

**TENTATIVE  
MARCH 19, 2019  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Deferred Item.
  - a. [\*\*SP201800016 EcoVillage Charlottesville – Preserved Steep Slopes\*\*](#)  
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 0610000021000 LOCATION: Rio Road E, between Brookway Drive and Rockbrook Drive; existing addressed structures on the subject property(s) include 480 Rio Road E. PROPOSAL: Disturbance of preserved steep slopes to accommodate the development of private facilities (entrance, accessway, and parking) for the proposed “EcoVillage Charlottesville” development. PETITION: “Private facilities on preserved slopes” pursuant to Zoning Ordinance Section 30.7.4. b.2. ZONING: R4 Residential, which allows residential uses by right (4 units per acre). OVERLAY DISTRICT(S): Airport Impact Area; Steep Slopes – (Managed) and (Preserved). COMPREHENSIVE PLAN: “Neighborhood Density Residential” which calls for residential use (3–6 units/acre) and supporting uses such as religious institutions, schools, and other small-scale non-residential uses; in the Development Area in Neighborhood 2 (Places29). (Tim Padalino)  
**DEFERRED FROM THE JANUARY 15, 2019 PLANNING COMMISSION MEETING**
5. Public Hearing Items.
  - a. [\*\*SP201800019 Greenfield Terrace Apartments\*\*](#)  
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500-00-00-15700; 04500-00-00-15800 LOCATION: Greenfield Terrace: undeveloped area at the end of the cul-de-sac. Approx. 420’ from the intersection of Greenfield Terrace and Berkmar Drive, and approx. 310’ from the intersection of Station Lane and Rio Road W. PROPOSAL: Amend existing SP200000074 to remove Tax Map Parcel 04500-00-00-15800 from the existing SP. New SP201800019 to build 33 multifamily residential dwelling units in a new 39,000 sq. ft. three-story building on Tax Map Parcels 04500-00-00-15700 and 04500-00-00-15800. PETITION: Amendment to existing SP200000074 to remove Tax Map Parcel 04500-00-00-15800. New SP to allow R-15 (15 du/acre) multifamily residential units under Section 23.2.2.9 of the Zoning Ordinance. 33 multifamily residential units are proposed on two parcels (TMP 45-157 and TMP 45-158) on a total of 1.96 acres at a density of 16.84 du/acre. Special Exception request to waive the 20’ buffer requirement for adjacent lots zoned residential per 18-21.7(c). Special Exception request to use 18-4.19 residential setbacks instead of 18-4.20 commercial setbacks per 18-21.7(a) and (b). ZONING: Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Airport Impact Area; Entrance Corridor; Steep Slopes- Managed COMPREHENSIVE PLAN: Flex Area within Rio29 Small Area Plan – area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking. (Tori Kanellopoulos)

**AND**

**[SP201900001 Amendment to Greenfield Terrace \(SAME LEGAL AD AS ABOVE\)](#)**

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500-00-00-15700; 04500-00-00-15800  
LOCATION: Greenfield Terrace: undeveloped area at the end of the cul-de-sac. Approx. 420’ from the intersection of Greenfield Terrace and Berkmar Drive, and approx. 310’ from the intersection of Station Lane and Rio Road W. PROPOSAL: Amend existing SP200000074 to remove Tax Map Parcel 04500-00-00-15800 from the existing SP. New SP201800019 to build 33 multifamily residential dwelling units in a new 39,000 sq. ft. three-story building on Tax Map Parcels 04500-00-00-15700 and 04500-00-00-15800.  
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allow R-15 (15 du/acre) multifamily residential units under Section 23.2.2.9 of the Zoning Ordinance. 33 multifamily residential units are proposed on two parcels (TMP 45-157 and TMP 45-158) on a total of 1.96 acres at a density of 16.84 du/acre. Special Exception request to waive the 20' buffer requirement for adjacent lots zoned residential per 18-21.7(c). Special Exception request to use 18-4.19 residential setbacks instead of 18-4.20 commercial setbacks per 18-21.7(a) and (b). ZONING: Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Airport Impact Area; Entrance Corridor; Steep Slopes- Managed COMPREHENSIVE PLAN: Flex Area within Rio29 Small Area Plan – area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking. (Tori Kanellopoulos)

a. [SP201800021 Waldorf School SP Extension](#)

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 06100000017000; 061000000172A0; 06100000017200; 06100000017400 LOCATION: The existing Waldorf School (TMP 61-170 and TMP 61-174) is located at 120 Waldorf School Road, Charlottesville, VA 22901. The two parcels proposed for school programming expansion are located at 738 Rio Road E, Charlottesville, VA 22901 (TMP 61-172A) and 746 Rio Road E, Charlottesville, VA 22901 (TMP 61-172). PROPOSAL: Amend Special Use Permit SP200600010 to include Tax Map/Parcels 061000000172A0 and 06100000017200 to provide additional education programming space for the Waldorf School. The school plans to use the existing residential buildings and convert them into additional classrooms and programming spaces. Any increase in students will remain within the SP limits of 350 students. No residential units are proposed. PETITION: Section 15.2.2(5) Private Schools ZONING: R-4 Residential (4 units/acre) which allows residential uses; private schools by special use permit. OVERLAY DISTRICTS: Airport Impact Area; Steep Slopes- Managed; Steep Slopes- Preserved. COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Development Area of the Places29 Master Plan. (Tori Kanellopoulos)

b. [ZMA201600022 Moss \(2511 Avinity Drive\)](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 090000000035L0 LOCATION: 2511 Avinity Dr., approx. 70 feet south of the intersection with Avon St. Ext. PROPOSAL: Rezone property to allow for apartments PETITION: Request for 0.9 acres to be rezoned from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre to PRD Planned Residential District (PRD) which allows residential use (3 – 34 units/acre) with limited commercial uses. A maximum of 24 multifamily units is proposed for a density of 26 units/acre. Associated with this request, is a request for a special exception to allow an exception to the minimum acreage requirement of 3 acres for a PRD. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses in Neighborhood 4 of the Southern and Western Urban Neighborhoods. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Megan Nedostup)

6. Regular Item.

a. [2018 Planning Commission Annual Report](#)  
(Andrew Gast-Bray)

7. Committee Reports.

8. Review of Board of Supervisors Meeting – March 6, 2019

9. Old Business/Items for follow-up.

10. New Business.

a. [JOINT PC/BOS WORKSESSION](#) - Stream Health - July 9, 2019 at 6:00p.m., Meeting Room 241

11. Adjournment—9:00 p.m.

***THERE WILL BE NO PLANNING COMMISSION MEETINGS ON TUESDAY, MARCH 26, 2019 AND TUESDAY, APRIL 6, 2019. THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, APRIL 9, 2019 IN MEETING ROOM 241 BEGINNING AT 6:00P.M.***

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## CONSENT AGENDA

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- a. **Approval of Minutes**: September 26, 2017, October 31, 2017, November 14, 2017, April 10, 2018, July 17, 2018, August 14, 2018, September 4, 2018