

FINAL ACTION MEMO
Planning Commission Meeting of May 21, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were Chair Keller, Ms. Riley, Ms. More, Ms. Spain, Mr. Dotson, and Vice-Chair Bivins. Mr. Carrazana (UVA Rep) and Ms. Firehock were absent. • Staff members present were Rebecca Ragsdale, Andy Reitelbach, Rachel Falkenstein, Scott Clark., Andy Herrick, David Benish, and Carolyn Shaffer. 	
<p>2. Other Matters Not on the Agenda from the Public None</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda <u>Approval of Minutes:</u> April 9, 2019</p> <p>Motion: Minutes of April 9, 2019 Planning Commission Meeting were approved as submitted, by a vote of 6:0 (Ms. Firehock was absent.)</p>	<p><u>Clerk:</u></p>
<p>4a. <u>SP201500028 Blue Ridge Swim Club – Day Camp, Boarding Camp</u> MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-075A0 LOCATION: 1275 Owensville Road PROPOSAL: SP201500028: Request to amend SP201000035 (day camp) to change the boundaries of the use as shown on the conceptual plan entitled "Blue Ridge Swim Club," dated 09/16/2016, last revised 2/20/2018, and to remove the existing expiration date for the special use permit SP201500029: Request to amend SP 201000041 (swim club) to change the boundaries of the use as shown on the conceptual plan entitled "Blue Ridge Swim Club," dated 09/16/2016, last revised 2/20/2018 PETITION: SP201500028: 10.2.2.20 Day camp, boarding camp (reference 5.1.05); SP201500029: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16) ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) (Scott Clark)</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> The applicant may make changes to sheet C3 before presenting the application to the Board of Supervisors.</p>

<p>Action: The Commission recommended approval of SP201500028 Blue Ridge Swim Club – Day Camp, Boarding Camp with the conditions outlined in the staff report and that a revised sheet C3 showing tree species similar to those existing on the site shall be submitted before the Board of Supervisors meeting by a vote of 6:0 (Ms. Firehock was absent.)</p>	
<p>4b. <u>SP201500029 Blue Ridge Swim Club</u> <i>(Same legal ad as above)</i> MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-075A0 LOCATION: 1275 Owensville Road PROPOSAL: SP201500028: Request to amend SP201000035 (day camp) to change the boundaries of the use as shown on the conceptual plan entitled "Blue Ridge Swim Club," dated 09/16/2016, last revised 2/20/2018, and to remove the existing expiration date for the special use permit SP201500029: Request to amend SP 201000041 (swim club) to change the boundaries of the use as shown on the conceptual plan entitled "Blue Ridge Swim Club," dated 09/16/2016, last revised 2/20/2018 PETITION: SP201500028: 10.2.2.20 Day camp, boarding camp (reference 5.1.05); SP201500029: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16). ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) (Scott Clark)</p> <p>Motion: The Commission recommended approval of SP201500028, SP201500029 Blue Ridge Swim Club with the conditions outlined in the staff report, and that a revised sheet C3 showing tree species similar to those existing on the site shall be submitted before the Board of Supervisors meeting. by a vote of 6:0 (Ms. Firehock absent).</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p> <p>Staff will obtain a new sheet C3 from the applicant.</p>
<p>4c. <u>ZMA201800019 3226 Proffit Road</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 03200000003500 LOCATION: 3226 Proffit Road, Charlottesville, VA 22911 PROPOSAL: Rezone a parcel of land from R1 Residential to R15 Residential. PETITION: Request to rezone a 3.198-acre parcel of land from R1</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>

<p>Residential zoning district, which allows residential uses at a density of 1 unit per acre, to R15 Residential zoning district, which allows 15 units per acre. A maximum of 40 units is proposed for a density of 12.5 units/acre. Request for private streets; request for double-frontage lots; request for modification of street standards. ZONING: R1 Residential – 1 unit per acre. OVERLAY DISTRICT: Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office, and service uses, in Hollymead – Places29 Master Plan Area. (Andy Reitelbach)</p> <p>Action: The Commission recommended approval of ZMA201800019 3226 Proffit Road, as recommended by staff in the staff presentation, by a vote of 6:0 (Ms. Firehock absent).</p> <p>Action: to the Commission approved the sidewalk exception request as recommended by staff in the staff presentation, by a vote of 6:0 (Ms. Firehock absent).</p> <p>Action: The Commission approved the planting strip exception request as recommended by staff in the staff presentation, by a vote of 6:0 (Ms. Firehock absent).</p>	
<p>5a. WORKSESSION ZMA2018000013 Rio Road W MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 04500000010000, 045000000100A0, 04500000010100, 045000000101B0, LOCATION: 664 Rio Road West, Charlottesville, VA 22911 PROPOSAL: Request to rezone the property from C1 Commercial to NMD Neighborhood Model District to allow a mixed-use development with up to 112 residential units along Rio Road and storage/warehousing on the back of the site. PETITION: Rezone 3.3 acres from CO Commercial Office – offices, supporting commercial and service and residential by special use permit (15 units/ acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. A max of 112 units is proposed for a density of approximately 34 units/acre. PROFFERS: Yes COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan- area intended</p>	<p><u>Clerk:</u> None</p> <p><u>Staff:</u></p> <p>Question 1: Should there be a commitment to the timing of the “block 1 residential building in relationship to the timing of the construction of the surface parking lot and the “block 2” self storage building?</p> <p>Staff Recommendation: A commitment that the block 1 building be commenced within 2 years of the issuance of Certificate of Occupancy (CO) for any block 2 structure. Interim screening should be provided if the block 2 CO is issued prior to the commencement of the block 1 building.</p> <p>The preference of the Commission would be that the block 1 building be constructed first or concurrently with the surface parking and block 2 building. However, there was a recognition that enforcement of a time commitment for the block 1 construction is challenging. Most Commissioners were willing to accept a</p>

<p>to have the highest intensity of development with a mix of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking & 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. (Rachel Falkenstein)</p> <p>Motion: N/A</p>	<p>compromise for interim screening within block 1 that would sufficiently screen the surface parking and block 2 storage building. Commissioners felt that the screening and proposed streetscape improvements along Rio Rd should be installed concurrently with the parking and block 2 construction to present a usable and visually appealing street frontage for this development.</p> <p>Question 2: Should 15% affordable housing be provided through the COD with this development?</p> <p>The PC agreed with staff’s recommendation and requested more information about what is meant by “affordable”.</p> <p>More broadly speaking, Commissioners asked staff to collaborate with the County Attorney’s office to vet possible tools for achieving affordable housing and other Comp Plan goals and to explore ways to more clearly articulate this information in future staff reports.</p>
<p>6. Committee Reports Ms. Firehock: N/A</p> <p>Ms. Spain: N/A</p> <p>Ms. More:</p> <p>Ms. Riley: The 5th and Avon Street CAC held a public input session on the Avon Street Corridor Study last Thursday, May 16th, at the Cale Elementary School. It was well attended with over 30 residents present. Generally the design and consultant recommendations were well received by the public although there were some concerns expressed about a proposed round-a-bout at Mill Creek and Avon Street.</p> <p>Mr. Dotson: CIP Oversight committee, 05/09/19 BOS & Board of Education, Meet before September, our discussions begin in June.</p> <p>Mr. Bivins: At it's May 21st meeting, the MPO Tech Committee moved forward the Unified Work Program & Long Range Transportation Plan to the MPO . Places 9 Hydraulic Community Advisory Committee met 5/20/19, They heard a presentation from the developer on a Stonefield Special Exception Request going to the Board of Supervisors for an addition floor on an mixed use business & apartments (160) building. Project consist of office space on the first floor and rental apartments above.</p> <p>Mr. Carrazana: N/A</p>	<p><u>Staff:</u></p>

<p>Mr. Keller: N/A</p> <p>7. <u>Review of Board of Supervisors Meeting</u> -- May 15, 2019 Meeting</p>	<p>3 items SP201800021 Charlottesville Waldorf School – Extension, ZMA201600022 Moss (2511 Avinity Drive) and Agricultural Operations Amendment Phase I all three were approved as recommended by the Planning Commission.</p>
<p>8. Old Business/Items for Follow-up NONE</p>	<p>Ms. Spain asked questions about the proffers in Rio Road & Proffit Road. Mr. Herrick discussed the difference between the 2016 Proffer law and the 2019 Proffer law that goes into effect as of July 1, 2019.</p>
<p>9.. New Business</p>	<p>The Commission gave to Mr. Benish a list of items that it would like more information on, to include in upcoming Work Sessions starting in June 2019</p>
<p>11. Adjourn to May 21, 2019 Albemarle County Planning Commission meeting, 6:00 p.m., Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> • The meeting adjourned at 8:55 p.m. 	