

**FINAL ACTION MEMO**  
**Planning Commission Meeting of June 4, 2019**

<u><b>AGENDA ITEM/ACTION</b></u>	<u><b>FOLLOW-UP ACTION</b></u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Keller.</li> <li>• PC members present were Mr. Dotson, Chair Keller, Vice-Chair Bivins, Ms. Riley, Ms. More. Ms. Spain, Ms. Firehock and Mr. Carrazana (UVA Rep.). Mr. Carrazana left at 8:40 pm</li> <li>• Staff members present were Lea Brumfield, David Benish, Tim Padalino, Megan Nedostup, Kevin McDermitt, Tori Kanellopoulos, Richard DeLoria and Carolyn Shaffer</li> </ul>	A
<p>2. <b>Other Matters Not on the Agenda from the Public</b> None</p>	<p><u>Clerk:</u> No action required</p>
<p>3a. <b>Items Requesting Deferral.</b>  <u><b>ZMA201700005 Hollymead Town Center, Area C – Block II, III, and VII</b></u>            MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 032000000041J0, 032000000041P0 LOCATION: Hollymead Town Center Area C, on the south side of Timberwood Blvd. between Connor Dr. and Berkmar Dr., and on the northeast corner of the intersection of Berkmar Dr. and Laurel Park Ln.            PROPOSAL: Amend the Code of Development to change the minimum and maximum non-residential square footage allowed in Blocks II and VII and to permit residential units in Blocks II and VII. PETITION: Amend the Code of Development to change the ranges of non-residential square footage allowed in Blocks II and VII, as well as increase the overall total “Not to exceed” square footage limit for Area C. Also, amend the Code of Development to permit a range of 0 to 130 residential units in Block II and a range of 0 to 100 residential units in Block VII, with an increase in the overall “Not to exceed” total of residential units in Area C to 370. Area C contains approximately 31 acres and is zoned Planned Development – Mixed</p>	<p><u>Clerk:</u> None.</p> <p><u>Staff:</u> Presentation at the June 18,2019 PC Meeting</p>

<p>Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/acre). Amend the application plan to reflect the proposed change in non-residential square footage amounts and the permitted location of residential units. No change to the zoning district is proposed. ZONING: PD-MC Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre). OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFER(S): Yes COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; and Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan. (Andy Reitelbach) <b>DEFER TO JUNE 18, 2019 DUE TO AN ADVERTISING ERROR.</b></p> <p><b>ACTION:</b> Commission approved moving ZMA201700005 Hollymead Town Center, Area C – Block II, III, and VII to the June 18, 2019 meeting.</p>	
<p>4a. <b>Work Session</b> <b><u>ZMA201800003 Southwood Phase 1</u></b> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090000000001A0; 090A10000001E0; 076000000051A0 LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive. PROPOSAL: Rezone property from residential to a mixed use- mixed income development. PETITION: Rezone 32.5 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, and Neighborhood Model District (NMD), which allows residential uses at a</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Needs to make several changes and get updated information to PC Board 2 weeks before the Public Hearing Presentation. Habitat for Humanity also needs to get all renderings and information to the staff so that it can be included in the packets to the PC Board 2 weeks before the Public Hearing at the July 23, 2019 Planning Commission meeting.</p> <p>Staff was seeking guidance on the following questions:</p> <ol style="list-style-type: none"> <li>1) What should be the maximum building height allowed per the Code of Development?</li> <li>2) Should old Lynchburg Road be a Framework Street?</li> <li>3) Is the proposed recreation substitution request</li> </ol>

<p>density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Neighborhood Model District (NMD). This request includes amending a portion of ZMA200500017 Biscuit Run included on TMP 90A1-1E which is zoned NMD to remove the proffers from the parcel. A maximum of 450 units are proposed for a gross density of approximately 13 units per acre and a net density of approximately 19 units per acre. A maximum of 50,000 non-residential square footage is also requested. OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved PROFFERS: No COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams; 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 with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: Yes (Megan Nedotup)</p> <p><b>Motion:</b> N/A</p>	<p>for Block B acceptable? Are sufficient recreational facilities being provided?</p> <p>4) Within the Code of Development and Application Plan that have been submitted, are there aspects that require additional detail, revisions, or clarification?</p> <p><b>Chairman Keller summarized the commissioners’ additional information request</b></p> <p>In preparation for the Southwood Public Hearing the PC requests the following materials from the applicant and/or staff preferably 2 weeks but at least 1 week prior to the meeting:</p> <ol style="list-style-type: none"> <li>1) an overall project conceptual plan (showing the multi-phase project area) that delineates the approach to maintaining the integrity of the traditional cultural community;</li> <li>2) the average AMI of the early adopters and the AMI of the other residents (minus early adopters);</li> <li>3) the anti-displacement strategy for all residents, not just the early adopters;</li> <li>4) a concept plan articulating the overall residential “mix” location strategy for affordable and market rate housing and commercial. “Pathway to affordability”, how would the different types of units and locations be created as affordable and maintained as affordable?</li> <li>5) an Albemarle County school impact analysis; and</li> <li>6) a transportation analysis of Od Lynchburg Road to the south of Southwood considering its potential long-term (40 years) traffic volume increases due to its connection to Rt 20 and Rt 29 via Plank Road</li> </ol>
<p>5a. <b>Deferred Item</b>  <b>ZMA201800007 Belvedere Proffer Amendment – Carriage Houses</b>  MAGISTERIAL DISTRICT: Rio TAX  MAP/PARCEL(S): 06100-00-00-154E0, 06100-00-00-15800, 06100-00-00-16000, 06200-00-00-002A1, 06200-00-00-002B0, 06200-00-00-002C0, 062A3-00-00-00100, 062G0-00-05-000A0, 062G0-00-05-000A1, 062G0-00-07-000A0, 062G0-00-00-007A, 062G0-00-07-15700, 062G0-00-07-16500, 062G0-00-07-17100, 062G0-00-07-17200,</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>

062G0-00-07-17400, 062G0-00-07-17900, 062G0-00-07-18000, 062G0-00-09-000A0.

LOCATION: Properties are in the Belvedere development which is located north of Rio Rd., east of the Norfolk Southern Railroad, and accessed from Belvedere Blvd. PROPOSAL: Amend existing proffers related to carriage house units. PETITION: Amend proffers for ZMA200400007-Belvedere, including proffer 2.2, to allow carriage house units on lots with single-family-attached units, allow carriage house units to be attached to the primary dwelling units, and to allow accessory apartment units to count toward meeting the required minimum number of 103 carriage house units to be provided in the development. The properties subject to this amendment request contain approx. 180 acres and are zoned NMD-Neighborhood Model District which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. This proposal does not propose to modify the gross density permitted under the current zoning. No change to the application plan is proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses. (David Benish)

***DEFERRED FROM MAY 14, 2019 PLANNING COMMISSION MEETING, DUE TO AN ADVERTISING ERROR.***

**Motion:** The Commission recommended approval of ZTA201800007 Belvedere Carriage House Unit Proffer Amendment, including amendments to Appendix A and Tables 1 and 2 of the Code of Development, provided technical

<p>changes to the wording of the proffer are completed as submitted in the staff report. Approved with a vote of 7:0</p>	
<p>6a. <b>PUBLIC HEARING</b>  <b>ZMA201800014 Birdwood Mansion and Grounds</b> MAGISTERIAL  DISTRICT: Samuel Miller TAX  MAP/PARCEL(S): 07500000006300  LOCATION: 500 Birdwood Drive, Charlottesville, VA 22903 PROPOSAL: Rezone a portion of the property from Residential R-1 to Highway Commercial (HC). PETITION: Rezone an approximately 15.2-acre portion of the 544-acre property from Residential R-1 which allows residential uses (1 dwelling unit/acre) to Highway Commercial (HC), with proffers, to allow for the renovation of the Birdwood Mansion, dependencies, and grounds for use as a special events venue that includes overnight lodging. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: “Institutional” which allows for schools, libraries, parks, major utilities, hospitals, universities, colleges, ancillary facilities, and undeveloped publicly owned property; and “Parks and Green Systems” which allows for parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, and preservation of stream buffers, floodplains, and steep slopes adjacent to rivers and streams. In Neighborhood 6 of the Southern and Western Urban Neighborhoods.  (Tim Padalino)</p> <p><b>Motion:</b> The Commission recommended approval of ZTA201800014 Birdwood Mansion and Grounds for the reasons stated in the staff report, by a vote of 7:0</p> <p><b>Motion:</b> Commission recommended approval of Special Exceptions #1 thru #4 as provided in the staff report, by a</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Mr. Keller requested that the Board be invited when they do the sound tests. Wednesday &amp;/or Thursday from 1:00 – 3:00 pm. Thursday is the rain date if it is raining Wednesday afternoon.</p>

	vote of 7:0	
7.	<b>Committee Reports</b> <b>Commissioner Dotson: N/A</b>  <b>Commissioner More: N/A</b>  <b>Commissioner Bivins: N/A</b>  <b>Commissioner Spain: N/A</b>  <b>Commissioner Keller: N/A</b>  <b>Commissioner Firehock: N/A</b>  <b>Commissioner Riley: N/A</b>	
8.	<b>Old Business/Items for Follow-up</b> NONE	
9.	<b>New Business</b>	Mr. Keller asked that we have a work session pertaining ADU/ABU Policies. Mr. Benish handed out a calendar for the tentative PC Meetings for the next 4 months.
10.	Adjourn to June 18, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 10:11 p.m.	