

FINAL ACTION MEMO
Planning Commission Meeting of October 22, 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. Spain, Ms. Firehock, Ms. Riley, Mr. Dotson, and Mr. Carrazana (UVA Rep.). • PC members absent were Ms. More • Staff members present were David Benish, Tori Kanellopoulos, Tim Padalino, Andrew Knuppel, 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</p>	<p><u>Clerk:</u> None</p>
<p>4. Public Hearing Items</p> <p>4a. <u>ZMA201900004 Breezy Hill</u> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 094000000001A0; 09400000000500; 09400000000600; 09400000000800; 094000000008A0; 094000000008C0; 09400000004800; 094000000048A0 LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive. PROPOSAL: Rezone multiple properties for a maximum of 160 residential units, with proffers. PETITION: Rezone a total of approximately 84 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R-4 Residential, which allows residential uses (4 units/acre density) with the potential for additional units if bonus factors are applied. 160 dwelling units (maximum) are proposed at a gross density of 1.9 units/acre and a net density of 2.5 units/acre. OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard, and Steep Slopes – Managed and Preserved. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: “Neighborhood Density Residential (Low)” – residential uses (less than 2 dwelling units/acre) and supporting uses such as places of worship, schools, public and institutional uses; and “Parks and Green Systems” – parks, playgrounds, play fields, greenways, trails, paths, recreational</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>

<p>facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. Village of Rivanna Comp Plan Area. (Tim Padalino)</p> <p>Action: At the request of the applicant, the Commission deferred this item by a vote of 6:0, Ms. More was absent.</p>	
<p>5. Action Item</p> <p>5a. <u>CCP201900003 UVA Encompass Health</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 03200000001800, 032000000018B0, 032000000006R0 LOCATION: Proposed use is on TMP 32-18, located on Airport Road approximately 1,700 feet Northwest of the intersection of Airport Road and Route 29. Current parcel address is 3640 Lonesome Pine Lane, Charlottesville VA 22911. PROPOSAL: Proposed public use in a Planned Development – Industrial Park District per 18-26.2 and VA Code 15.2-2232. PETITION: The University of Virginia and Encompass Health propose to relocate UVA Encompass Health Rehabilitation Hospital to the University of Virginia Research Park. The proposed use is approximately 70-bed and approximately 72,000 square foot rehabilitation hospital on a portion of a 25.92-acre parcel (TMP 32-18). ZONING: Planned Development – Industrial Park – industrial and ancillary commercial and service uses (no residential use). PROFFERS: Yes per ZMA200500003 ENTRANCE CORRIDOR: Yes OVERLAY DISTRICTS: Airport Impact Area; Entrance Corridor; Flood Hazard Overlay; Steep Slopes – Preserved and Managed COMPREHENSIVE PLAN: Property is in the Places29-North Development Area. Proposed use is in the Office/R&D/Flex/Light Industrial designated portion of TMP 32-18: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Other designations on TMP’s 32-18, 31-18B, and 32-6R include: Uptown – commercial, retail, and employment uses with supporting residential (6.01-80 units/acre); Urban Mixed Use (in Centers) – mix of retail, residential; Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features;</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Forward to BOS Consent Agenda</p>

<p>Institutional – civic uses, parks, recreational facilities, and similar uses on County owned property; Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products; Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses; Public Open Space – recreation and open space uses. (Tori Kanellopoulos)</p> <p>Action: The commission found the location, character, and extent of the “UVA Encompass Health Rehabilitation Hospital”, as proposed, to be in substantial accord with the Comprehensive Plan, by a vote of 6:0, Ms. More was absent.</p>	
<p>6. Committee Reports: Commissioner Dotson – CIP Advisory committee met today, there are a few proposals that will be forwarded to the BOS for transportation, Economic Development, additions to Cale Elementary & Crozet Elementary. The CIP Advisory Committee will be making a presentation to the PC tentatively on November 19, 2019. School Board will be making recommendations on long term plans.</p> <p>Commissioner Spain – Places 29 met and had a presentation on the Rio 29 Form-Based Code.</p> <p>Commissioner Keller– Shared information from the agricultural meeting he attended.</p>	
<p>7. Review of Board of Supervisors Meeting – October 16, 2019</p>	
<p>8. New Business/Old Business:</p> <p>New Business: November 5th date is needed</p>	None
<p>9. Items for follow-up.</p>	None
<p>10. Adjourn to November 5, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 7:00 p.m.</p>	