

CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

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**NOTICE OF PUBLIC HEARING**  
**Zoning Text and Zoning Map Amendment**  
Application Number:

ZT19-10-02 & ZM19-10-02

DATE of Public Hearing:

November 12, 2019

FROM: Missy Creasy, Asst. NDS Director

**YOU ARE HEREBY NOTIFIED**, on behalf of the Charlottesville City Council and the Charlottesville Planning Commission, that those public bodies will hold a **JOINT PUBLIC HEARING** on the date referenced above. **TIME:** the public hearing agenda will begin at **6:00 p.m.** **LOCATION:** City Hall, Second Floor City Council Chambers, 605 East Main Street, Charlottesville, Virginia. **PURPOSE:** The purpose of the public hearing is to provide affected persons an opportunity to appear and present their views with respect to the zoning amendment proposed by the above-referenced Application. Upon request, reasonable accommodations will be provided for individuals with disabilities.

**REVIEW OF APPLICATION MATERIALS:** Copies of the proposed plans, ordinances or amendments that are the subject of this Application may be examined at the Office of Neighborhood Development Services, 610 East Market Street, Charlottesville, Virginia, 22902. Office telephone: 434.970.3182.

**STAFF CONTACT (Name, title, e-mail and telephone):**

Brian Haluska, Principle Planner, [haluska@charlottesville.org](mailto:haluska@charlottesville.org), 434-970-3186

**GENERAL USAGE AND DENSITY RANGE OF THE PROPOSED AMENDMENT:**

General usage proposed is for Mixed-Use and Residential development greater than 15 DUA.

**GENERAL USAGE AND DENSITY RANGE, IF ANY, SET FORTH IN THE COMPREHENSIVE PLAN:**

General usage contemplated by the Comprehensive Plan calls for Mixed-use in this area (greater than 15 units per acre), and Low-Density residential uses (less than 15 DUA).

## **DESCRIPTIVE SUMMARY OF PROPOSED ACTION:**

**ZT19-10-02 - (To establish zoning regulations within a new zoning district, “DE-SIA”)** – A proposed amendment to the Zoning Ordinance of the City of Charlottesville, 1990, as amended, to add a new zoning district to be known as the Downtown Extended Strategic Investment Area District “DE-SIA”, and within that district to regulate the use of land, buildings, structures and other premises within the district; to regulate the size, height, area, bulk, location, alteration, repair, construction, maintenance or removal of buildings and structures; to regulate the areas and dimensions of land and air space to be occupied by buildings structures and uses, and of courts, yards and other open spaces to be left unoccupied by uses and structures. The proposed DE-SIA zoning district regulations will establish three subclassifications of property: T4 (3 stories of building height by right, 1 additional story available by bonus), T5 (4 stories of building height by right, 2 additional stories available by bonus) and T6 (5 stories of building height by right, 4 additional stories available by bonus). Within the proposed DE-SIA, the term “density” refers to a combination of the area(s) of land to be occupied by buildings and structures, and the overall size of buildings with regard to height and mass. The DE-SIA regulations will differ from the current DE-Mixed Use District regulations, in that the DE-MU regulations allow only 4 stories of building height by right (with up to 5 bonus stories allowed if mixed uses are provided within a building). The uses allowed within the proposed DE-SIA district are of similar character and intensity as those allowed currently within the Downtown Extended Mixed Use Corridor District (“DE”); some uses currently available in DE may not be available in all of the T4, T5, and T6 subclassifications, in order to provide reasonable transitions between areas of different density and different street types. The DE-SIA regulations are proposed to implement the recommendations, goals and objectives of the Strategic Investment Area Plan (2013) and the Streets That Work Design Guidelines (2016) within the City’s Comprehensive Plan.

**ZM19-10-02 - (To establish boundaries of a new zoning district, “DE-SIA” and classifications of property within the new district)** – A proposed amendment to the Zoning Map adopted and incorporated as part of the City’s Zoning Ordinance pursuant to Section 34-1 of the Code of the City of Charlottesville, 1990, as amended, to identify individual parcels of land proposed for inclusion within a new overlay zoning district named the “Downtown Extended Strategic Investment Area” (“DE-SIA”), subject to regulations set forth within proposed zoning text amendment ZT19-10-02. The proposed DE-SIA district includes the following lots identified by address, or by tax map/ parcel number where no address is assigned: \_

### T4:

201-239 Elliott Ave; 205 & 209 Monticello Road; 400-426 Garrett Street; 703, 705, 707,709, 711, 713, 715, 717, 719, 735, 737, & 741 Graves Street; and 715, 905, 909 & 915 6<sup>th</sup> Street SE

### T5:

Tax Map Parcels (TMP) 280113C00 & 280113B00 located on 4<sup>th</sup> Street SE; TMPs 280103000, 280128A00, 280113001 & 280143001 located on Garrett Street; TMP 580125000 located on Monticello Road; 100, 110, 201, 215, 310 & 405 Avon Street; 102, 104, & 105 Oak Street; 105-111 & 201 Monticello Avenue; 126, 140, 200, 400-426, 505 Garrett Street; 201-239 Elliott Avenue; 203, 204, 211, 214, 218, 300, 304-308, & 307 Ridge Street; 300, 310-322 4<sup>th</sup> Street SE; 303-333, 310, 320, 455 & 522 2<sup>nd</sup> Street SE; 405 Levy Avenue; 618, 620, 624, 702, 710, 714, 716, 720, 722, 724, 734, 736, 738 & 740 1<sup>st</sup> Street South; 715 & 915 6<sup>th</sup> Street SE

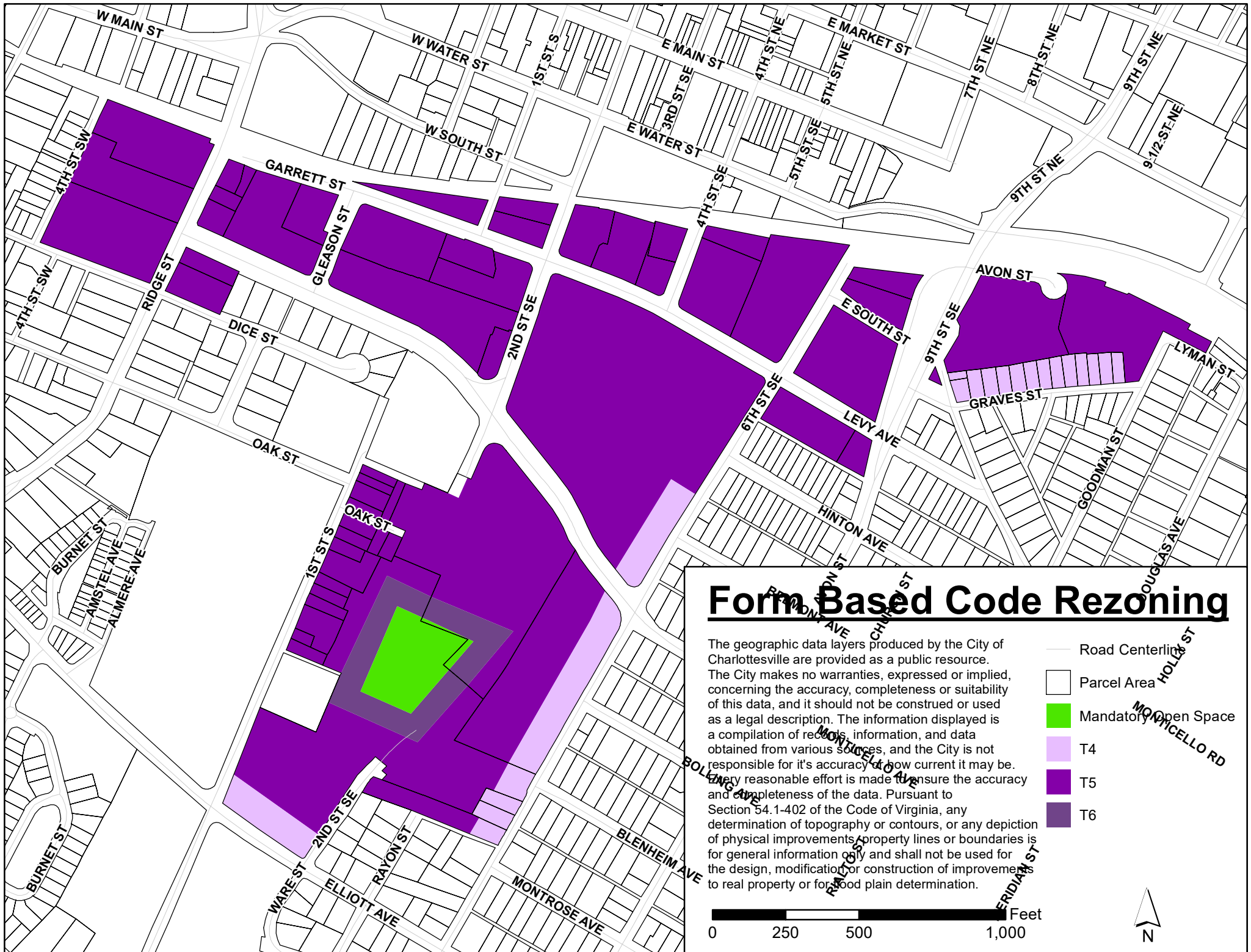
### T6 and OS:

201-239 Elliott Ave, 522 2<sup>nd</sup> Street SE

(collectively, the “Subject Property”). This zoning map amendment will change the current zoning district classifications of the Subject Property from “Downtown Extended (DE) Mixed Use Corridor”, “West Main East (WME) Mixed-Use Corridor or “R-2” to “DE-SIA”. The general usage specified within the City’s Comprehensive Plan for the Subject Property is mixed-use; no density range is specified. Lots within the West Main Street and Downtown Design Control Overlay Districts will remain subject to the regulations of the







overlay district. The boundaries of the new DE-SIA District are as follows: Starting at the intersection of 4<sup>th</sup> Street SW and the CSX railroad right-of-way, west along the CSX Railroad right-of-way to the intersection of the CSX railroad right-of-way and an alley located between the right-of-ways for Goodman Street and Douglas Avenue, then proceeding south along an alley located between the right-of-ways for Goodman Street and Douglas Avenue to Lyman Street, then proceeding west along Lyman Street to the intersection of Lyman Street and Goodman Street, then proceeding south along Goodman Street to the intersection of Goodman Street and Graves Street, then proceeding southwest along Graves Street to the intersection of Graves Street and Monticello Road, then proceeding west along Graves Street to the intersection of Graves Street, 9<sup>th</sup> Street SE and Avon Street, then proceeding south along Avon Street to the intersection of Avon Street and an alley between Levy and Hinton Avenues, then proceeding west along an alley between Levy and Hinton Avenues to the intersection of the alley with 6<sup>th</sup> Street SE, then south along 6<sup>th</sup> Street SE to the intersection of the 6<sup>th</sup> Street SE and an alley located between 915 and 921 6<sup>th</sup> Street SE, then west along the alley to the intersection of the alley and Rayon Street, then continuing west along the northern property lines of 1001 Rayon Street and 1002 2<sup>nd</sup> Street SE to 2<sup>nd</sup> Street SE, then south along 2<sup>nd</sup> Street SE to the intersection of 2<sup>nd</sup> Street SE and Elliott Avenue, then west along Elliott Avenue to the intersection of Elliott Avenue and 1<sup>st</sup> Street S, then north on 1<sup>st</sup> Street S to the intersection of 1<sup>st</sup> Street S and the southern property line of Tax Map 27, Parcel 15, then east along the southern property line of Tax Map 27, Parcel 15 to its easternmost terminus, then north along the eastern property line of Tax Map 27, Parcel 15 to an alley located south of 740 1<sup>st</sup> Street S, then west along the northern side of the alley located south of 740 1<sup>st</sup> Street S to the intersection of the alley and 1<sup>st</sup> Street S, then north along 1<sup>st</sup> Street S to the intersection of 1<sup>st</sup> Street S and an alley between 618 1<sup>st</sup> Street S and 500 1<sup>st</sup> Street S, then east along an alley located between 618 1<sup>st</sup> Street S and 500 1<sup>st</sup> Street S to the alley's easternmost terminus, then north to the southern property line of 500 1<sup>st</sup> Street S, then east along the southern property line of 500 1<sup>st</sup> Street S to the southeastern corner of property located at 500 1<sup>st</sup> Street S, then north along the easternmost property line of 500 1<sup>st</sup> Street to the intersection of 2<sup>nd</sup> Street SE and Monticello Avenue, then west along Monticello Avenue to the property line between 211 Dice Street and 300 Ridge Street, then south along the westernmost property line of 211 Dice Street to Dice Street, then west along Dice Street to the westernmost intersection of Dice Street and 4<sup>th</sup> Street SW, then north along 4<sup>th</sup> Street SW to the intersection of 4<sup>th</sup> Street SW and the CSX Railroad right-of-way. A copy of the proposed zoning map amendment is available for public inspection within the Department of NDS, 610 East Market Street, 2<sup>nd</sup> Floor, Charlottesville, Virginia. Persons interested in this application may contact Planner Brian Haluska by email [haluska@charlottesville.org](mailto:haluska@charlottesville.org)

Materials are available here for viewing: <https://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/strategic-investment-area/background-in-progress-and-accomplishments>



# Form Based Code Rezoning

The geographic data layers produced by the City of Charlottesville are provided as a public resource. The City makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of this data, and it should not be construed or used as a legal description. The information displayed is a compilation of records, information, and data obtained from various sources, and the City is not responsible for its accuracy or how current it may be. Every reasonable effort is made to ensure the accuracy and completeness of the data. Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.

-  Road Centerline
-  Parcel Area
-  Mandatory Open Space
-  T4
-  T5
-  T6

