

**TENTATIVE
FEBRUARY 2, 2010
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

This meeting has been canceled due to the weather conditions. The items that are schedule for this meeting will moved to the February 9, 2010 Planning Commission meeting.

1. Call to order and establish quorum.
2. Committee Reports.
3. Other Matters Not Listed on the Agenda from the Public.
4. Consent Agenda (on next sheet).
5. Deferred Items.
 - a. [ZMA200500003 UVA Research Park \(Sign # 18\)](#). PROPOSED: Request to rezone approximately 30.56 acres (parcels identified below) from RA Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to Planned Development Industrial Park ("PDIP"), which allows industrial and ancillary commercial and service uses and no residential uses, for 700,000 square feet of office and research use and to rezone 534 ± acres (parcels identified below) from PDIP to PDIP to amend proffers and application plan associated with ZMA 1995-04 and subsequent related ZMAs. PROFFERS: Yes.
Concurrent with ZMA200500003, the following proposed special use permits ("SP") within UVA Research Park PDIP authorized by Zoning Ordinance § 29.2.2:
AND
 - b. [SP200800015 Parking structures](#). PROPOSED: Allow parking structures; reference Zoning Ordinance § 27.2.2(16), Parking structures.
AND
 - c. [SP200800062 Laboratories](#). PROPOSED: Allow laboratory uses; reference Zoning Ordinance § 27.2.2(1), Laboratories, medical or pharmaceutical.
AND
 - d. [SP200800063 Supporting commercial uses](#). PROPOSED: Allow supporting commercial uses, not to exceed a total of 110,000 square feet of floor area, reference Zoning Ordinance § 27.2.2(14), Supporting commercial uses.
AND
 - e. [SP200800064 Hotels, motels, inns](#). PROPOSED: Allow motel, hotel or conference facilities not to exceed 190,000 square feet of floor area under Zoning Ordinance § 29.2.2(2), Hotels, motels, inns.

The following information applies to all 5 proposals:

ZONING CATEGORY/GENERAL USAGE: PDIP - Planned Development Industrial Park - industrial and ancillary commercial and service uses (no residential use). EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Industrial Service- warehousing, light industry, heavy industry, research, office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre). ENTRANCE CORRIDOR: Yes. LOCATION: on the north side of Airport Road (Route 649) approximately one third of a mile from the intersection of Airport Road and Route 29 North in the Community of Hollymead. TAX MAP/PARCEL: Tax Map Parcels 32-18 and 32-18A (rezone from RA to PDIP with proffers; all SPs); 32-6A, 18B, 32-19C, 32-19D, 32-19E, 32-19F, 32-19F1, 32-19G, 32-19H, 32-19H1, 32-19H2, 32-19J, and 32-19J1 (rezone from PDIP to PDIP to with amended proffers and application plan; all SPs). MAGISTERIAL DISTRICT: Rio.

DEFERRED FROM THE JANUARY 12, 2010 PLANNING COMMISSION MEETING

(Rebecca Ragsdale)

6. Regular Items.

a. [SDP200900004 Elledge Property\(AT&T CV313\)-Preliminary](#)

Request for approval of a treetop personal wireless service facility with a steel monopole that would be approximately 99 feet tall (10 feet above the height of the reference tree), within a 20 x 30 foot lease area. This application is being made in accordance with section 10.2.1.(22) of the Zoning Ordinance, which allows for Tier II wireless facilities by right in the Rural Areas. This application includes a request to modify Section 4.2.3.2 to allow activity on critical slopes. The site is located at 415 Key West Drive [State Route 1445] approximately 2600 feet from its intersection with Northwest Lane [State Route 1447]. The property, described as Tax Map 62B1 Parcel E-11, is 3.4+/- acres in size, is located in the Rivanna magisterial district and is zoned RA, Rural Areas. The Comprehensive Plan designates the property as Rural Area in Rural Area 2. (Elizabeth Marotta)

7. Old Business.

8. New Business.

9. Adjournment—8:00 p.m.

CONSENT AGENDA

- a. **Approval of Minutes:** April 8, 2008, May 13, 2008, June 24, 2008, August 15, 2009, September 15, 2009, October 27, 2009

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