CITY COUNCIL SPECIAL MEETING
September 27, 2023

WORK SESSION
(Revised Agenda)

J. Lloyd Snook, III, Mayor
Juandiego Wade, Vice Mayor
Michael K. Payne, Councilor
Brian R. Pinkston, Councilor
Leah Puryear, Councilor
Kyna Thomas, Clerk

5:00 PM City Council Work Session

"How the proposed zoning implements the community design objectives of the Comprehensive Plan"

I.   **Call to Order/Roll Call**

II. **Presentation of Work Session Topic –** James Freas, Director of Neighborhood Development Services

III. **Community Design Outcomes –** Code Studio

IV. **Council Discussion**

V. **Adjournment**

This is an in-person meeting with an option for the public to participate electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.
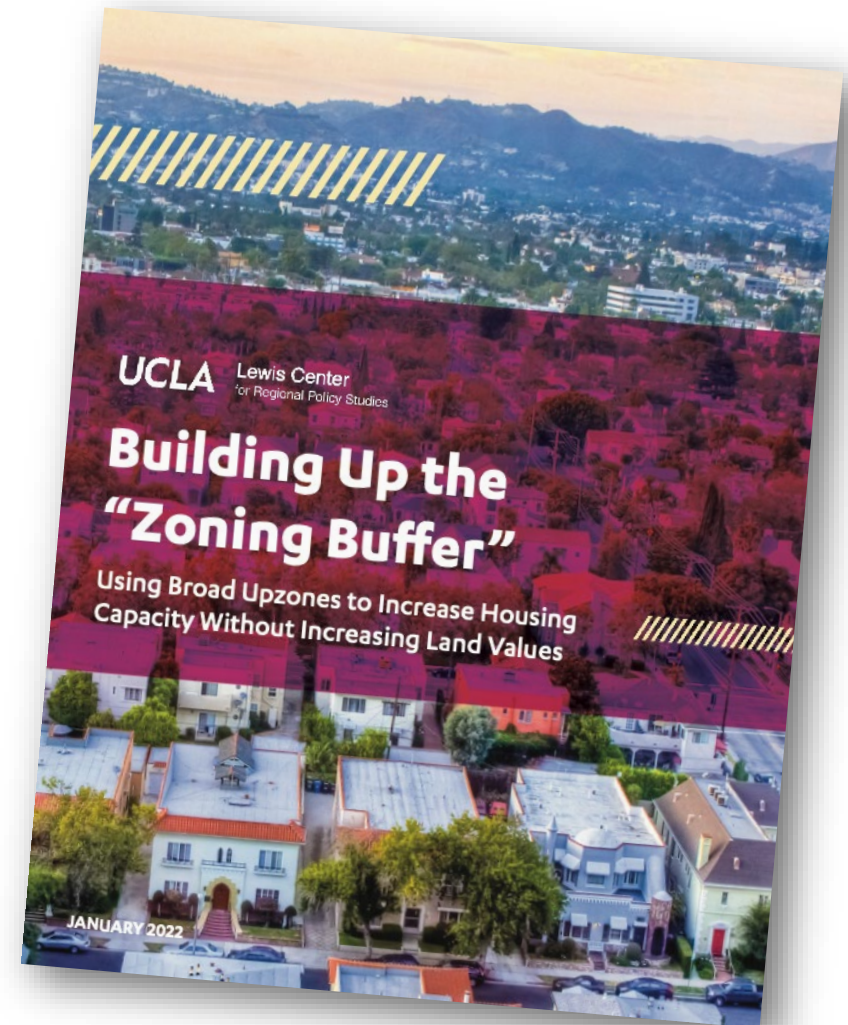
The meeting notice was published simultaneously to the public and the governing body on 9/22/23.

City Scale

CVILLE PLANS TOGETHER

Zoning "Buffer"

- The gap between a **city's population** and **estimated capacity** is the **"Zoning Buffer"**

- Modest upzoning to keep up with population growth results in property owners capturing benefits of changes at the expense of renters and homebuyers

- Low zoning capacity leads to value capture and windfalls, broad upzoning leads to best outcomes for housing affordability

UCLA Lewis Center for Regional Policy Studies

Building Up the "Zoning Buffer"

Using Broad Upzones to Increase Housing Capacity Without Increasing Land Values

JANUARY 2022

Implementing Goals with Zoning

Goals of the Comprehensive Plan include…

Goal 1. Zoning Ordinance

With the community, create a new zoning ordinance to reinforce and implement the vision for Charlottesville's future as articulated in the Comprehensive Plan, Affordable Housing Plan, Small Area Plans, and the Standards and Design Manual.

Goal 6. Design Excellence

Continue Charlottesville's history of architectural and design excellence by maintaining **traditional urban design features** and valuing historic resources while encouraging **creative, context-sensitive, contemporary planning and design** that supports the goals of the Comprehensive Plan.

Zoning for Human-Scale Development

CVILLE PLANS TOGETHER

Strategy 1.2 Implement changes to the Zoning Ordinance needed to support:

- **Community health and well-being**

- **Context-sensitive design**

- **Environmental protection**

- **Climate change mitigation and preparedness**

District Standards + Rules

Use Allowances + Standards

Zoning for Human-Scaled Development

Site + Subdivision Standards

Processes + Administration

Rules are a System

All the Zoning Code rules **work together** to allow for the desired outcomes – no single rule or requirement can stand alone.

Neighborhood Scale

Human-Scale Neighborhoods

Human-scale neighborhoods include characteristics like:

- Safe and comfortable for drivers, transit riders, bicyclists, walkers of all ages and abilities

- Inclusive and accessible to diverse community members

- Provide places for people to live, work, learn, shop, dine, worship, and gather

- Sustainable and resilient

Mapping for Neighborhoods

CVILLE PLANS TOGETHER

Land Use to Zoning
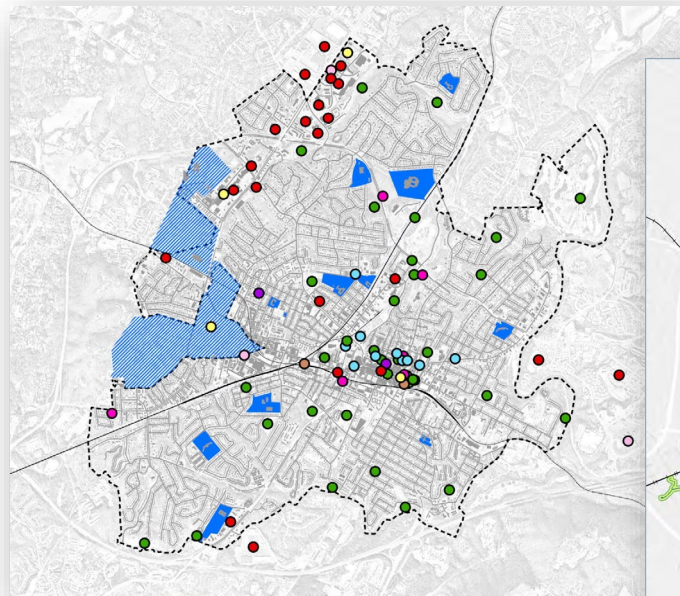
Community Amenities Map
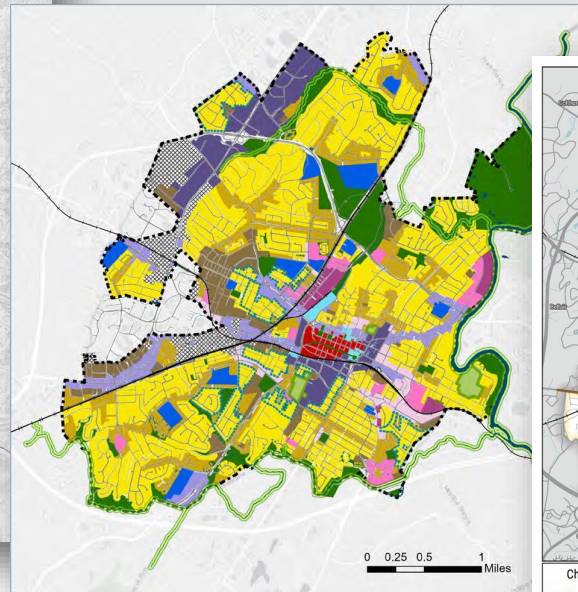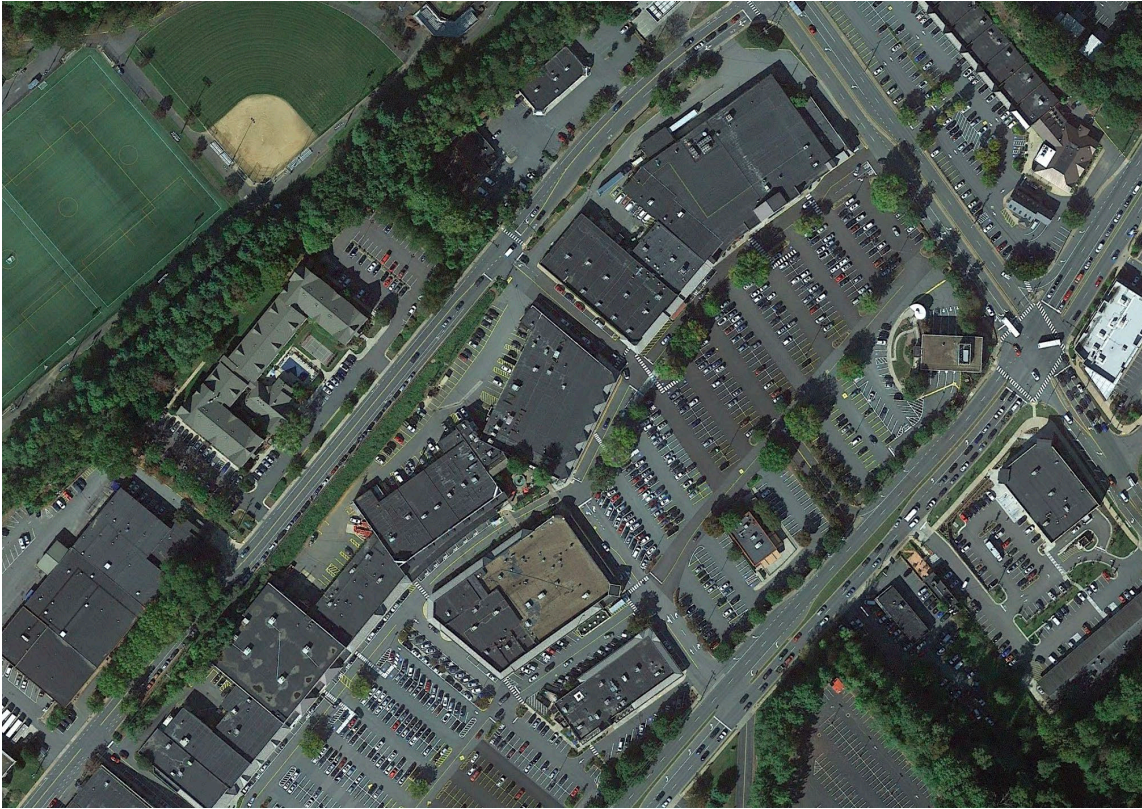

Land Use Map
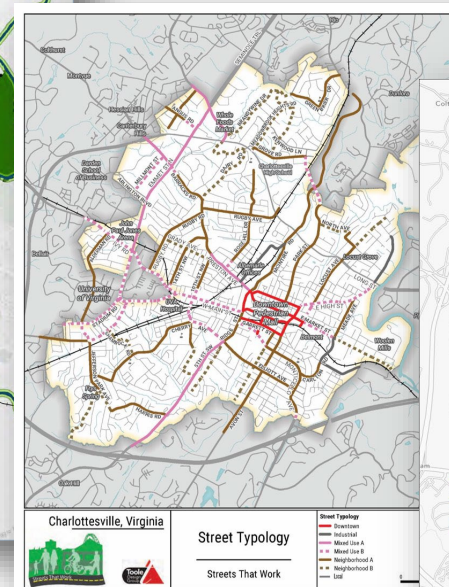
Streets that Work Map
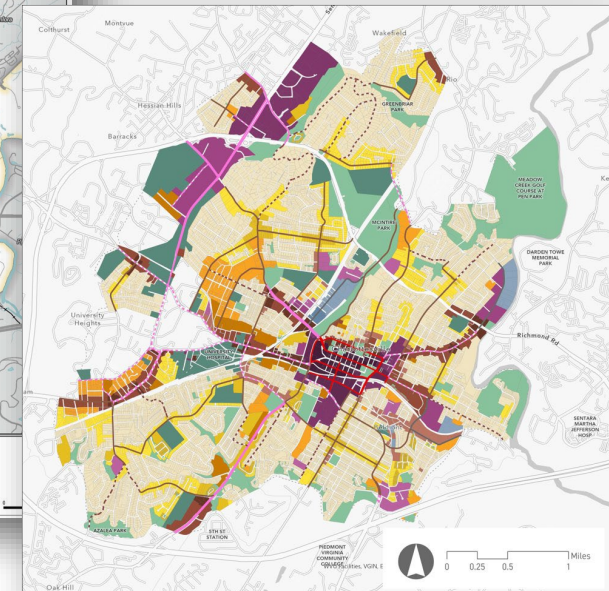
Zoning Map

Rules for Neighborhoods

Blocks & Streetscapes

Emmet Street Grid

Belmont Street Grid

Rules for Neighborhoods

Outdoor Amenity Space

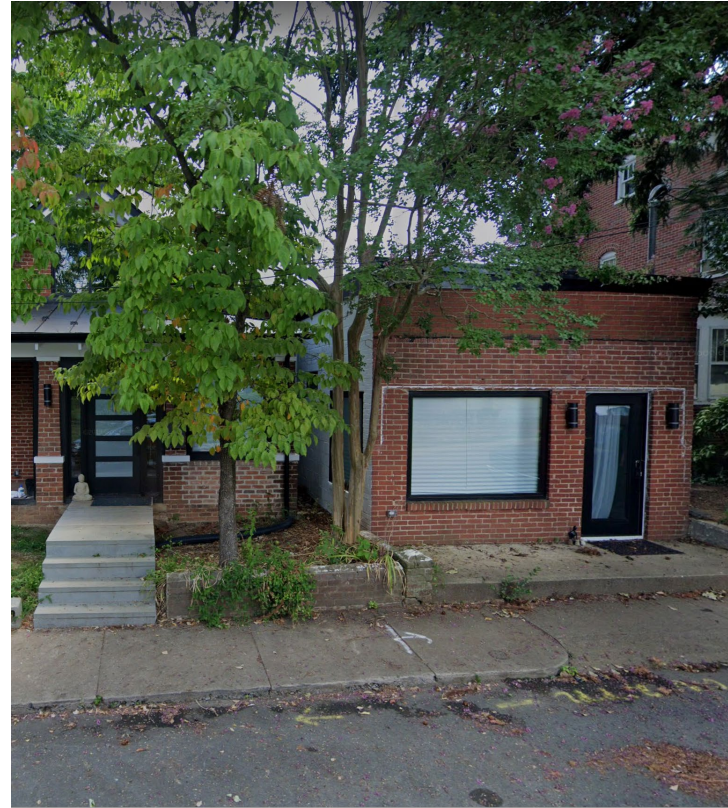**Historic Courtyard Development**

Modern Courtyard Development

Uses for Neighborhoods

Alternate Forms & Neighborhood-Scale Uses

North Downtown

10ᵗʰ & Page

Belmont

Building Scale

CVILLE PLANS TOGETHER

Human-Scale Buildings

Human-scale buildings include characteristics like:
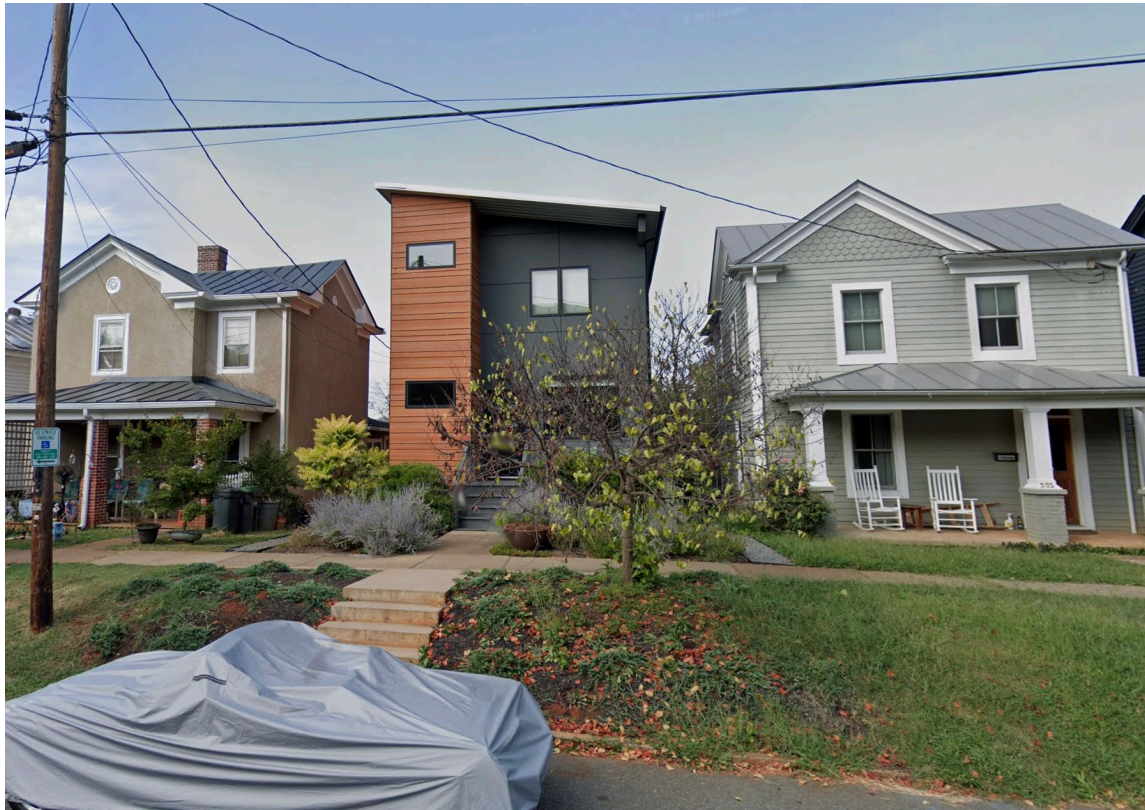
- Context-sensitive scale and design

- Prioritizing pedestrian-oriented uses and design along the street

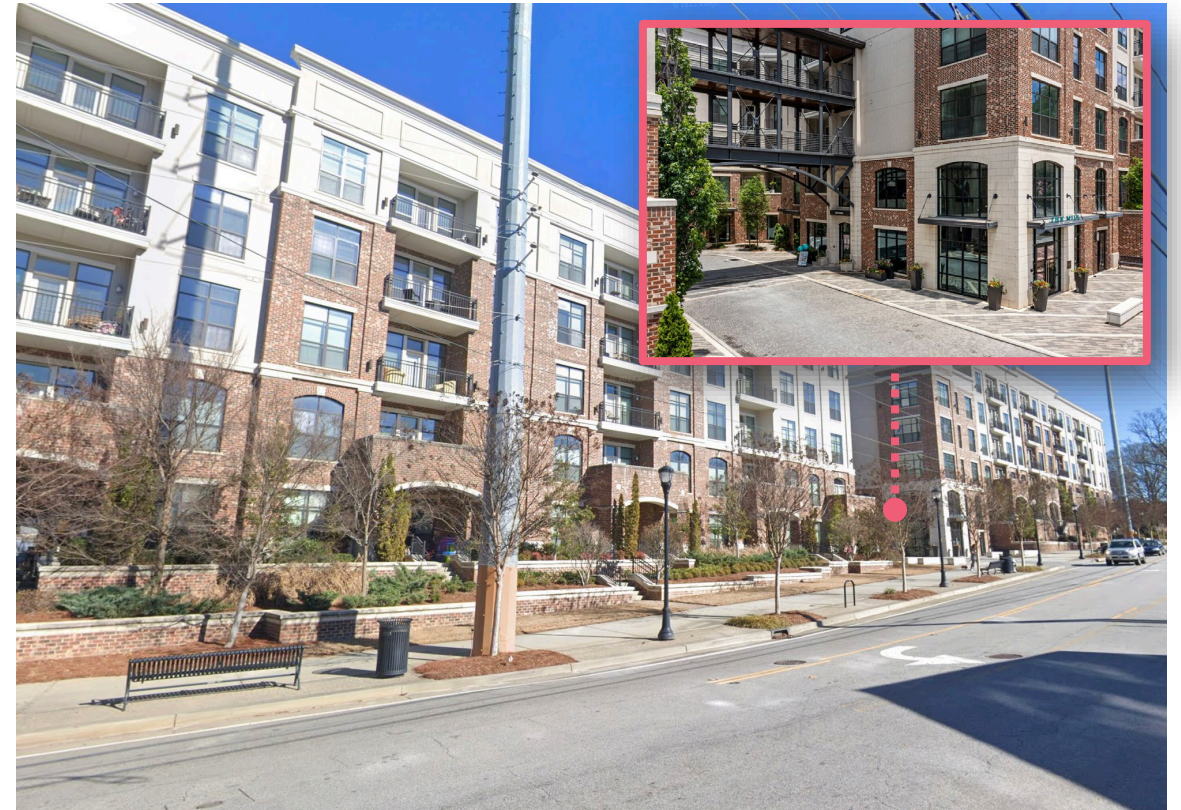- Reducing the impact of vehicles

Rules for Building Scale

CVILLE PLANS TOGETHER

Height + **Width** + **Footprint** + **Building Coverage** = **Building Scale**
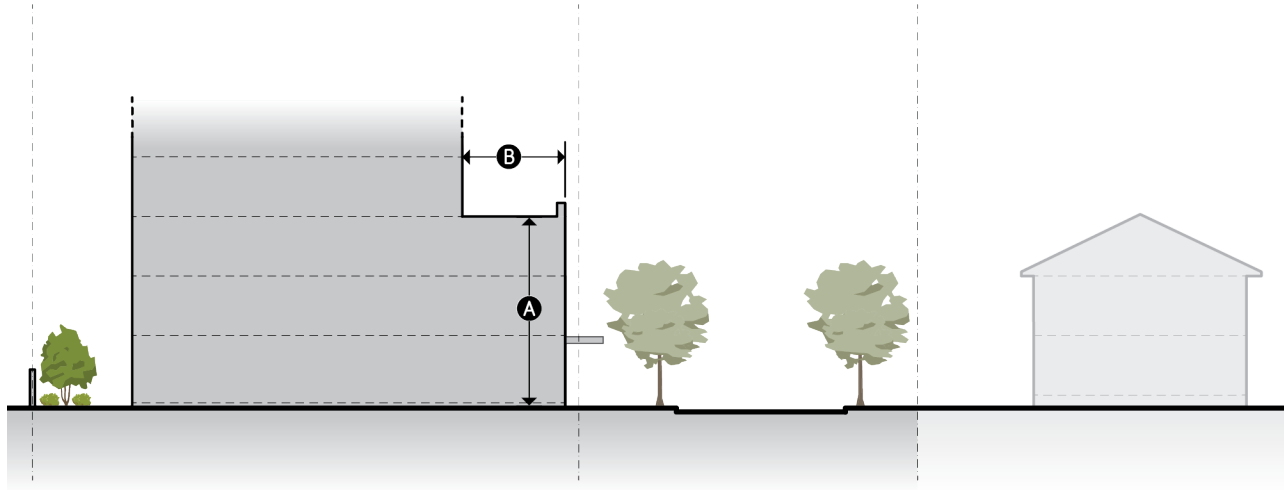

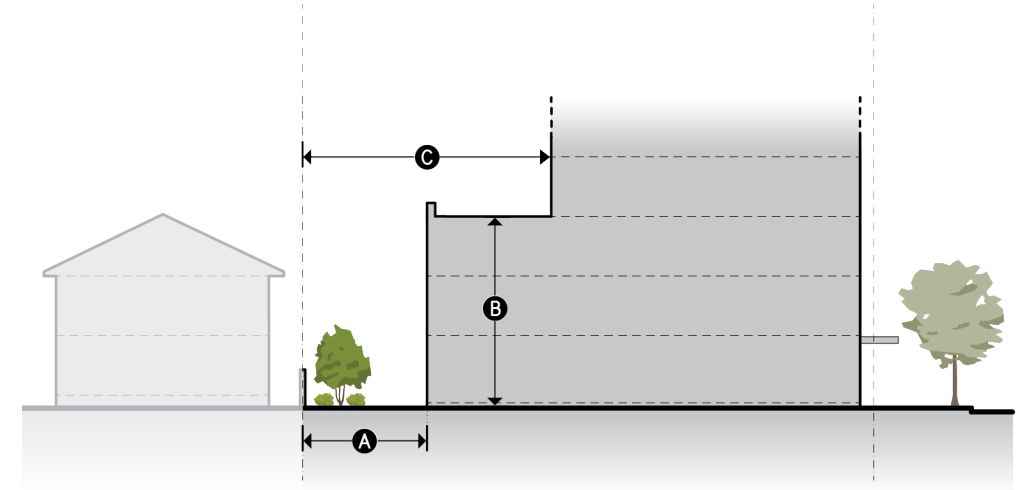
Neighborhood-Scale Development

Large-Scale Development

Rules for Building Scale

Across the Street Transitions

Across Lot Line Transitions

Rules for Building Features