

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	December 4, 2023
Action Required:	Consideration of a Rezoning Application
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	Ordinance to Rezone land fronting on Ivy Road and Copeley Road related to the "2117 Ivy Road Plan Unit Development Plan Submittal"

Background

Williams Mullen (Applicant), on behalf of RMD Properties, LLC (Owner), has submitted an application pursuant to City Code 34-490 seeking a zoning map amendment to change the zoning district classification for 2117 Ivy Road, City Tax Map Parcel 070001200. The application proposes to change the zoning classification of the Subject Property from “URB” (Urban Corridor) to “PUD” (Planned Unit Development) subject to proffered development conditions.

Discussion

The Planning Commission held an in-person and virtual joint Public Hearing with City Council on November 14, 2023 on this matter. The Planning Commission and City Council expressed the following:

- Additional higher-density student housing close to the University of Virginia campus is desirable.
- Bike parking and pedestrian improvements are desirable and would contribute positively to the Ivy Road corridor area.
- The proposed building height is above the maximum of eight stories noted in the Comprehensive Plan.
- Traffic congestion on the adjacent intersection is a problem, but development of the parcel would not make this traffic significantly worse.

Planning Commissioners and City Council members noted that the proposed proffered cash-in-lieu payment for affordable housing was below the amount currently being considered for the City's new affordable housing regulations. The Planning Commission discussed the merits of providing on-site affordable dwelling units versus a cash-in-lieu payment, but did not come to a consensus as to which option was preferred. Commissioners noted that the height of the proposed building was out of scale with existing planning documents. The Commission Chair mentioned the possibility of scaling the structure down to eight stories, although several other Commissioners stated that the proposed ten-story height was not a significant problem. Overall, the Planning Commission was supportive of the

rezoning request, and argued that the benefits of dense, walkable student housing outweighed the potential downsides of development. The Commission voted 6-0 to recommend approval of the rezoning.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 02:12:00 mark.

[Link to November 14, 2023 Public Hearing.](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 278.

[Link to application, background materials and staff report.](#)

Following the November 14, 2023 joint Public Hearing, the applicants submitted revised materials based on feedback they received from the Planning Commission and City Council. The applicant's revised PUD Development Plan, revised final proffer statement and a cover letter noting all changes are attached to this agenda item.

Alignment with City Council's Vision and Strategic Plan

If City Council approves this rezoning request, the project could contribute to the *Housing* goal of the City Vision Statement: "Charlottesville defines access to livable housing as a human right and works to ensure housing choices and mobility are provided for all who seek it through implementation of the Affordable Housing Plan."

Community Engagement

On May 18, 2023 the applicant held a community meeting in-person at St. Mark Lutheran Church. The applicant gave an overview of the project as it related to the need for a rezoning. Thirty-three members of the public attended the meeting and expressed the following:

- The proposed structure is significantly out of scale with the surrounding neighborhood.
- The Ivy/Alderman/Copeley Road intersection experiences significant traffic slowdowns during peak hours and special events. Redevelopment of the parcel would exacerbate this traffic.
- Insufficient off-street parking is proposed, which will cause parking problems for the adjacent residential neighborhood.
- No significant affordable housing contribution was initially proposed as part of this rezoning.

The Planning Commission held a joint public hearing with City Council on this matter on November 14, 2023. Eight members of the public spoke on the application, and expressed the following:

- The size of the proposed structure is out of scale with the surrounding neighborhood and the University of Virginia campus.
- Increases in traffic congestion along Copeley Road will result from the proposed development.
- The design of the structure is not in keeping with the City's Entrance Corridor design guidelines.
- The project will contribute to more affordable housing close to the University of Virginia campus.

- The project will create more walkable and bike-friendly housing to reduce reliance on personal automobiles and meet City climate adaptation goals.

Any emails received by staff regarding this project have been forwarded to City Council.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

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

Suggested:

“I move to approve the ORDINANCE for application ZM23-00003 rezoning the Property located at 2117 Ivy Road, City Tax Map Parcel 070001200 from Urban Corridor (URB) to Planned Unit Development (PUD).”

Alternatives

- (1) by motion, take action to approve the attached ordinance granting the Rezoning as recommended by the Planning Commission;
- (2) by motion, request changes to the attached ordinance, and then approve the Rezoning;
- (3) by motion, take action to deny the Rezoning; or
- (4) by motion, defer action on the Rezoning.

Attachments

1. Applicant memo outlining changes made to the PUD after the November 14, 2023 Public Hearing
2. 2117 Ivy Road PUD Development Plan revised November 21, 2023
3. Signed proffer statement dated November 20, 2023
4. Rezoning Ordinance