

CHARLOTTESVILLE CITY COUNCIL MINUTES
Joint Public Hearing with Planning Commission
September 12, 2023 at 6:00 p.m.
Council Chamber, 605 E. Main Street

The Charlottesville City Council met for a joint public hearing with the Charlottesville Planning Commission. Mayor Lloyd Snook called City Council to order at 6:14 p.m. following an Entrance Corridor Review item and the Planning Commission opening of the public hearing. All Council members were present: Michael Payne, Brian Pinkston, Leah Puryear, Lloyd Snook, and Juandiego Wade.

City Planner Matt Alfele presented the staff report and recommendations regarding the following Special Use Permit request:

SP23-00005 – 1709 Jefferson Park Avenue – Mitchell Matthews and Associates, LTD (“Applicant”), on behalf of Neighborhood Investments, LLC, is requesting a Special Use Permit (SUP) pursuant to Section 34-420, Section 34-353(b)(3), and Section 34-162 of the Code of the City of Charlottesville (“Code”) for the following property (“Property”):

Parcel Number: 160010100
1709 Jefferson Park Avenue
Charlottesville, VA, 22903

The purpose of this SUP is for increased density, additional height, modifying yard requirements, and modifying onsite parking requirements. The applicant is proposing to redevelop the Property and replace the existing (8) unit multifamily apartment building with a (27) unit multifamily apartment building. As part of the redevelopment plan the applicant is requesting an increase in density from 21 dwelling units per acre (DUA) to 87 DUA per Section 34-420; increase the allowable height from 45 feet to 70 feet per Section 34-53(b)(3); modify front yard requirements from the average calculations under Section 34-353(b)(1) to a set 18 feet along Jefferson Park Avenue and 25 feet along Montebello Circle per Section 34-162; modify the side yard requirements of 17.5 feet under Section 34-353(a) to 5 feet per Section 34-162; reduce the minimum distance between the facade of the multifamily building and the boundary of any low density residential district from 75 feet to 58 feet under Section 34-353(b)(4), per Section 34-162; modify the yard screening requirement from 25 feet width of S-3 screening along all of the Montebello Circle frontage to 17 feet of S-3 screening for 60% of the frontage along Montebello Circle under Section 34-353(b)(4), per Section 34-162; and reduction of on-site parking from 38 spaces under 34-986 to 22 spaces per Section 34-162. In addition to the SUP, the applicant is also requesting approval of a Critical Slope Waiver (application P23-0049). The Property is approximately 0.32 acres with road frontage on Jefferson Park Avenue and Montebello Circle. The Comprehensive Land Use Map designates this area in the Mixed Use Corridor. The Property is zoned Residential Multifamily (R-3) with an Entrance Corridor Overlay.

This application was available for viewing online at:

<http://www.charlottesville.org/departments-andservices/departments-h-z/neighborhood-development-services> and a copy is on file in the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested

in this SUP request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

In reviewing the SUP request, the ERB's role is to make a recommendation to Council whether a 70-ft building here with reduced setbacks and other elements of the requested SUP will, with application of the EC design guidelines, have an adverse visual and aesthetic impact on the Entrance Corridor.

Staff recommended a finding of no adverse impact to the Entrance Corridor.

Kevin Little, representing the Applicant, provided a detailed explanation of the request and answered questions from Commissioners and Councilors.

Councilor Puryear left the meeting at 6:45 p.m.

The following participants spoke during the public comment portion of the public hearing:

- Ellen Contini-Morava, city resident, spoke in opposition to the special use permit, and in support of staff recommendations.
- Anne Benham, city resident, spoke in support of comments made by Ellen Contini-Morava.
- Jennifer King, city resident, spoke against approving the special use permit.
- Chloe Hensley, university student and city resident, spoke in support of comments made by Ellen Contini-Morava, and against payment in lieu of taxes for the developer.
- Mo Van de Sompel, university student and city resident, spoke in support of increased density proposed by the special use permit.
- Eva, city resident, spoke on behalf of future tenants regarding inadequate parking with proposed in the special use permit as compared to the proposed density.

The public hearing closed at 7:15 p.m. and the Planning Commission deliberated until 7:52 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council