

5th & Avon Community Advisory Committee
Thursday, February 15, 7 PM - 8:30 PM

5th Street County Office Building, Room B
1600 5th Street Extended
Charlottesville, Virginia 22902

AGENDA

1. Call to Order & Agenda Review (2 minutes)

Roger Schickedantz, Co-Chair

2. Approve Meeting Minutes (3 minutes)

Roger Schickedantz, Co-Chair

3. Community Meeting – ZMA202300018 Albemarle Business Campus – NMD Amendment #2 (60 minutes)

Andy Reitelbach, Senior Planner II, Albemarle County

TAX MAP/PARCEL(S): 076000000046AA, 076000000046AB, 07600000005400

LOCATION: Property on the northwest side of 5th Street, across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, and on the east side of Old Lynchburg Road from 5th Street to Country Green Road.

PROPOSAL: Amend the Code of Development and the application plan for Albemarle Business Campus to change the permitted uses, the permitted square footage, the residential density, and lot and building regulations.

PETITION: Request to amend the Code of Development and the application plan associated with ZMA201900003 and ZMA202100014 to include parking structures as a permitted use; to revise the minimum non-residential square footage to 4,000 square feet; to revise the maximum number of residential units to 240; to revise the maximum gross density to 34 units per acre; and to revise building height and setback requirements. Sections 20A and 8.5.5.3(e) of the Zoning Ordinance.

ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201900003 and ZMA202100014.

OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – Airport Impact Area

PROFFERS: Yes

COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area.

4. Planning Commission and Board of Supervisors Liaison Updates (10 minutes) – *this is time reserved for liaisons to share community announcements and project/policy updates*

Supervisor Jim Andrews and Mike Pruitt

Commissioners Karen Firehock and Fred Missel

5. Other Committee Business (5 minutes)

Committee Members

Meeting Norms:

- Staff liaisons will be prepared, working with chairs to set agendas and provide necessary information.
- Committee members will come prepared having read provided materials.
- We will respect everyone's time by starting and ending on time. We will work to set and follow agenda topic time allotments.
- Everyone is responsible for helping to stay on topic. Speak up if you feel like we're getting off track and need to move an issue to a "parking lot" for possible future discussion.
- Everyone is encouraged to participate. You may be asked to share what you think, or we may ask for comments from those who haven't spoken. It is always OK to "pass" when you are asked to share a comment.
- Listen respectfully, without interrupting. Listen actively and with an ear to understanding others' views.
- One person speaks at a time. If you think you will forget an idea or question that comes to mind, write it down.
- Challenge ideas, not individuals.