

FINAL ACTION MEMO
Planning Commission Meeting of June 25, 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 6:05 p.m. by Chair Keller. • PC members present were Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Spain, and Ms. Firehock. Absent: Ms. Riley, Mr. Dotson and Mr. Carrazana (UVA Rep.). • Staff members present were David Benish, Frances MacCall, Megan Nedostup, Chris Perez, Tori Kanellopoulos, Kevin McDermit, 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 5/21/19, 5/28/19 and 6/04/19</p>	<p><u>Clerk:</u> Upload minutes to website</p>
<p>4a. Regular Items PROJECT: SDP201800066 Longhorn Steakhouse – Initial Site Plan MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100000013200 LOCATION: Vacant parking lot area associated with 1531 Rio Road East PROPOSAL: Request for initial site plan approval of a new 5,465 SF commercial restaurant. The request includes associated parking and access aisles. ZONING: PD-SC Planned Development Shopping Center – shopping centers, retail sales and service uses; residential by special use permit (15 units/acre) ENTRANCE CORRIDOR: Yes PROFFERS: No OVERLAY DISTRICT: Steep Slopes (managed) and Airport Impact COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre). Neighborhood 2 (Chris Perez)</p> <p>ACTION: The Commission recommends approval of SDP201800016 Longhorn Steakhouse, for the reasons outlined in the staff report and with the conditions provided in the PowerPoint presentation.</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Presentation to the Board of Supervisors at a future date.</p>
<p>4b. <i>Deferred until July 23, 2019</i> PROJECT: B2018-2174SF Critical Slope Waiver MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 086000000080</p>	

<p>00868608600-00-00-0800000-00-00-08000 LOCATION: 901 Carpenter Dr., North Garden 22959 PROPOSAL: Special Exception to allow disturbance of critical slopes for the construction of a dwelling. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Bill Fritz)</p>	
<p>5a. Public Hearing Items PROJECT: ZMA2018-00002 Hansen Road Office MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 078000000073AB LOCATION: Property is located at the intersection of Hansen Road and Rolkin Road directly behind the Rivanna Ridge Shopping Center located on Richmond Road. PROPOSAL: Amend the application plan to allow for two buildings totaling 55,000 square feet for office and religious assembly. PETITION: Amend the ZMA2002-00008 South Pantops Office application plan to add 35,000 square feet of building area at a location on the approved application plan that was approved to allow 20,000 square feet for office use. The property contains 6.14 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/ acre). No change to the zoning district is proposed. No residential units are proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed PROFFERS: Yes. CURRENT COMPREHENSIVE PLAN: Urban Mixed Use - Retail, commercial services, office, and a mix of residential types (6.01 - 34 units/acre), and Greenspace - Areas may contain sensitive environmental features including stream buffers, flood plain, and adjacent slopes. PROPOSED COMPREHENSIVE PLAN: Community Mixed Use - Mixed-use development with a mix of medium to high- density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Francis MacCall)</p> <p>ACTION: The Commission recommends approval of ZMA2018-00002 Hansen Road</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Presentation to the Board of Supervisors later.</p>

Office as recommended by staff in the staff report.

5b. **Deferred Indefinitely**
PROJECT: SP201900002 Pleasant Green
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 05600-00-00-11500;
055C0-03-00-000A1; 056A1-01-00-030A0;
056A1-01-00-03100; 056A1-01-00-03000;
055C0-03-00-000A0; 056A1-01-00-02500;
056A1-01-00-026B0; 056A1-01-00-026A0
LOCATION: Southwest of Cling Lane and
northeast of Peach Tree Drive and Orchard
Drive PROPOSAL: Amendment to SP2016-
003 West Glen for relocation and construction
of stream crossing of Powell's Creek with box
culvert and roadway in floodplain. PETITION:
Fill in the Flood Hazard Overlay under section
30.3.11 ZONING: R-6 Residential – 6
units/acre OVERLAY DISTRICT: FH – Flood
Hazard Overlay COMPREHENSIVE PLAN:
Neighborhood Density Residential – 3-6 units
/acre, supporting uses such as religious
institutions, schools and other small-scale non-
residential uses; Greenspace – public parks,
open space, environmental features
(Megan Nedostup)

5c. **PROJECT: ZMA201900001 – 999 Rio Road**
East MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCELS: 06100-00-00-154B0
LOCATION: 999 Rio Road East,
Charlottesville, VA 22901. Parcel is located at
the intersection of Rio Road East and
Belvedere Boulevard. PROPOSAL: Request to
rezone the property from R-4 Residential to
NMD Neighborhood Model District to allow a
mixed-use development with up to 46
residential units and small-scale commercial,
retail, and professional office uses.
PETITION: Rezone 1.947 acres from R-4
Residential - (4 units/acre) to NMD
Neighborhood Model District - residential (3 –
34 units/acre) mixed with commercial, service
and industrial uses. Between 16 and 46
residential units are proposed with a density
between 8 units/acre and 24 units/acre. A
maximum of 10,000 non-residential square
footage is also requested. Request for private
street authorization per 14-233(A)(1); for
variation of curb and gutter requirement per
14-410(I); for variation of sidewalk requirement
per 14-422(E); and for variation of planting
strip requirement per 14-422(F). ZONING: R-4
Residential (4 units/acre) OVERLAY
DISTRICTS: Entrance Corridor, Airport Impact
Area COMPREHENSIVE PLAN: Urban

Clerk:

Staff:

Presentation to the Board of Supervisors August 21,
2019

<p>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)</p> <p>ACTION: The Commission recommends approval of 999 Rio Road East with revisions recommend in the staff report.</p> <p>ACTION: The Commission recommends approval of the requested private street authorization for amenity-oriented lots in Block 2 for the reasons outlined in the staff report and Attachment 5.</p> <p>ACTION: The Commission recommends approval of the requested special exception to waive the curb and gutter requirement for the proposed private street in Block 2 for the reasons outlined in the staff report and Attachment 5.</p> <p>ACTION: The Commission recommends approval of the requested special exception to waive the sidewalk requirement for the proposed private street in Block 2 for the reasons outlined in the staff report and Attachment 5.</p> <p>ACTION: The Commission recommends approval of the requested special exception to waive the planting strip requirement for the proposed private street in Block 2 for the reasons outlined in the staff report and Attachment 5.</p> <p>ACTION: The Commission recommends a Rio Road Corridore Study to include pedestrian and bicycle traffic as well.</p>	
<p>6. Committee Reports Commissioner Dotson: N/A</p> <p>Commissioner More: N/A</p> <p>Commissioner Bivins: N/A</p> <p>Commissioner Spain: Pantops CAC had a presentation from Riverbend Development. Pull current trails from Fontana and Highland Ridge together and there is a possibility of the County take over maintenance and liability of the trail, that is in negotiation now.</p> <p>Commissioner Keller: N/A</p>	

	Commissioner Firehock: N/A	
	Commissioner Riley: N/A	
7.	Review of Board OF Supervisors Meeting – June 19, 2019	<u>Hold to next meeting</u>
8.	Old Business/Items for Follow-up	
9.	New Business	
10.	Adjourn to July 9, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 9:35 p.m.	