

FINAL DRAFT ACTIONS
Planning Commission Meeting of December 18, 2012

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting was called to order at 6:00 p.m. by Mr. Morris, Chair. PC members present were Mr. Morris, Mr. Lafferty, Vice-Chair; Mr. Dotson, Mr. Loach, Mr. Franco, Mr. Randolph and Mr. Smith. Ms. Monteith was absent. • Staff present was Wayne Cilimberg, Elaine Echols, Andy Sorrell, Matt Weaver, Sharon Taylor, Greg Kamptner and Steve Williamson, Executive Director of TJPDC. 	
<p>2. From the Public: Matters Not Listed for Public Hearing on the Agenda.</p> <ul style="list-style-type: none"> • <u>Nancy Carpenter</u> spoke on the need for more focus on affordable rental housing in Albemarle County during the Comp Plan review. • <u>Muriel Grim</u> made suggestions for additions/changes to the Comprehensive Plan web pages to help citizens follow the update process more easily. - <u>Janet Eden</u> spoke in opposition to the Somerset Farms property being included in the Development Area. <p>The following individuals spoke in opposition to the firing range at the Keene Landfill:</p> <ul style="list-style-type: none"> • <u>Douglas McAdams</u> • <u>Laurel Davis</u> • <u>Sophia Davis</u> • <u>Sarah Donnelly</u> • <u>Daniel Bennett</u> • <u>Jerome Beazley</u> • <u>Paula Beazley</u> • <u>D.G. Van Clief</u> • <u>Ruth Powell</u> • <u>Ralph Agee</u> 	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • <u>None</u>

<p>3. <u>Consent Agenda</u></p> <p>a. <u>Approval of Minutes:</u> September 11, 2012, October 9, 2012, & October 23, 2012</p> <p>b. <u>SUB-2012-00103 Old Trail, Block 14</u> – Preliminary Subdivision Plat PROPOSED: Request for preliminary subdivision approval for 20 single family lots in the rezoned portion of Old Trail. ZONING CATEGORY/GENERAL USAGE: Neighborhood Model District (NMD) - residential (3-34 units/acre) mixed with commercial, service, and industrial uses. SECTION: Chapter 14 of Albemarle County Code COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential- 6-12 units/acre; supporting uses such as religious institutions, schools, commercial, office and service uses in the Crozet Master Plan ENTRANCE CORRIDOR: Yes LOCATION: At the corner of the intersection of Upland Drive and Claremont Lane. Approximately 400 feet from the intersection of Upland Drive with Old Trail Drive. TAX MAP/PARCEL: 055E00100000A1; 055E0-01-00-000G0 MAGISTERIAL DISTRICT: White Hall</p> <p>APPROVED CONSENT AGENDA, by a vote of 7:0.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Finalize Minutes for signature – 9-11-12, 10-9-12 and 10-23-12 • Action Letter – <u>SUB-2012-00103 Old Trail, Block 14</u> – Approved preliminary subdivision plat and waiver requests with staff’s recommended conditions as noted below and in Attachment 1. <ol style="list-style-type: none"> 1. 14-233 and 14-234- approval of the Private Street. 2. 14-422 (E)- approval of the waiver of the sidewalk requirement with conditions 3. 14-422 (F)- approval of the waiver of the planting strip with conditions. 4. 14-218(B)- approval of the preliminary subdivision plat with conditions.
<p>4. <u>Work Sessions</u></p> <p><u>CPA-2013-00001 Comprehensive Plan</u> (Elaine Echols, Andy Sorrel)</p> <p>Staff presented information and recommended changes to the Comp Plan sections on Land Use, Transportation, and Parks and Green Systems for Southern and Western Neighborhoods. The Commission received public comment, asked questions and provided comments. A</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • Refer to comments and suggestions noted in Attachment 2 in further work on the Comp Plan Update. (Minutes will reflect Individual Comments and Suggestions)

<p>summary of public comments and Commission directions is noted in Attachment 2. Staff was asked to take the comments into consideration in the Comp Plan Update. No formal action taken.</p>	
<p>5. Old Business</p> <ul style="list-style-type: none"> • None 	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • None
<p>6. New Business</p> <ul style="list-style-type: none"> • THERE WILL BE NO PLANNING COMMISSION MEETING ON TUESDAY, DECEMBER 25, 2012 OR JANUARY 1, 2013 • THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, JANUARY 8, 2013 AT 6:00 p.m. 	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • None
<p>7. • Adjourn to JANUARY 8, 2012, 401 MCINTIRE ROAD, AUDITORIUM, SECOND FLOOR, CHARLOTTESVILLE, VIRGINIA.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 8:47 p.m. 	

Attachment 1 – SUB-2012-00103 Old Trail, Block 14 - Preliminary Subdivision Plat and Waivers – Conditions of Approval

Attachment 2 – Neighborhoods 4 – 7 – the Southern and Western Neighborhoods - Planning Commission Comments

**Attachment 1 –
SUB-2012-00103 Old Trail, Block 14 - Preliminary Subdivision Plat
and Waivers – Conditions of approval**

The Planning Commission approved the **four (4)** requests as outlined below with staff's recommended conditions:

1. Section 14-233 and 14-434- Authorization of two Private Streets within the Development Areas (Meadow Valley Circle and Claire Mill Circle)
2. Section 14-422 (E)(2)- Waiver of the sidewalk requirement with conditions
Conditions of approval for the sidewalk waiver include:
 1. No sidewalk will be required for Meadow Valley Circle and Claire Mill Circle private streets as shown on the preliminary subdivision plat for Block 14 dated 12/5/12.
 2. Planting strips are required for all other roads within and adjacent to Block 14.
3. Section 14-422 (F)(2)- Waiver of the planting strip requirement with conditions
Conditions of approval for the planting strip waiver include:
 1. No planting strip will be required for Meadow Valley Circle and Claire Mill Circle private streets as shown on the preliminary subdivision plat for Block 14 dated 12/5/12.
 2. Planting strips are required for all other roads within and adjacent to Block 14.
4. Section 14-218(B)- Preliminary Subdivision Plat approval with conditions
Conditions of approval for the Subdivision Plat include:

Planning approval to include:

- The plat shall be subject to the requirements of Section 14-303 (Contents of final plat), as identified on the "Final Subdivision Checklist" which is available from the Community Development Department;
- The final plat shall address all minimum requirements from Sections 14-410 (Standards for all street and alleys) and 14-412 (Standards for private streets only).
- Virginia Department of Transportation approval

Engineering approval to include:

- The plan must meet all engineering requirements of the Water Protection, Subdivision, and Zoning Ordinances in addition to all engineering standards detailed in the County's Design Manual.

Albemarle County Service Authority approval to include:

- Final water and sewer construction plans will be required for

review for final. The plat must match the final plans.

Fire & Rescue approval to include:

- Hydrant at the corner of Fielding Run Drive and Glen Valley Drive needs to be located on the northwest corner of the street.
- Minimum Curb Radii shall be 25 ft.
- Fielding Run Drive and Glen Valley Drive will need to be 36 ft FC/FC to allow parking on two sides and maintain a 20 foot wide unobstructed travelway for fire access.
- Claire Mill Circle and Meadow Valley Circle needs to be marked as fire lane/No Parking on both sides.

E911 approval to include:

- The applicant should contact this office with a list of three (3) potential road names to replace 'Meadow Valley Circle'. This road name is not available for use. 'Claire Mill Circle' will be added to the reserved road name list for this project.

ATTACHMENT 2

Neighborhoods 4 – 7 – the Southern and Western Neighborhoods

Elaine Echols and Andy Sorrell presented information and recommendations for the Southern and Western Neighborhoods. Recommendations were made for transportation changes, land use, and parks and green systems. Initial comments and questions from the Planning Commission were as follows:

- Could sports fields be considered for the county-owned property near Galaxy Farm Lane location? *Staff responded that they would check on this. However, it is possible since the property might be used for a middle school and not a library.*
- It is a good idea to build bike and pedestrian facilities on the connectors until the roads are built out.
- What will the bike/pedestrian surfaces be on the connectors? *Staff responded that this topic has not yet been explored.*
- The Three Notch Trail being shown on the maps to create connections across the County is a good idea.
- Can you use the recent Streamwatch data for streams in the southern and western neighborhoods? *Staff responded that they will check on this.*

The following individuals spoke:

Nancy Carpenter - spoke in support of the Sunset-Fontaine Connector. She is concerned about public safety in the 5th Street and Willoughby area as transit is expanded to the southern neighborhoods. Sidewalks and other infrastructure are needed to allow people to access the transit stops safely.

Roger Schickedantz – resident of 1858 Scottsville Road, opposed the Parham site being re-designated as light industrial as he believes it would be detrimental to the neighborhood. He referenced a written letter e-mailed to the Planning Commission previously.

Presley Thatch – owner of the Woolen Mills industrial building disagreed that the building and any of his property should be shown as greenspace and would like to leave open the opportunity for redevelopment in the Woolen Mills area by mitigating the flood plains.

Kathleen Galvin – said she served on the DISC Committee and was part of the consultant group which worked on the Southern Urban Area B Study. She disagrees with the recommendation since there is a need for the Sunset-Fontaine Connector before 2040 and the road has always been a part of the Area B plans. The County should make sure the road is built before the residential development because it's nearly impossible to build it afterward.

William (Bill) Jones – a Redfields resident supported having the Sunset-Fontaine connector built sooner than 2040. He asked the Commission not to lose sight of the need for this road by delaying it or taking it off the books. More development is coming in this area and the road infrastructure can't wait.

Frank Freeman – President of Piedmont Community College explained future plans for the college in particular to have a student campus center on site.

PC Discussion

The Planning Commission continued their discussion on the staff recommendations and asked the following questions or provided these comments:

Sunset – Fontaine Connector

- If this road is used as a bike/pedestrian Corridor before built as a road, could it be eligible for federal funding? *Steve Williams. Executive Director of the TJPDC said he believed it could.*
- It is difficult to plan for a road now if it is not to be built for years. Staff responded that the proposed text states something like “Roads may not be completed by 2040 but portions will be built” and referenced the wording in Places 29 for Free State Road as an example.
- What does the modeling mean? *Steve Williams responded by providing a general explanation of how the modeling was done and its conclusions.*
- Address light rail in the Comprehensive Plan - Look at the possibility of light rail if the CSX rail line is abandoned
- Make sure the roads/connectors are not being stated as lesser priorities; use words like “possible” or “feasible” “Building in stages” Possibly drop out the reference to “2040”.
- Note that opportunities may be pursued for interconnections – the Sunset-Fontaine connector road should get built in the right of way locations, even though the County may not have the full connections for some time (i.e. the improvements to the railroad under/overpass).
- The time to work out road details may be during the Master Plan which will be a follow-up to the framework plan for the Southern and Western Neighborhoods.
- Is the Sunset-Fontaine connector through the Granger property going to be a “Main Street” type of road, with buildings fronting the street? If Granger is a Center, then the connector road should be a main street type street and the character of the street should be described.
- Incorporate the expectation for bike lanes into the language if the expectation is for a two (2) lane road with bike facilities on both sides

Center on Barracks Road near the Colonnades

- Does the Center designation along Barracks Road now mean that we should include the Development Area expansion request? *Staff stated it did not.*

Green Systems shown on the Plan

- The Plan should state what the intention of the green systems are in the text (i.e. this is green because it is floodplain or steep slope or stream buffer, a greenway connection etc.)

Staff noted that the area in Woolen Mills shown as part of Parks and Green Systems was in floodplain, including this building. Staff noted that their recommendation would be to follow the floodplain line.

Parham Site

- The Parham site could be more palatable for citizens in that area with performance parameters to help define uses and what can or cannot be done on site
- Consider what kinds of uses next to the Parham site to the south (currently shown as Urban Density Residential) would be compatible. Should the Urban Density area south of the Parham site be redesignated as Neighborhood Density?
- It could be possible to have light industrial uses that would not affect adjacent residential property. Text could be added to the Plan that provides additional guidance on this area.
- Review what kind of uses would be allowed under a light industrial designation
- See if there is any way to require a mix of uses and not allow all of the land to be developed as light industrial.
- Office/ R&R/Flex Light Industrial could be less intensive than a residential use with density up to 34 DU/ ac.
- *Staff noted that if the property was to be designated as Office/R&D/Flex/Light Industrial, it would likely be eligible for a future County-wide rezoning of industrially designated properties. If the desire is to put restrictions on uses or design of the site, then the property may not be a good candidate to be included in the County-wide rezoning.*
- *Before bringing back a recommendation to the Commission, staff said it would review the possible land use categories – mixed use, Office/R&D/Flex/Light Industrial, and Urban Density residential - to see what non-residential uses, including business and industrial uses, might be appropriate for the site and the appropriate location for these uses as well as residential uses. Staff stated they would confer with the economic development staff on this property for additional guidance regarding business and industrial uses. Staff will also look at possible use restrictions and design restrictions which might make uses more compatible with the surrounding residential uses.*