended

Major Subdivision – Seminole Hillsdale

Future Entrance Corridor

- 1801 Hydraulic Road – revised Comp Sign Plan, (*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.

Planning Commission premeeting and regular meetings are held in person with limited seating and by Zoom webinar. Instructions for meeting attendance is located here: <https://www.charlottesville.gov/1552/Reserve-a-Seat-for-Planning-Commission-M>. 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.