

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	April 3, 2023
Action Required:	Consideration of a Zoning Text Amendment
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	Consideration of a Zoning Text Amendment – Planned Unit Developments – Development Size for Urban Corridor Mixed Use District (URB) (1 of 2 readings)

Background

At their January 3, 2023 regular session, City Council moved to initiate a Zoning Text Amendment to modify the required development size for Planned Unit Development Districts (PUDs) for properties currently zoned Urban Corridor Mixed Use District (URB). City Code Sec. 34-492 currently requires PUD sites to contain two or more acres of land. The proposed amendment would remove this acreage requirement for parcels currently zoned Urban Corridor Mixed Use District, making lots or parcels less than two acres within that district eligible for rezoning to Planned Unit Developments.

Discussion

The Planning Commission held a hybrid virtual and in-person joint Public Hearing with City Council on March 14, 2023 on this matter. The Planning Commission and City Council had the following comments and concerns:

- Questions on the additional number of PUDs expected if this Ordinance was approved
- Noting that the PUD rezoning process requires public hearings and review by the Planning Commission and City Council
- Allowing private PUD development on Ivy Road could benefit the City

The Planning Commission generally agreed that the change could be accommodated in the short term, pending the adoption of a new Zoning Ordinance which could eliminate the PUD rezoning process.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 38:00 mark.

[Link to Recording of Public Hearing](#)

Staff note: The full application for this project can be found at the following link. Materials start on

page 367.

[Link to Staff Report and Application Materials](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves this Zoning Text Amendment, the Ordinance could align with Goal 3: A Beautiful and Sustainable Natural and Built Environment; 3.1: Engage in robust and context sensitive urban planning and implementation

Community Engagement

On March 14, 2023 the Planning Commission and City Council held a joint Public Hearing. The Public Hearing was a hybrid meeting with the public able to join online and in person. During the Public Hearing one member of the public participated and voiced opposition to this Zoning Text Amendment.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

The Planning Commission voted 6-0 to recommend the application be approved.

Alternatives

City Council may deny the proposed Zoning Text Amendment.

Attachments

1. PUD Acreage Change Proposed Ordinance