

FINAL ACTION MEMO
Planning Commission Meeting of June 18, 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, Vice-Chair Bivins, , Ms. More, Ms. Firehock, Ms. Spain, and Mr. Carrazana (UVA Rep.). Absent: Mr. Dotson Ms. Riley • Staff members present were David Benish, Andy Reitelbach, Rachel Faulkenstein, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not on the Agenda from the Public</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda Approve Minutes from 4/23/19, 5/7/19 and 5/14/19</p>	<p><u>Clerk:</u> Post to Website</p> <p><u>Staff:</u></p>
<p>4a. Deferred Item <u>PROJECT: ZMA201700005 Hollymead Town Center Area C, Blocks II and VII</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 032000000041J0, 032000000041P0 (Sign #87, 88, 89) 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 proffer statement to allow for the amendment of the Code of Development to change the ranges of non-residential square footage allowed in Blocks II and VII; to permit residential units in Blocks II and VII; and to change the development standards for Block VII. Amend the application plan to reflect changes in the Code of Development. PETITION: Request to amend proffers and Code of Development associated with ZMA200100020 and ZMA201300004 Hollymead Town Center Area C. Amend the Code of Development to change the minimum and maximum non-residential</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Present to BOS at future date.</p>

square footage allowed in Blocks II and VII, as well as increase the overall total "Not to exceed" square footage limit for non-residential uses in Area C to 353,000 square feet. 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, for a density range between 2.15 units/acre and 10 units/acre in Area C. Area C contains 37.1 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/acre). Amend the Code of Development to change the architectural standards table pertaining to build-to lines. 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); ZMA200100020 and ZMA201300004. 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)

Action: By vote of 5:0 (Dotson absent), the Commission recommended approval of ZMA-2017-00005 Hollymead Town Center, Area C, Blocks II and VII, with the revisions recommended by staff in the staff report, including that the applicant address a specific area for green space, 15% affordable housing, and the impact

<p>on schools.</p> <p>5a. Public Hearing PROJECT: ZMA201800013 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 mix of uses, with a range of 30-112 multi- family residential units, non-residential uses such as commercial service, retail, office/R&D/flex, light industrial/storage/distribution with up to 601,500 sq ft of building. PETITION: Rezone 3.3 acres from C1 Commercial Office – retail sales and service; 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 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>Action: By vote of 5:0 (Dotson absent), the Commission recommended approval of ZMA201800013 Rio West with the revisions in attachment 6 of the staff report, including that approved landscaping be completed on Block 1 within one year of when the Certificate of Occupancy for Block 2 is issued.].(Page</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Work with Architect to finalize wording and types of trees and where to be planted. Present to BOS at future date.</p>
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<p>6. Committee Reports Commissioner Dotson: N/A</p> <p>Commissioner More: CAC met with updates Jaunt/Crozet connector getting together with the neighborhoods to make sure that bus stops being placed properly. Water in Crozet. Barnes Lumber will be coming to the PC, Downtown Crozet Development.</p> <p>Commissioner Bivins: N/A</p> <p>Commissioner Spain: N/A</p> <p>Commissioner Keller: N/A</p> <p>Commissioner Firehock: N/A</p> <p>Commissioner Riley: N/A</p>	
<p>7. Old Business/Items for Follow-up None</p>	
<p>8. New Business</p>	<p>Mr. Benish reviewed the June 5, 2019 BOS meeting.</p>
<p>9. Adjourn to June 25, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 8:00 p.m.</p>	