

AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 34 (ZONING) OF THE CODE OF THE CITY OF CHARLOTTESVILLE (1990), AS AMENDED, TO REMOVE A MINIMUM ACREAGE REQUIREMENT FOR PLANNED UNIT DEVELOPMENTS WITHIN PARCELS ZONED URBAN CORRIDOR.

WHEREAS, upon the recommendation of City staff, the City Council initiated a zoning text amendment proposing an amendment to the City’s zoning ordinance, to remove the minimum acreage requirement for Planned Unit Development rezonings, for properties currently zoned Urban Corridor Mixed-Use District (“Proposed Zoning Text Amendment”); and

WHEREAS, a Joint public hearing on the Proposed Zoning Text Amendment was held by the Planning Commission and City Council on March 14, 2023, after notice to the public and to adjacent property owners as required by law, and following conclusion of the public hearing the Planning Commission voted to recommend approval of the Proposed Zoning Text Amendment of Sec. 34-492 of the City’s Zoning Ordinance, to remove the minimum acreage requirement for Planned Unit Developments within parcels zoned Urban Corridor; and

WHEREAS, After consideration of the Planning Commission’s recommendation, and the recommendations given by staff, this Council is of the opinion that that the Proposed Zoning Text Amendment, as recommended by the Planning Commission, has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the Proposed Zoning Text Amendment, as recommended by the Planning Commission, and (ii) the Proposed Zoning Text Amendment, as recommended by the Planning Commission, is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Chapter 34 of the Code of the City of Charlottesville (1990), as amended, is hereby amended and re-enacted as follows:

1. Amend the provisions of Sec. 34-492, as follows:

Sec. 34-492. Configuration.

A PUD shall contain two (2) or more acres of land, **except for parcels zoned Urban Corridor (URB) which shall have no minimum acreage requirement.** A PUD may be comprised of one (1) or more lots or parcels of land. The lots or parcels proposed for a PUD, and all acreage(s) contained therein, shall either be contiguous, or shall be within close proximity to one another and integrated by means of pedestrian walkways or trails, bicycle paths, and/or streets internal to the development. City council may vary or modify the proximity requirement.