

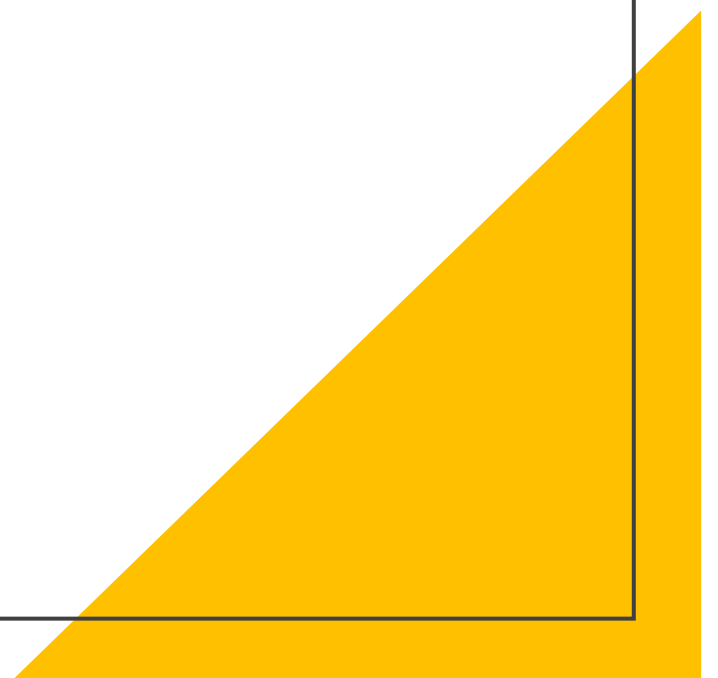
Module 2

Discussion

Planning Commission & City Council

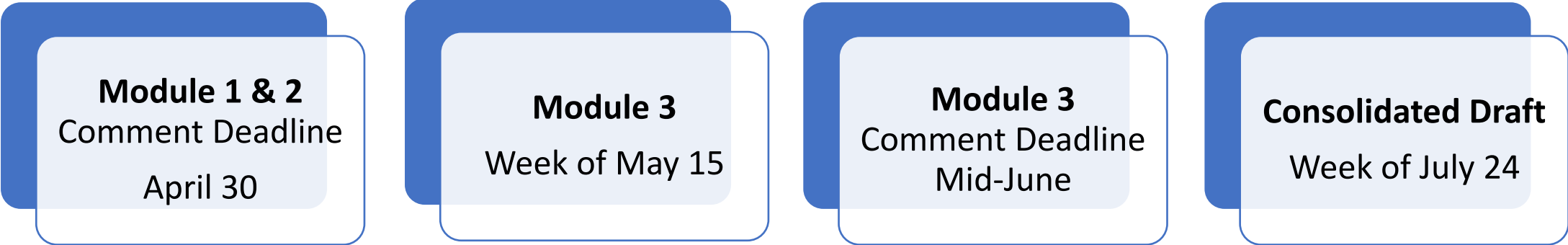
Joint Work Session

April 25, 2023





Remaining Schedule



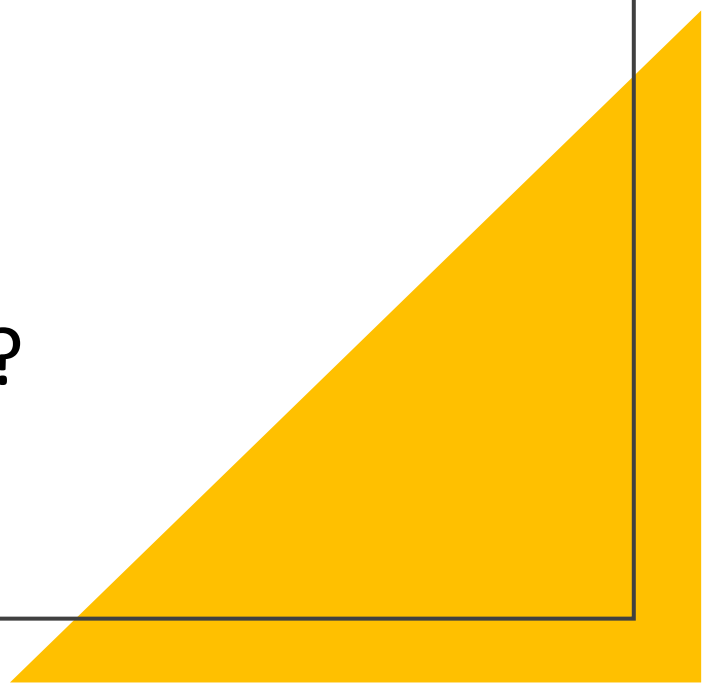
Module 1 & 2
Comment Deadline
April 30

Module 3
Week of May 15

Module 3
Comment Deadline
Mid-June

Consolidated Draft
Week of July 24

Key Questions for Tonight

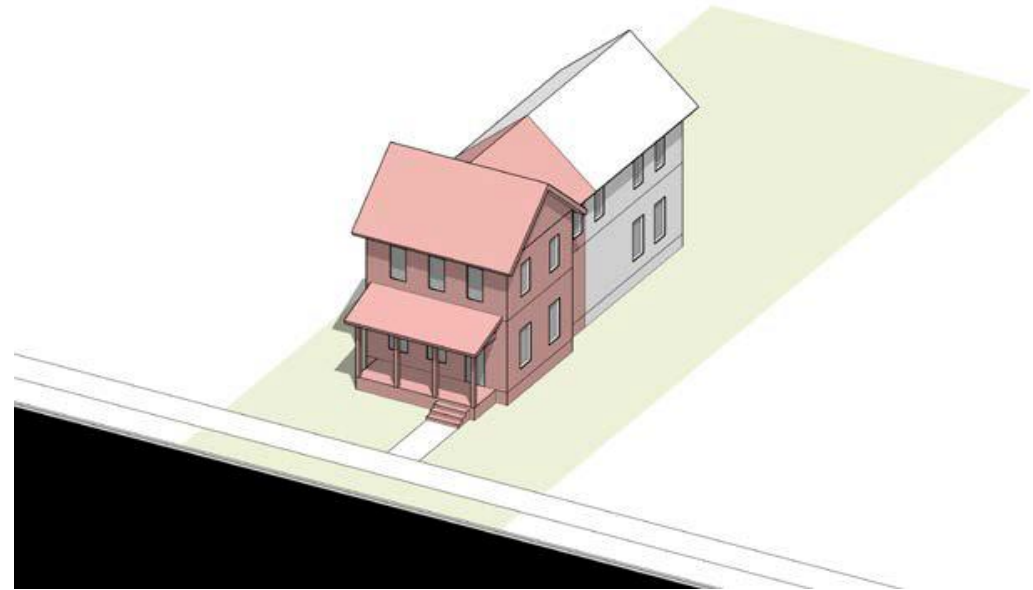
- What concerns do you have?
 - What works for you (i.e. I like this)?
 - What additional information do you need?
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Preserve Existing House Bonus

Direct reward for preservation of existing scale/character

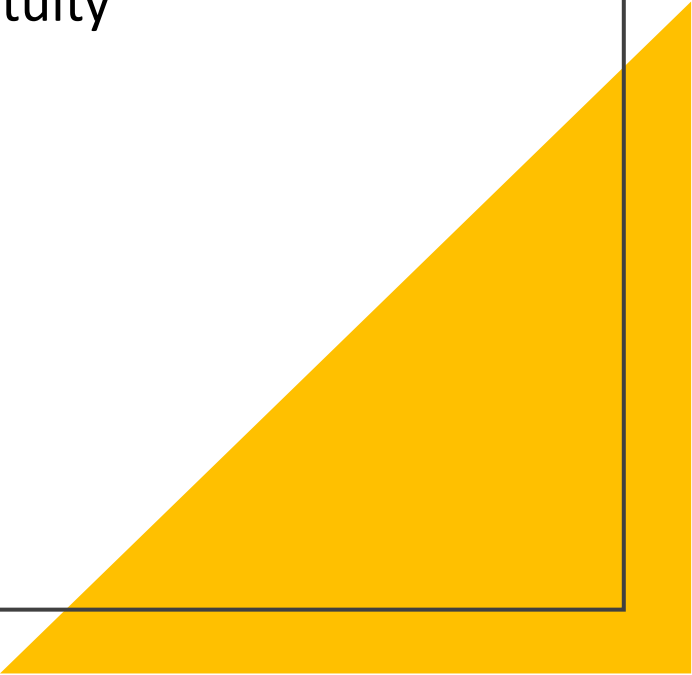
Applies in Residential A and B

Bonus granted with preservation of first 25 feet



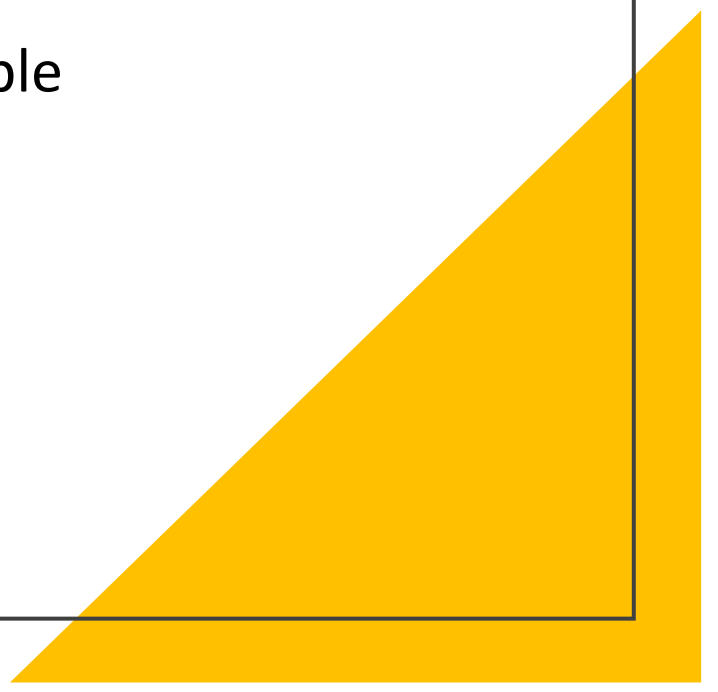
Affordable Dwelling Units

The “Inclusionary Zoning Section”


- For projects that exercise the option to build 10 or more units, 10% of those units must be affordable at 60% of AMI in perpetuity (99 years).
 - 2 floor density bonus available if those units are provided at a deeper level of affordability – 50% of AMI
 - Affordable units must be dispersed and indistinguishable.
 - Affordable Dwelling Unit Monitoring and Procedures Manual provides additional detail on the permitting and long-term monitoring of these units.
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Affordable Dwelling Units

The “Double-Density Section”

- In the R-A, R-B, and R-C Districts.
 - Where 100% of the onsite dwelling units will be affordable at 60% AMI or less
 - A project may double the base allowed unit density
 - Small increase in lot coverage and height with bonus
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Sensitive Community Areas

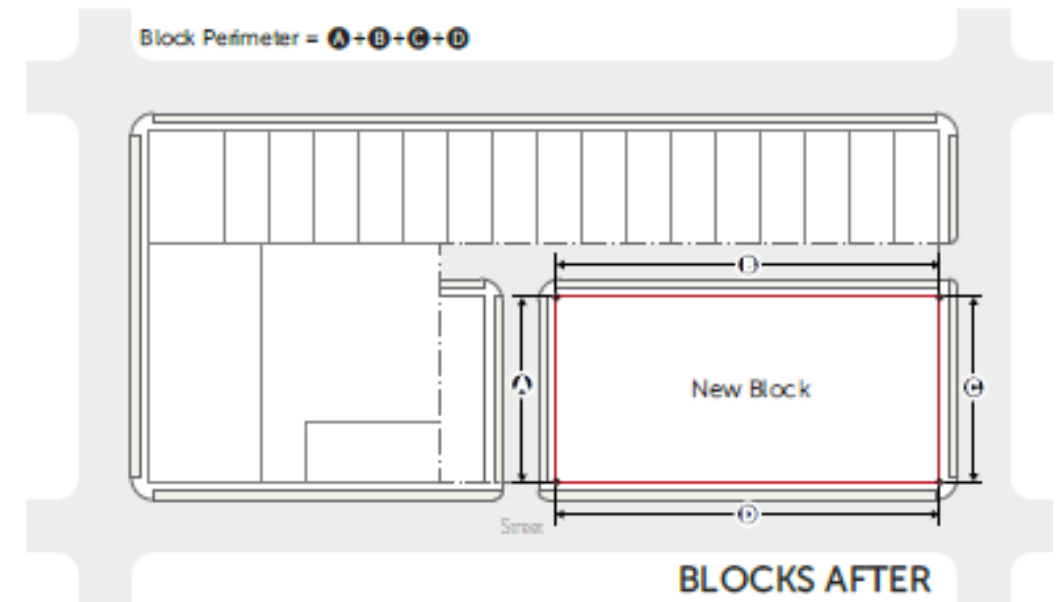
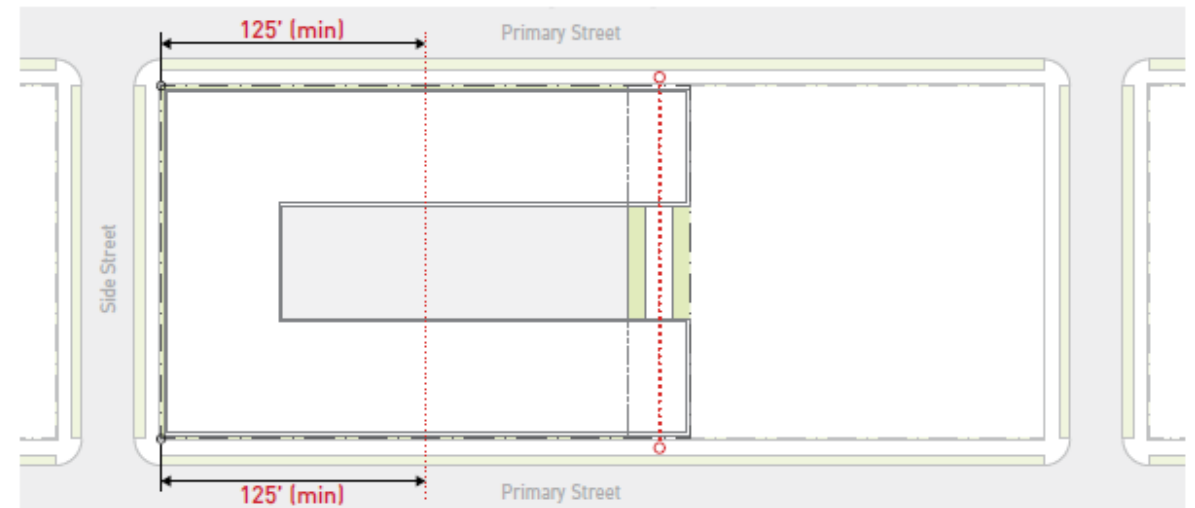
- Identified in the Comprehensive Plan to implement the Affordable Housing Plan
 - “allow soft density in single-family neighborhoods...while limiting displacement of low-income communities.”
 - Proposing an overlay district restricting development to one additional unit
 - Complex issue – community desire expressed to reduce pressure and allow residents to remain in place (owners)
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Sensitive Community Areas

- Affordable Housing Plan Recommendations:
 - Continue (& strengthen) tax and rent relief programs.
 - Continue and improve homeowner assistance programs.
 - Support tenant rights – legal representation and advocating for changes to state law.
 - Land Banking / Land Trusts
- 10th & Page Small Area Plan

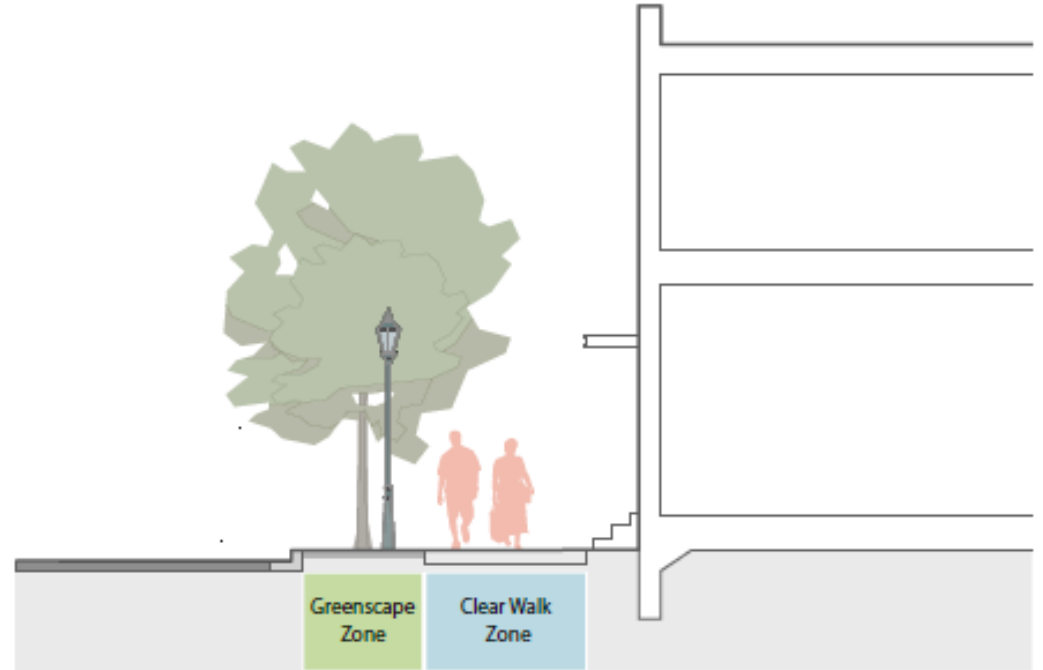
Blocks

- Intent is to promote connectivity in relation to larger development projects.
- Triggered by projects on 2 acres or more with a length or width of 600 feet or more.
- Two rules:
 - Pedestrian connection.
 - Street connection

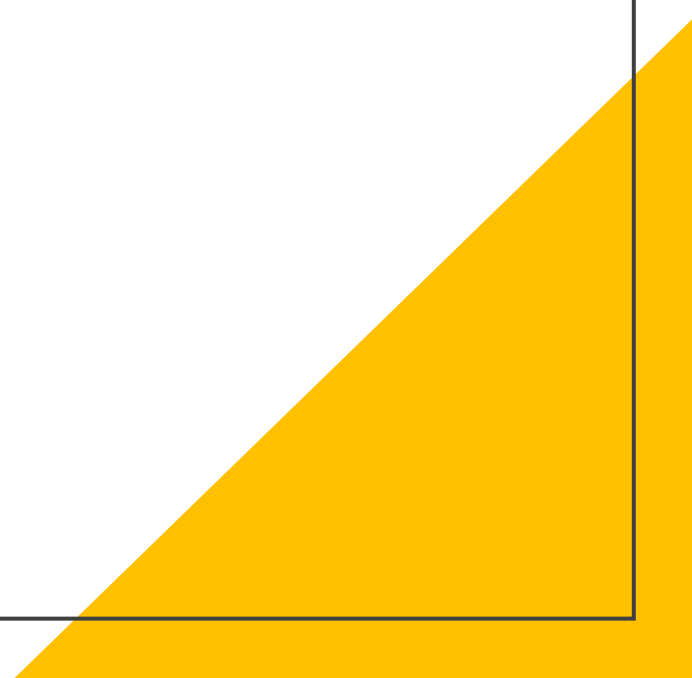


Transportation & Parking: Streetscapes

- Promoting walking as a primary transportation mode.
- Filling in and enhancing the sidewalk in support of new development.
- Where insufficient space in the RoW, must be provided on site with an access easement.
- Setbacks measured from the edge of access easement.

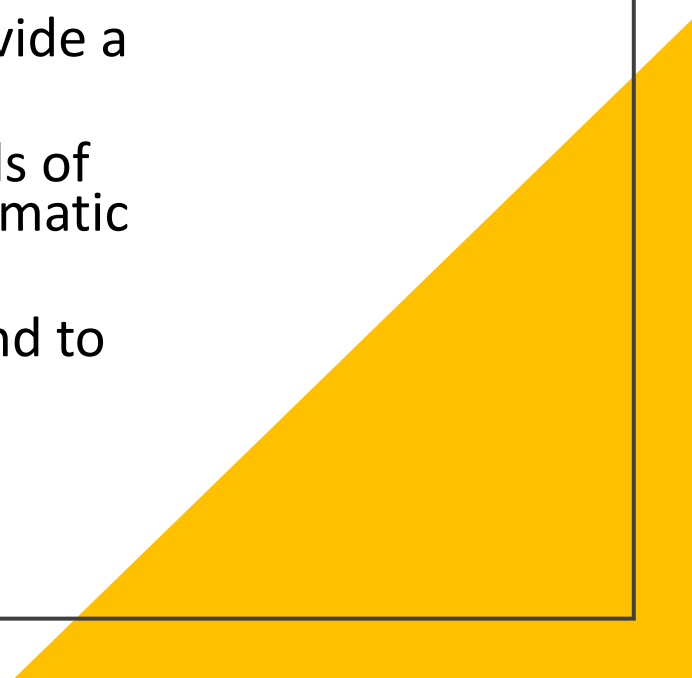


Transportation & Parking

- **Pedestrian Access** – Reinforces the entrance requirements, promoting walking as a primary transportation mode.
 - **Bike parking** – Parking for short and long term usage.
 - **Parking design standards** – including spacing, surface material, landscaping (trees), lighting, etc.
 - **Vehicle Stacking** – Drive-Thru standards
 - **Garage design** – Limiting width and projection
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Transportation & Parking:

Transportation Demand Management (TDM)

- No minimum parking requirement.
 - Projects over 50,000 square feet of gross floor area must provide a TDM plan.
 - TDM plan must demonstrate how the transportation demands of the project will be met through on-site, off-site, and programmatic strategies, including parking.
 - Intent of a TDM plan will be to actively reduce vehicle trips and to limit the burden on public infrastructure and the surrounding neighborhood.
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Transitions & Screening

Transitions are required between the R districts and higher intensity districts.

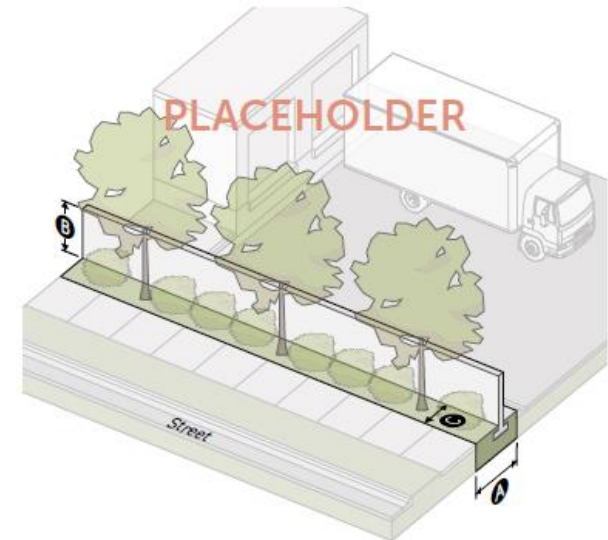
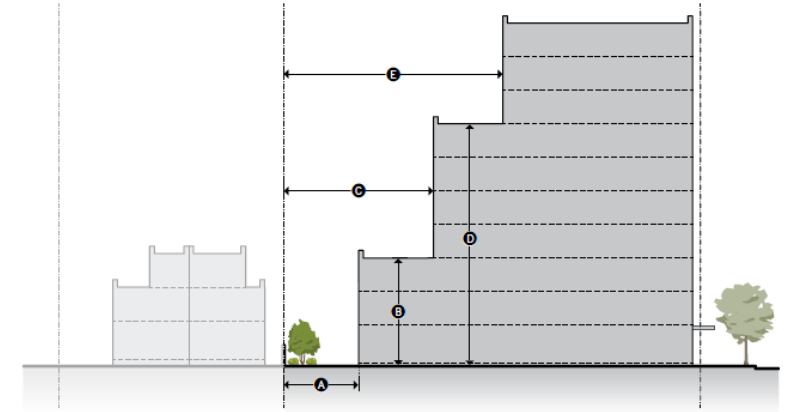
Transitions occur along lot lines where these differing zoning districts abut.

Transitions include screening, building setbacks, and height step-backs.

Transitions/Screening may also be required for specific uses.

Frontage screens are used to screen parking areas, storage areas, and similar from the public RoW.

TRANSITION TYPE C



Fences & Walls

- Rules governing placement and visibility issues associated with fences.
- Rules governing the height of retaining walls to limit the degree to which they “loom” over neighboring properties.

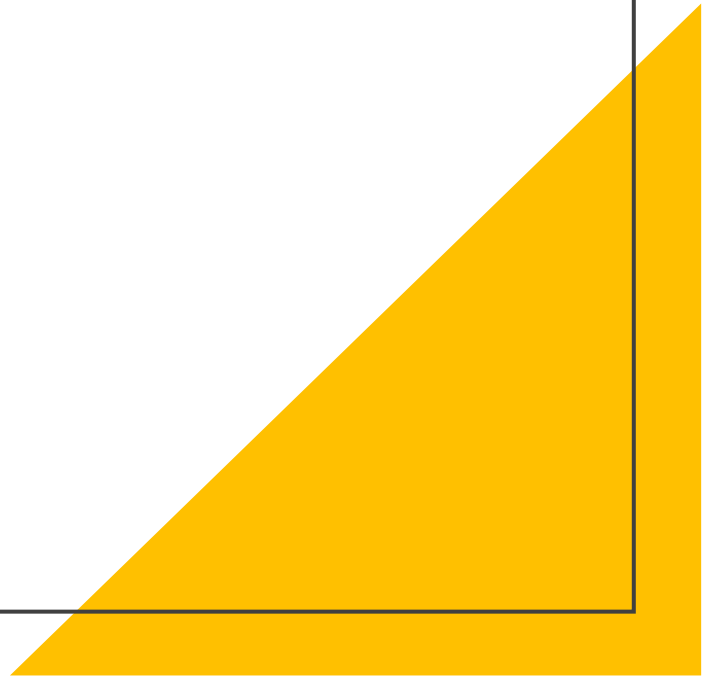
Landscaping (Trees)

- Tree Removal Permit required.
- Tree canopy requirements, consistent with state law.
- Require consistency with Charlottesville tree guidelines

| Zoning Districts | Percentage of Canopy Cover (min) |
|------------------------------|----------------------------------|
| Residential | |
| All R- districts | 20% |
| Residential Mixed Use | |
| All RX- districts | 10% |
| Corridor Mixed Use | |
| All CX- districts | 10% |
| Node Mixed Use | |
| All NX- districts | 10% |
| DX | 10% |
| Industrial | |
| All IX- districts | 10% |
| Special | |
| All special districts | 15% |

Environmental Sustainability (Critical Slopes)

- Same as the existing ordinance, but simplified.
- Special exemption process rather than a “waiver”.



Signs

- Detailed sign rules.
- Consistent with current case law.

E. MARQUEE SIGN



Lighting

- Applies “Dark Sky” techniques such as:
 - Full cut-off fixtures
 - Reduced height of light poles in parking and pedestrian areas
 - Flood light restrictions

