

PLANNING COMMISSION REGULAR MEETING
June 10, 2025 – 5:30 P.M.
Hybrid Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM

Location: NDS Conference Room

Members Present: Chairman Mitchell, Commissioner Schwarz, Commissioner Solla-Yates, Commissioner d’Oronzio, Commissioner Roettger, Commissioner Joy, Commissioner Stolzenberg, Commissioner Yoder

Staff Present: Patrick Cory, Missy Creasy, Kellie Brown, Dannan O’Connell, Matt Alfele

Chair Mitchell called the meeting to order and asked if there were any questions on the Seminole Square application which there were none. He noted that order for the agenda will change this evening as the applicant for 2030 Barracks Road will be asking for a deferral. The applicant will be given the opportunity to make this request early in the meeting so that if it is accepted, individuals interested in the item will have awareness of the status. If deferred, that will be mentioned later in the meeting as well. The work plan presentation will occur last on the agenda, so all other applicants have the opportunity to leave if they chose. Chair Mitchell asked if there were any question on the minutes and there were none.

Commissioner Roettger asked about the need for the special exception as it feels like the applicant could address these changes. Commissioner Schwarz asked if the entry features would require a walkway and how the streetscape project would affect this project. He also asked about the retaining wall. There was further inquiry about these three items. Commissioner Schwarz asked why the pre-meetings were located in the conference room. There was discussion about location and access.

Commissioner Yoder asked about tree removal around the bypass and Route 64. It was noted this was likely the area for the Darden housing project which would be in the county. Mr. Joy was able to provide an overview of the tree removal permit process that occurs for UVA properties.

II. COMMISSION REGULAR MEETING – Meeting called to order by Chairman Mitchell at 5:30 PM

Beginning: 5:30 PM

Location: City Hall Chambers

A. COMMISSIONERS’ REPORTS

Commissioner Stolzenberg – There has been one meeting since our last meeting. That meeting was LUPEC. We had 3 interesting presentations. One was on the innovation corridor, which is a regional project. It is an economic development strategy focused on biotech defense and regular tech. We also had a presentation on RWSA’s northern area, utilities improvements. They have been doing a lot of work up there to accommodate growth up 29 and at UVA’s North Fork Research Park. They are adding a new pipeline crossing the Rivanna River. They recently finished the Airport Road pump station, which will be able to be expanded with on site tanks. At some point, they will phase out and dismantle the small water treatment plant that is up 29 in the Camelot area. We had an update on VDOT projects that are ongoing. The Hydraulic Bridge is underway. It should be complete in October. The Albemarle bundle that they are doing, which is the roundabout at 240 and

250 out by Crozet, the roundabout at Rio and John Warner, the Green Tea at Rio and Belvedere, another roundabout at 5th and Old Lynchburg, and another roundabout at 20 and 53. That is underway. They are starting with the one near Crozet and the rest will be soon to follow. This summer, they are going to issue an RFP for the Fontaine and Hydraulic bundle, which is closing the left turn on 29 onto 64 west, reconfiguring the intersection of Fontaine Avenue and 29. Our Fontaine streetscape has been added into the VDOT bundle and the Stonefield roundabout. That should be awarded later this year and go into construction next year. There was the Avon Street multimodal public meeting that I attended. It is a project that the MPO was awarded several years ago to add a shared-use path bridge over Moores Creek. It was going to be bike lanes and sidewalk up Avon. They are now exploring an alternative where it is a shared-use path up Avon on one side

Commissioner Schwarz – The Board of Architectural Review denied an application for demolition of the Wertenbaker House. That has already been appealed and will be seen by Council in the future. We got a presentation. The city is finally going to fix up the Downtown Mall crossings. They will be looking nice soon. We looked at the potential hotel at 218 West Market again. They requested a deferral. I think that we will be looking at that project again next month. I was contacted by the developers for 843 West Main Street. The developer is LV Collective. It is the parking lot between The Standard and the bridge on West Main Street. They wanted to talk to me about what they are looking at doing. It does not look like they will be seeking any exceptions from the Planning Commission. They will have to go in front of the BAR. They are already speaking with West Haven. They are trying to get on a neighborhood meeting agenda with 10th and Page.

Commissioner Solla-Yates – I have submitted a new code change proposal for the Virginia version of the 2024 international building code to the Virginia Department of Community Housing and Development. It is copying the national discussion from last year. What was being proposed at the national level should be considered for Virginia. This is inspired by our work on the Comprehensive Plan, which looked at a walkable, more pedestrian-scale historic compatible design rather than ‘Texas donuts.’ I don’t hate ‘Texas donuts.’ It is good to allow some other things, especially in more historic pedestrian friendly areas. I am hopeful that it will reach consensus.

Commissioner d’Oronzio – The HAC met to discuss the updated and revised land bank ordinance, which caused a lot of consternation on the HAC because it was a profound departure from most of the principles, which we had been working on for over a year. I am not sure how that is going to move forward. The HAC’s vision for how this thing was going to work is not in alignment with City Council or staff. We did look at a deeper dive into the affordable housing tax abatement program, which was presented to City Council a couple of meetings back. We got an update saying that we would be getting in some consultative work. One of the nexuses of trying to work with that is we need to figure out what our dataset is. If we put together such a program before we even start discussing how we would structure it, is it worth it? You don’t want to be in a position where you are giving away money for something that was already going to happen. The idea behind this is to make it exempt in some way the taxation on affordable units or developments that have affordable units on it to make it easier on the carrying cost and financing of it. We are not sure that this is going to work. There was another one tried in Cambridge. They spent a good amount of money and time on it. They realized that they should not have done it. We took a deep dive in response to the land bank ordinance. I am not sure what is going to become of that. With the TJPDC, in April, we got an interesting Safe Streets for All grant proposal presentation that is being co-driven by UVA and Honda. This has to do with focusing on scooters. They are being very comprehensive. I encourage you to read it. It is cool that they are going to try to integrate everything from the vehicle to the design of the streets to social behavior to the injuries to cross referencing all of it and trying to get a comprehensive view of the impact of scooters. I was interested in it. There is a new regional housing study that is in its infancy that we are working to pull together and scope. That is being run by the Virginia Center for Housing Research at Virginia Tech. They are still trying to scope what this is going to do and how they will make it happen. They are interested in concentrating on 1 or 2 things that are implementable that have a chance of political survival, that have some support and some utility. The TJPDC did

elect its next year of officers. Michael Payne is the sole elected official serving as an officer. Keith Smith of Fluvanna County is the chair. The secretary position is held by the executive director, and I am the treasurer.

Commissioner Roettger – I was not at the last 2 Tree Commission meetings. I was out of town. I did have a committee meeting with the stormwater staff of the city. The Tree Commission is all volunteer. There are a lot of people there that want to make changes. They wrote a letter to City Council and City Manager because there was a tree that did not make it through the Kindlewood Development. This was on April 24th. It did help the Tree Commission get together and do some bullet points to be more specific about what might have gone wrong: looking at the site plan checklist, making sure everything has happened there to preserve trees that are supposed to be preserved, tree preservation plans, shoring up the tree removal permit. We were looking at the stormwater fee. The Tree Commission has been checking in with other departments to see if there are tweaks with stormwater fee. This letter helped to make that clear. Some of the work is meeting with all these different departments to see if there are places for improvement and more incentives for tree preservation. It got some feedback from City Council and City Manager.

Commissioner Yoder – I attended a meeting of MPO Citizens Advisory Committee. The MPO has a couple different committees. I know that Commissioner Stolzenberg is on another committee. The purpose of this committee is to connect the community to the MPO, provide input in both directions. There are 3 community surveys right now that the MPO is trying to get the public to respond to. There are 2 VDOT surveys. The survey focused on the 29 Pipeline Study is now closed. The other survey is the 29 and 64 interchange. The other survey is looking at 5th Street starting close to the intersection with 5th Street Station and going down to the county. This survey is open until June 16th. We would like people to reply to those soon. There is a 3rd community survey out from JAUNT. They have a community survey out as well. Those are the 3 most important things that came out of that meeting.

B. UNIVERSITY REPORT

Commissioner Joy – The Darden Graduate Housing is currently under construction. That is still on schedule to be completed by the fall of 2027. That is 348 beds that will be included there. That is adjacent to the existing Darden Parking Garage. With the Emmet and Ivy Corridor Second Year Housing, we have received state Architectural Review Board approval for that and our Board of Visitors approval for that project. That is currently under construction. That will be on schedule to be completed in the fall of 2027. That is 780 beds. Between those 2 projects, we are looking at just over 1000 beds. With parking, we have 2 project updates. We have the Fontaine Garage. As a structure, that is nearly complete. A lot of the work happening right now is not parking garage related. It is the access road and some of the utility hookups outside of the garage. That is expected to open early this fall. That is 1250 spaces. You should see a dramatic shift when it comes to parking with our health system workers. With the North Grounds garage, that is currently under construction. That will follow in 2026. That is an additional 1000 spaces. That should change event parking, athletics parking, and help with commuter parking issues in and around Grounds. The Olympics Sports Center is nearing completion. It is going to be completed this fall. With the completion of that facility, the teams that are currently located in modular units along Copley Bridge will be moved. The modular units will be removed. The area will be restored as a grass practice field. With The Manning Institute of Biotechnology, that is on schedule for a fall 2027 opening. A parallel project to that is the next generation heat plant at Fontaine. This is a first for UVA but also an innovative project at higher education institutions. It is a non-combustion geothermal plant. It will be providing the thermal energy to power The Manning Institute. It is incredibly efficient to help the University reach its carbon goals. The Karsh Institute of Democracy is nearing completion. That is scheduled to be completed in early July. The exterior of that building will start to appear later this summer and fall. That will be on track to open in the fall of 2026. The Virginia Guest House will be near completion this fall. It will have its public opening in early 2026. With UVA Health and Oak Lawn, the planning study is wrapping up. There is a public webinar taking place on June 18th to talk about the recommendations for the Oak Lawn property. There is

more information on how to login into that online event at UVA Health Fifeville Community Engagement website. The Wertland Foundation project is still working through redesign and planning to submit to the BAR. There are 2 high visibility projects that are not UVA projects. I wanted to share with the public that the VERVE development, which is on JPA and the Blume is on Ivy. If you go to facility management's construction alerts page, they have provided information regarding street closures or day-to-day work for both of those projects. They have a direct impact on the Charlottesville community and the UVA staff, students, and faculty. They tried to consolidate any feedback we get from those private developers. We will put that feedback into announcements. Yesterday started the closure of JPA and Emmet Street. There is a detour down Stadium Road. All vehicular traffic is closed 24/7 until August 1st.

C. CHAIR'S REPORT

Chairman Mitchell – Parks and Recreation is busy with the opening of the pools and all the outdoor activities. The thing that has been the most important has been our garden plots. We have been giving a lot of thought to putting term limits on garden plots. How long can you be a steward of a garden plot? We think that maybe other people might want to get involved. Once you get a garden plot, you pretty much have it until you no longer want it. We are backing away from that. We got a lot of feedback from the public suggesting that a little more thought needs to be given to placing term limits on garden plots and the nature of those term limits. With crop rotation and things like that, it takes a while to cultivate the ground to get a garden plot to do what you made the investment to have it do. We are not going to move on that right now. We are going to give it more thought just to be respectful that other people have put into the garden plots. The BZA met. The topic of that meeting relates to the property we are here to talk about today, 2030 Barracks Road. We did approve an appeal that was before us. The applicant was seeking a build-to width administrative modification. We made a narrow ruling just on the build-to width modification. We did grant that for all the reasons that were outlined in the applicant's application. It was a very narrow ruling. It had nothing to do with the critical slopes and the exception that we are here to talk about tonight. It was only the build-to width. The critical slope and the feature exception is something that the Planning Commission would need to make a decision on.

D. DEPARTMENT OF NDS

Missy Creasy, Deputy Director – We don't have a work session for June 26th. We are planning our July 8th meeting. Plan to be in attendance for that. We will likely not have the July work session. We are into the peak of the summer. We will get into the fall. For the 8th, we have an agenda that includes a presentation on the tax abatement activities that are going on. You will be up to speed on the front end of that. We are going to work on the Development Code discussions as well.

1. Work Plan Presentation

Kellie Brown, NDS Director – I am looking forward to sharing a presentation with you on our department's progress in implementing the development code adopted in 2024 and our FY 2026 work plan, our plan for work for the coming year. I am here with several members of our team, Matt Alfele (Development Review Planning Manager), Ose Akinlotan (Long Range Planning Manager), Missy Creasy (Deputy Director), and Jeff Werner (Historic Preservation Planner). They will be participating in the presentation tonight.

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I will start with a brief overview of how our department is organized. It will be like information I have presented in the past. I am trying to provide some context as to who we are as a department, some of our key accomplishments over the past year, key work plan considerations, and how we prioritize our work in recognizing that there are always many more priorities, many more projects than we have capacity to tend to in any given year. We prioritize the work that is put in front of us, what we are identifying our work plan priorities

for this year. We will move into a deeper dive into several of those priorities and deeper dive on the development code amendments that we have been working on that represent the ‘bread & butter’ of our implementation of the development code. Mr. Alfele was with you for a work session last week. Some of this information will be a repeat of what you have heard before. We also have some updates for you based on feedback that you shared with us on how we see our process moving forward. I will be presenting this information to City Council on June 16th as part of the city manager’s 4 PM work session. This is a request that he has made. City Council has been interested in an update on our implementation of the development code. Feedback that you provide tonight is information that I will be able to incorporate and reflect in the update that I share with Council next week.

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NDS as an organization is dedicated to creating a sustainable and vibrant community. It is in support of the city’s mission to be a place where everyone can thrive. You might recall from previous presentations the organizational chart that I have shared with you. This is essentially the same information with a little description of what each of our groups do. We provide a wide array of services in NDS ranging from code compliance in zoning, building inspections, property maintenance, development review, historic preservation work, reviewing applications relative to the design guidelines for the city, but also promoting and interpreting historic sites and structures and ensuring that new buildings compliment those resources as well. We have a long-range planning team, transportation team, and support services group that supports our work with our online development application portal and all our GIS services that supports the department. We are a group of 31 people. We have 2 vacancies right now. I will report on all the work we have been doing in terms of recruitment. As a unit, our division has worked together to promote responsible development, foster community engagement, and work toward a community where everyone in Charlottesville can thrive.

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All the work that we do in the department is in support of the city’s strategic outcome areas. Given the breadth of our focus areas, we work in all these areas. Our services are going to be expanding in the future. The city manager’s office has decided to close The Office of Community Solutions, which included the housing program staff. I am happy to report that the housing program staff will be coming back to NDS. I understand that had been their home. They are coming back. I am excited to have them as part of our team moving forward. That team will continue to do all the work that they have been doing. I am excited to support their work in working toward all the goals of the Comprehensive Plan relative to affordable housing. I am looking forward to coming back to you with more updates once they are on board. We have all wrapped our arms around what it means to have a new program area.

Commissioner Stolzenberg – Will they be physically moving back?

Ms. Brown – My focus is going to be getting a sense of who they are and what they are working on. I won’t be prioritizing any physical move in the near term. Teams has been a great tool for collaboration. We can get together whenever we need to. I anticipate that would be something we would do at some point to bring them into the fold physically. It is not something we are worried about in the near term.

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In terms of our key accomplishments over the past year, we have been busy. Some of these things have been mentioned previously. There have been some recent accomplishments. We have moved forward with the creation of a regional transit authority known as CARTA. Our team is going to be working on funding mechanisms and planning initiatives for that regional authority moving forward, adoption of the Safely Move Blue Ridge plan and a pilot project, and installation of a pump track at McIntire Park. Our transportation planners have worked with Public Works to identify over 60 urgent transportation improvements to support some of our most critical safety needs, pilot some strategies, and test some strategies that could be implemented

in a more permanent way moving forward. The transportation planning team is not here tonight. They presented an update to Council on June 2nd. If you have any questions, I am happy to go back to the team and get some information from them. I encourage you to review that comprehensive presentation that they shared with Council. In terms of other accomplishments from our department, our historic preservation team brought forward updates to the café standards to support the way the cafes operate on The Mall and The Corner, Court Square and Carver Inn Historical markers. We have been working hard on development review process improvements. Code amendments is another area we will get into more detail. We have been working to refresh and update our NDS webpage. We have added a lot more content and wayfinding information for people. We have a how-to guide to apply for a short-term rental application. That deadline is coming up. We have a new development map. There is a lot of new information on the website to increase transparency and improve accessibility of information for the public who is looking for support from Neighborhood Development Services. We are working on a stabilizing property task force. On the recruitment side, we have been staffing up to be able to work on all these items that we have identified in our work plan. That includes a development review planning manager. We have a long-range planner, a new permit technician, and a transit planner on board. We are still working to recruit one student housing property maintenance inspector. We are working across the board on our certifications and career development.

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In terms of a deeper dive on some of our accomplishments, I did not want to let the night go by without reflecting on the work of our building inspections team. They have been working hard processing permits and conducting inspections around the city for everything. We have been able to track the number of permits issued, inspections, and permits reviewed over the past several years. You will note that there has been a gradual uptick over the past several years. There has been a notable increase in the 1st quarter of this year. We anticipate that trend will continue. You can see in the development map that we have several projects under construction or that will be moving into construction, such as the VERVE, 2117 Ivy, and The Blume. All those projects will add additional workload to our building inspection team. We anticipate that there will be a slowdown in review times, as they manage that additional capacity. We have shared that information with our contractor community, so they understand what the situation is. We will do our best to meet the needs of the community and continue to provide the complete review and inspections that we need to do.

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Looking ahead at our key considerations for what we are anticipating over the next year, this is information I have shared before. It is always helpful to reflect on what grounds us in our selection of priority projects.

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Our top priority is timely accomplishment of our non-discretionary core mission services. All our code compliance work must be our top priority. Secondly, we must focus on efforts that work toward health, safety, and the implementation of the new development code. Those are all things that we need to focus on before we add new initiatives. We continue to consistently apply an equity lens to the work we do. Who benefits? Who is burdened? Who is missing? Who is left out? What are we going to do about that? We use data to inform our decision-making about how we select priorities and how we do the work we do and aligning our work plan commitments with staff capacity. We cannot do it all. We are going to do the best we can and to think as creatively as we can about the capacity we have and growing that capacity and using our partners in the community and consultants to the extent that those resources are available for us.

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I have presented a list of what our work plan priorities are by strategic outcome areas. Our team will do a deep dive on some areas that I thought would be of particular interest to you. Briefly going through this list, around organizational excellence, we will continue to focus on our regulatory review, permitting, and enforcement. We are continuing to improve Cityworks and the way that portal is accessible to applicants and our internal

reviewers. We have made a lot of progress in that area over the past 6 months. There is a light at the end of the tunnel in terms of making that system workable for everybody. Training and professional development will continue to be a focus. We have had several staff who have been able to go to various conferences over the past 6 months. They have come back with great ideas for how to do their work better or future projects for future years. We are continuing to work on development review process improvements.

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In the area of housing, one of our key focus areas will be kicking off a Tenth & Page and Rose Hill Visioning Plan effort, which will have a heavy focus on housing, the communities where those people live, and collaborating with those residents in terms of what their vision is. We will be continuing to work providing resources and materials to make the development code more accessible. We have added information to the webpage that seeks to address some of those needs. There is a lot of creative work we can do in that space to help people understand what exactly is possible that would otherwise be difficult to discern and reviewing pages and pages of the development code. We are monitoring and evaluating the development code. Where there are opportunities to tweak the regulations, that is a part of the work that we are doing. In terms of amendments, we are hoping to bring those forward and that we have been working on with you. We are focusing on the creation of an inter-departmental stabilizing property task force where we are trying to bring forward people from several different departments to help support the needs of property owners that struggle to maintain their properties, recognizing that it is often several intertwined and complicated issues that make it difficult for that maintenance to occur. This list will significantly grow over the next year as we bring on the new team members from OCS around housing. This is what we have been focusing on thus far.

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This is a list of other priorities that span across several different strategic priority areas. We are continuing to work on short-term rentals and bringing forward recommendations for potential changes to the ordinance to better support our community goals and working on enforcement. We will be hiring a zoning inspector to support us with that. We are in the final stages of procuring some software to help with our monitoring of the short-term rentals that are operating in our community today. We will be working on an environmental policy review and ordinance revisions. That is another item I will focus on in more detail in the presentation. We will kick off a scoping effort this year for reviewing our design guidelines. What are the key policy issues that we want to make sure are maintained in our district guidelines where there is alignment with our development code and where there might need to be some revisions to better help balance those needs. We are also going to be working on identifying all our accomplishments in historic preservation and cultural resources recognition over the past several years. There might be some opportunities for additional work in the future. We will be conducting our mandated 5-year review of the Comprehensive Plan. We will be looking to pull in a lot of the work that we have been doing through other initiatives, documenting that, and making recommendations where additional changes to the Comprehensive Plan might be necessary over time.

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These are transportation priorities. I am not going to go into detail on these tonight. We will be focusing on the creation of a comprehensive transportation plan, scoping that effort over the next 6 months. I am hoping to kick off that effort in 2026. At the same time, we will be working on policies for safer streets, testing strategies such as through the urgent infrastructure program, and studying opportunities to potentially lower speed limits on low volume streets, designing our sidewalks, and spending the money that was allocated through the CIP for the completion of our pedestrian network.

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I mentioned the creation of CARTA. That will continue to be an area of focus with regional transportation planning, promoting our bike network, and looking for improvements/ways to improve our bike network. This also includes the Safe Routes to School program and continuing to improve access to bikes for children in

schools and focusing on the safety of children, as they walk to school. Neighborhood walking tours are still happening monthly. You need to check the webpage to see where the next one is for the upcoming month. With micromobility, we are working on updates to our permit for the scooters to improve the enforcement and address a lot of the community concerns that have been raised about the scooter network.

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We can dive into more detail about a couple of these initiatives. The first one I wanted to highlight is our environmental policy and regulatory review. This is an initiative that emerged during the creation of the development code when it was identified that there were several environmental regulations that needed to be studied to see where some misalignment might exist or where some refinements might be needed to help balance all the goals of the Comprehensive Plan. This is focusing on not only housing, but how we achieve our community vision for healthy air, water, ecosystems, high quality & accessible open space, and a preserved and enhanced tree canopy. What we are learning through the initial work we have been doing on existing conditions is that there are several opportunities to refine our policies and our regulations. A key emerging question has been around our stormwater management. Is there a different and a better approach to managing stormwater to meet our state stormwater requirements and work toward our housing goals? We are going to be working with our interdepartmental partners in utilities, public works, and the office of sustainability on what might be the opportunities to come up with a new approach to managing stormwater within those state stormwater parameters. Are there any potential impacts that need to be mitigated at a network level or through a different way of managing stormwater on site on individual development sites? We will be collecting all that information and coming forward with a score of work this summer for a plan to start to make some changes to policies and recommend some revisions to regulations that help meet and balance our Comprehensive Plan goals.

Ose Akinlotan, Long Range Planner –

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The Tenth & Page planning process was previously outlined as the Tenth & Page Small Area Plan. We are shifting from just the one specific neighborhood to encompass both of those neighborhoods. It is to set a clear community driven vision for the next 5 years. We are beginning to outline a specific timeline for these processes moving forward. Tenth & Page and Rose Hill will be the template moving forward. We will be identifying both immediate actions and areas that need further study. We are moving towards implementation, not just planning. It will align with the Comprehensive Plan and be adopted under it. Our engagement approach is to acknowledge past harms from disinvestment and urban renewal, from being displaced to replaced into this community or communities. The use of trauma informed and trust building engagement, a focus on healing, empowerment, and long-term equity. This will be a co-led process with community members, not just the city in a leadership role. This will be a justice-centered approach, which prioritizes fairness, equity, and dismantling systematic oppression in planning itself and community development. It is a collaborative approach that articulates the defined future state of communities and outlines, the concrete steps to achieve it within a defined 5-year timeframe. It is led by North Star of Just Communities. That is a collaborative process. It leads with cultural responsiveness and equity centered engagement, restorative practice engagement. It facilitates storytelling by our community members, small dialogue groups, and inclusive feedback loops. Within our outline for this process, within that work plan, it identifies feedback loops, not just at the end of the process, but throughout the process. Having the community members co-lead this process will ensure that we are reaching as many people as possible and reaching those people who have been left behind in these processes. It is being very intentional. It is currently a vision with actionable recommendations. It has immediate no zoning required initiatives. It will also serve as a roadmap for future planning and coordination. Our timeline is an agile process. It will be co-led by the community. This timeline may shift. We are moving at the speed of trust. Due to that, our current timeline has engagement taking place now through the summer with adoption and launch in the spring/summer of 2026. It is an agile process. We have not yet spoken with the communities for an update on where we are. Due to that, it will be based off their input and the time they need to ‘digest’ it. All these phases

have different levels of engagement next to it. All these are from the international association for public participation or IAP2. We are leaning into that approach moving forward and integrating that with it being justice centered.

Next Slide – Short Term Rentals

We are attempting to update our regulations, potentially based off the feedback we receive. We are having targeted outreach. We have utilized newsletters, emails, and neighborhood associations. This has led to increased registrations for those homestay permits. We have a public survey that closes on the 15th. So far, we have over 100 respondents, which is great. We hope to have more. The deadline for short-term rentals was June 1st. We will have a late fee applied after the 15th. We are working with applicants and engaging with them and often to ensure that they are aware of this. The next steps are to analyze the survey and permit data, which will inform the refined regulations. The project team that has been identified internally will meet soon. We were attempting to wait until the registration of permits or execution of permits and that late fee and survey results. We also have a compliance tool that has been procured. That tool locates property listings and owners, educates hosts, and hopefully increases revenue, support important initiatives and priorities. That information will be integrated with our data analysis. Updates for that will be coming soon.

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We are in those initial phases. We have already done our prep, released our materials. We are going to look to move into internal drafting after we have our engagement process. The survey is one form of that engagement. We hope to have additional inclusive engagement opportunities. We will have development of the ordinances or recommendation. We will determine at that point if we need to update the ordinance. We will be back in front of you for work sessions and hearings. That is, not only for the short-term rentals, but also for the 10th & Page and Rose Hill planning processes.

Missy Creasy, Deputy Director –

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There are several properties where our enforcement crews have been working on them for a long time. They are complex situations from the ‘bricks & sticks,’ all the way to the human elements that are involved. Sometimes we can get progress. Sometimes that progress is challenging to get. We now have attorney staff that has a lot of experience with this and is supportive in helping us through those processes. That has been a while since we have had that. What we have started with is working with a couple of very challenging cases. We have set up a process where we get several different entities involved. It is not just the enforcement end of things. That is a piece of the puzzle because that is the paperwork part but making sure that the human elements are being considered as part of it. Are there circumstances that we have a program within the city that can be helpful? Maybe the person is not quite ready for that. Maybe, as we continue through the enforcement process, maybe they will become more open to it at some other part of the process. Our goal is to make sure that we are having links to those services throughout the process. We have come together as needed. We bring in different parties as we find that there is an opportunity for them to be a part of it. The Anchor Team, which is a team that was set up as a multi-disciplinary group to help support in a lot of different situations, has been important to this. Once we have started working with them on a property, they continue to outreach to the individuals in that case. It has been wonderful because these are hard, challenging situations, and a lot of things that are hard to accomplish. We are hopeful by bringing both the enforcement and the human touch that we can make it as palatable as possible.

Jeff Werner, Preservation Planner –

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I have 3 primary responsibilities. I am staff for the Board of Architectural Review, staff for the Entrance Corridor Review Board, and staff for the city's Historic Resources Committee. I am here tonight wearing the first of 'those hats.' To provide some background and context for the necessary updates to the BAR and ERB design guidelines, Ms. Brown asked me to briefly summarize the city's design control districts and who has purview for the design review of projects within them.

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With this slide here, as permitted by state code, City Council has established 4 types of design control overlay districts. We have the 3 types of historic districts: architectural design control district, individually protected properties, and the 3 historic conservation districts. The BAR has purview for reviewing those.

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This is the 4th type of designation. These are the entrance corridors. The city has designated these corridors that lead into our historic areas. For these, you all, as the ERB, have purview for the design review.

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For the BAR, they apply either the guidelines for the ADC districts and IPPs or the guidelines for conservation districts. I think you all know the criteria for the ADC districts and IPPs are the most rigid and comprehensive. For the entrance corridor projects, you all apply the EC design guidelines. You can see the length and when those guidelines were approved.

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All these guidelines must be periodically reviewed and updated. The guidelines are approved by City Council. They do not become effective without that. Many people say that it is the ERB or BAR guidelines. They are Council's guidelines. We are overdue for the periodic reviews. The updates are also necessary. This is why we waited. We need to assure that the guidelines align with the Comp Plan, which was revised and adopted in 2021. The subsequent code update was adopted in 2023.

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The design control districts cover slightly less than 20 percent of the city. We are refining some numbers. Between 2005 and 2024, the BAR and ERB formally reviewed projects for roughly 1400 CoA requests. Of those requests, there were only 63 denials. The design review is not something where projects come to die. There are a lot of projects that we can review administratively.

Ms. Brown – Before we conclude the presentation with an overview of the development code amendment process, we would welcome any comments or feedback.

Commissioner Joy – With the 10th & Page and the Rose Hill planning, does that include the stretch of Preston that is the connective conduit between those 2 neighborhoods?

Ms. Akinlotan – It is. We will have workshops for just 10th & Page and Rose Hill. Everyone is welcome to both. We will also have focused workshops for the Preston Avenue corridor.

Commissioner Roettger – I appreciate hearing about all that. It is a lot of work. I am excited for 10th & Page and Rose Hill planning to start.

Commissioner Yoder – I don't have any more questions. I am excited to see NDS getting staff on board and adopting a robust work plan. I am excited to see all the work that you are going to do in the next year.

Commissioner Solla-Yates – I am excited about the people at OCS joining us. I have been troubled that it has been difficult to communicate with them sometimes because they are often not here. I am hopeful that this will lead to a better partnership. With the inclusionary zoning, there has been a lot of public comment and concern on that topic. Do you have a sense of that?

Ms. Brown – I suppose that you are wondering if there is an update. Is the question whether there is an assessment or an update on how that is working so far? There are 2 ways to answer that question. The first is what are we seeing in terms of development coming out of the development in the new development code? Mr. Alfele's presentation will illuminate that. There is a question of how many units are we seeing that are affordable? It is a question that is top of mind for us internally. If there are barriers, what are those barriers? What are the tools? What are the policy considerations that staff should be bringing forward for Planning Commission and City Council? I am happy to report that OCS brought a consultant on board to help do this kind of evaluation of proformas and look at the mandate itself, that 10 percent requirement and what that means in our current development climate. The tax abatement study will illuminate a lot of those questions for us. While that study is focused on the question of tax abatement. It will also provide an opportunity for us to begin asking some questions perhaps for future or additional study on what other things we should be thinking about moving forward.

Commissioner Solla-Yates – I am excited to see NACTO. That is a big change. I have a question about stormwater updates. There are other localities struggling with the same 'headaches' that we are struggling with. Are we in communication with them? What do we do?

Ms. Brown – Do you mean there are other localities in the state that are struggling with stormwater management requirements and trying to add more housing on small lots? We are in communication with other localities that are focused on that. That was a significant source of concern in Arlington and bringing it forward. I bring a lot of context to the conversation from that experience. If anyone has any understanding of best practices from other localities, please share them with us. We are looking at creative solutions. I would be happy to understand what other jurisdictions are doing.

Commissioner Solla-Yates – There is a big change with 10th & Page small area plan moving to 10th & Page and Rose Hill vision plan about zoning. A big concern during the zoning update was that we have not done outreach in those areas for parcel-by-parcel zoning changes. Am I understanding that we will not be getting zoning changes out of this process? Will that be a future second process?

Ms. Brown – The thought is that this process will be focused on very near-term changes that could be brought forward. We understand that the RNA zoning is, not only located in the 10th & Page neighborhood, it is a district that was applied throughout the city in several contexts. Our recommendation is going to be to look at that separately as part of a citywide initiative. Changes would be made based on those recommendations in different parts of the city.

Commissioner Solla-Yates – Many years ago, I was told that we could not do mold enforcement on rentals. Is that something you are talking about?

Ms. Creasy – We don't have a mold ordinance that we can rely on. We do get several calls from people with that concern. Our property maintenance people usually outline resources. It is not within our purview.

Commissioner Solla-Yates – Would that be a Council action? Would that be a legislative action?

Ms. Creasy – That would be legislative action. We cannot grab a code that exists and implement it as a city.

Commissioner Solla-Yates – Doing many planning processes at once. This is something that we have a bad habit of doing. People talk about planning fatigue. Is it possible, for the public's benefit, to wrap some of these planning processes together into the Comprehensive Plan process?

Ms. Creasy – I think what we are proposing over the next year is a limited number of processes. It is interesting to hear from you that it sounds like a lot. It is moving forward with the 10th & Page and Rose Hill vision plans and the environmental policy review. That is 2. The short-term rental study will be wrapping up by the end of this year. That is 3. There is a little bit of sequencing that we are building in. We are not planning to start all of them at once. Some of them are over a much longer timeframe. Some of them are more targeted. We can think about opportunities to use 1 study to perhaps leverage engagement or understanding of other studies. I don't if I see a clear path toward wrapping any number of those things together. There is targeted engagement, targeted study questions that we have for all those different issue areas that we want to do separately.

Commissioner Solla-Yates – We have a substantial amount of the city covered in the entrance corridors. We have not talked about how or why one thing is an entrance corridor, and another is not. Barracks Road came up as not an entrance corridor. I could not tell why it isn't.

Mr. Werner – It is primarily because it was in an EC. I don't look at anything that is a residential, 2-family, or single-family. You might have looked at it that way. Unfortunately, our meeting minutes in the city are not helpful unless you go back in time. I can tell you going back into the 1850s and looking at the town council minutes, it is like 'what did you do?' That is a good question. I would argue that we don't need to be adding design control districts. It is difficult to stay on top of what we have. My best guess is because of the residential nature. I know there had been discussions about adding Cherry Avenue. This was years ago. That was because it was primarily a commercial corridor. You get to decide.

Commissioner Solla-Yates – How and when do we do that?

Mr. Werner – During the Comprehensive Plan process, you can suggest additional corridors or revisiting corridors.

Ms. Brown – One of the benefits of taking some time this year to scope the study of our design guidelines is that is an opportunity to ask those questions. What is it that we want to be looking at when we evaluate our districts? What are the key questions we want to be asking as we evaluate the regulations and the districts themselves? I would look for opportunities to be involved in the development of that scope. We will be providing updates to you as we refine that over time.

Commissioner Solla-Yates – Years ago, when we were talking about changing the development code, there was an interest in more of a form-based code to try and streamline some of these design concerns that came up a lot in planned unit development discussions and BAR discussions. There were questions about what tint glass should be? It is not a parcel-by-parcel issue. It is just a general standard that could be applied regardless of parcel into a form-based code. The dream was that we have all these new restrictions and we remove some of the more custom processes because we already have the rule in place. We did the one thing but not the second thing. Can you comment on that broad concept?

Mr. Werner – If you want me to tell you if the design review process is a problem, I would say look to the facts. I hear this too often. We don't because of this or because of that. We just approved the VERVE, a large development on JPA. There are things that have been approved that have never been built. Anybody that says that the design review process is an impediment isn't paying attention. You all are appointed officials. We have elected officials. What is it that you want Charlottesville to be? I will offer an example that my colleagues have heard me say. Take High Street at the top of Second. You have buildings that are 2 and 3 stories, predominantly

brick, predominantly 20 to 30 feet back, predominantly spaced 10 to 15 feet apart. There is a rhythm to that architecture. You can go taller and respect that architecture. You can do good infill development and respect that architecture. Do we want to dispose of what the current architecture and current built form of Charlottesville is? I cannot answer that. That is a question for the city to say. Are there architectural elements and places in the city that are important to maintain? They can be done. Good design can accomplish that. Do we want something new? You can answer that.

Commissioner d’Oronzio – The first question I have is about stormwater management elsewhere where they are trying to increase density. I have comments on that part. In terms of stealing from our neighbors, is there anyone anywhere who has done short-term rentals right? Can we plagiarize from them? Are there working models elsewhere? I had a conversation with the Greene County chair of board of supervisors. He said that they are working on regulations. My response was to let me know how you mess that up. I cannot see anything that works elegantly and efficiently. Do we have some inkling what that is going to look like? Is there someone that we can steal from?

Ms. Brown – Charlottesville was one of the first jurisdictions to put regulations on the books. A lot of localities have looked to Charlottesville to create their regulations. There are a lot of examples. That is something that we have already done. Charlottesville has conducted a study of other jurisdictions and what is happening. What seems to be successful. Some questions that we have posed to ourselves about potential modifications. Are they doing those things? We will bring that forward as part of our study when we get it going is what we have learned from other localities. Something to keep in mind is that we are in Virginia. As a Dillon Rule state, some things that other states have done was probably not going to apply here. What seems to be necessary to do this well is to have strong enforcement. Fortunately, we are going to be bringing on a new inspector. We are going to be adding some software that will allow us to get a better handle on who is operating in our community. That is a step in the right direction. In terms of the regulations themselves, we are doing a lot of things right. Some modest refinements and tweaks might be more the scope and the scale of what we are looking at.

Commissioner d’Oronzio – With trying to do density and stormwater management at the same time, one of the items previously identified was the alley study. It would seem to me that is crucial to both the increased density and because of what we can do in alleys. If the city owns them, stormwater management is there. You cite the lack of resources in the City Attorney’s Office. Waiting for them to have the resources, does anybody have a date in mind for that? I know that once we start scratching the surface of the alley, we are going to discover that in many places, the alley’s ownership changes on the same block. The way it was conveyed changes. There is a disagreement between old county records and old city records as to what they look like and where they are. It seems that if we are going to use these alleys for access for higher density, is there some way to integrate that? That is a personnel intensive matter. It is also a partnering, intern, and assistant plowing through stuff. There may be a way to leverage some of our resources to do that. The longer we wait on the alley study, the more we are going to ‘jackpot’ ourselves.

Ms. Brown – That is good feedback. Those are some helpful suggestions. I do see the connection there between the questions we are asking storm water related. How these alleys can be used as resources. The question of researching ownership of these alleys is going to be expensive and time consuming. The intern idea is an interesting one. My sense is that you must be proficient in doing title research. It is something worth exploring.

Commissioner d’Oronzio – Something you might want to consider is that in this title insurance industry, there is a massive move to consolidation of data, AI, and electronic movement. That does not help us. There are a lot of underworked title abstractors because of that.

Commissioner Stolzenberg – With the intern front, UVA is also sometimes an underutilized resource if they have a law student land use clinic. That might be something they would be interested in.

It is interesting that you mentioned AI and consolidation. There is a lot that could be done to help OCRing and making deeds searchable. I don't know what it would take to get the clerk to agree to that. I don't know if it is a product of our license with whoever scanned it. Those are locked down. If you could OCR them, that would make searching for alleles easier.

Ms. Brown – The City Attorney is motivated to recruit for the positions that are vacant in the office. He has recently made some progress. Paralegals are part of the recruitment. That would be the type of individual who could support us with that type of work. Right now, even for some of that work that we need to do for current development applications we are stymied and needing to look to outside resources to help with that. From what we understand, we might need to follow up on some of your contacts. The people that are interested in doing that kind of work are highly specialized and limited in number.

Commissioner Stolzenberg – It is great to see this work plan and all the exciting things going on. I remember a long time ago when I first joined the Planning Commission, Chair Green would say things about an NDS work plan. It is great to have one publicly presented.

On the vision plan for 10th & Page and Rose Hill, I like the idea of a short-term actionable plan that can immediately move into implementation. I wonder if there is any room for a longer term or starting to think about a longer-term re-envisioning of what Preston, the road, looks like. It is an overbuilt road that was expanded and tore down a lot of things to build a highway to Emmet. I know it is a much bigger question. If we could start to get people thinking about it, it would be great to put that in scope.

Ms. Brown – We anticipate that this plan, this visioning process will identify near-term action items and items that could be follow-up work. There is a middle ground there.

Commissioner Stolzenberg – On the zoning side, it is not just the RNA within the neighborhoods. That corridor overlay zone that we added to Preston with a last-minute reducing, the zoning category applied to it is something that we had earmarked for a follow-up once we think about it some more.

Ms. Brown – During the community conversations, we will be open to the feedback that might be expressed about the zoning. It might be another one of those items where we identify a need for a closer look as a follow-up effort.

Commissioner Stolzenberg – With a lot of these things, as we plan to do things that are going to take several years, it is easy to build it up into adopting one big change all at once as the culmination of a big effort. I am wondering if there is any room to make things more incremental to make tweaks along the way.

Ms. Brown – The work plans that we come up with this summer for what we view as the real problems we are trying to solve and the real opportunities to address those problems, it will recommend a phased approach. What is the low-hanging fruit? What are the biggest wins? Those would be front loaded in our process moving forward.

Commissioner Stolzenberg – With OCS, there has been a lot of talk about the housing division moving to NDS. Are there other parts of OCS that are going somewhere else? Who are they? Where are they going?

Ms. Brown – OCS is a small office. I think there was a small number of staff. There is a team of grant specialists that will be moving into the Budget Office. I have been mostly focused on the housing relocation component. There were only a couple of other staff. They are being relocated throughout the organization into the departments that most closely align with the work they have been doing.

Chairman Mitchell – There is lots of good work. The devil is in the details. Executing and implementation will be important. In 20 years, we have never denied an ERB application. Mr. Werner you are an incredible coach. Either you do a great job coaching applicants or we are all lazy and/or lenient. With the transportation authority, will that be governed by a board or advised by a board? If it is governed or advised by a board, what type of people will they be? Are they elected officials, citizens? Who is on that board?

Commissioner Stolzenberg – It is an outgrowth of the regional transit partnership. I think it is elected. The way it had to work because of state law is that it was Albemarle and Charlottesville. They added UVA. At first, UVA had to be non-voting. I think the outlying counties had to be invited in later. I am not sure if that has happened yet. The idea is that it is elected.

Commissioner d’Oronzio – The official board has become the ‘standing up’ of the CARTA board. They will supposedly make the recommendation of their localities.

Chairman Mitchell – It would be helpful to have a citizen representative on that board.

Commissioner d’Oronzio – As far as I know, the current regional transportation people are going to make recommendations on what that authority board looks like.

Commissioner Stolzenberg – There was something called the Charlottesville Area Transit Advisory Committee, which was intended to be riders. As far as I know, that has disappeared.

Chairman Mitchell – What does the UVA property maintenance inspector do?

Ms. Brown – UVA funds a property maintenance inspector position for us to focus on the neighborhoods directly surrounding the University where the predominance of student housing is located. Right now, we only have one inspector in addition to the code official. The code official and inspector team up to conduct citywide inspections including those areas around the University. Because those neighborhoods tend to have a few more property maintenance issues, given the habits of students, that was the reason for the special position being created.

Chairman Mitchell – Does the city have a formal people development program? You mentioned that we send people off to conferences, and you talked about general career development. I don’t get a sense that our city, our government does a good job of developing its people. Do we have something like that?

Ms. Brown – I was in a conversation today with somebody where I talked about that as a real need for our staff to demonstrate that we care about their career development. My understanding is that with a new HR director on board, he will be focusing on several different initiatives. There has been a learning management system in a beta testing space for a period of time. That will come on board. It will provide staff with access to a wide range of training opportunities. The idea of a real intentional career development program is great feedback. I can share back as something that has been identified as a great opportunity. Sometimes there are classes offered that are offered by HR, such as opportunities for aspiring supervisors or comprehensive training opportunities for new supervisors. Those opportunities exist. Those pathways to success, that is not something that I am aware of.

Chairman Mitchell – That kind of development is good. Mentoring is important. We have 3 incredible leaders in our city government that could be great mentors for people that are just beginning and want to move up the ladder.

With short-term rentals, I have a little experience with that through the BZA. There are a couple of things that we have looked at since I have been on the BZA. We sided with the applicant on a couple of occasions even though the applicant broke the spirit of the law, they did not break the letter of the law. Hopefully, as you are rewriting the ordinance, you will look at the spirit of the law and marry that to the letter of the law. I think the BZA is going to be the organization that is appealed to. If we cannot read the law and marry it to the spirit, we are going to side with the law. The fear is that it will be appealed to the court. The court will go with the letter of the law.

One thing we dealt with a lot is mold. There is a huge problem there. We could not get 'our heads around it' because we did not know where to go to finding what the rules are. Is the state responsible for developing the regulations regarding mold and mildew? Is there something we can do as a city? Do we have to go to the federal government?

Ms. Creasy – I am not sure. I know that we don't have a code that we can readily to grab that we can implement as city. I am not 100 percent sure what happens with that.

Commissioner Roettger – Currently, the Housing Authority is in pretty good shape. A lot of those problems are going to be demolished and rebuilt in a way that hopefully won't produce mold. I know that residents have used Legal Aid services to be relocated or to document the medical issues related to mold. From my experience, it has been more on a case-by-case basis in terms of how the Housing Authority is dealing with it.

Ms. Creasy – There is the Landlord-Tenant Act that is more of the default source, which requires civil rulings.

Commissioner Roettger – Instead of inspections, which they do, it is more of a tenant-landlord situation with the Housing Authority. They have also been trying to fix it in the meantime.

Chairman Mitchell – Is there anything that we ought to be doing as a body to push the issue?

Commissioner d'Oronzio – Ms. Creasy is right. What you have is the central landlord-tenant issue. Is this place a dump or not? The presence of the mold is where we have health and safety issue. Those are alarmingly slow. They are all civil. The tenant is stuck. We need to find some sort of mechanism. Maybe that is a regional thing we need to take up on the legislative side and start pushing on that.

Commissioner Roettger – I wonder if it is more general health, equity, and air quality. You can measure the air quality. With new materials, we should know more about what should go into buildings and what should not go into buildings. On the building end, at the beginning, it is much better now. Maybe there is more of a healthy living topic rather than just mold. There are other ways that people are living in poor air quality.

Commissioner d'Oronzio – Once you identify a problem like that and codify it, you are obligated to do something about it. Mold remediation is expensive. Knocking the building down is your best solution in many cases. Once you know that problem exists, you are obligated to do something about it.

Commissioner Joy – Thinking back to the visioning plan of Rose Hill and 10th & Page, one of the things that I was going to suggest as you begin to do public outreach, maybe contextualize the role of the visioning plans and cast a wider net and give examples down the road; just something to couch it that time as an ongoing effort. We may do closer looks at certain areas. It might help drive a better public understanding of what the role of this effort is. It is part of a larger continuum to dial in and look at things.

Commissioner Roettger – People were more aware of Cherry Avenue. There has been a lot of studies there.

Ms. Brown – As we launch the study and we develop a web page presence for these studies, there is an opportunity to couch this study within the context of a larger approach to how we are doing long-range planning for small areas.

Ms. Akinlotan – I am going to echo Ms. Brown. We will attempt to have an open house at the onset and the end of the process to provide information for a more informed approach to engaging in this process and to provide an overview of visioning or strategic planning. We have not yet finalized the name. We are utilizing visioning for how to differentiate between the small area plan versus a visioning plan versus a strategic plan and what those processes look like. We have a public engagement RFP that is out right now. That closes next week on the 17th. That is an integral tool that we will utilize moving forward to ensure that we are capturing more people, and we can project that information as well. Not everybody is going to attend a meeting. It will be available 24 hours a day.

Commissioner Roettger – We brought this up in the work session. This relates more to the code amendments. Charlottesville is small. I don't know what the right forum would be because it would need to be a publicly advertised session. It is maybe a work session to hear from developers and builders. I know there is information that might be helpful. I am not sure how to get it into a better discussion rather than having these small conversations.

Commissioner Stolzenberg – For the short-term rental study, is that being run in the zoning administrator's office? Who is doing it?

Ms. Brown – Ms. Akinlotan and Mr. Brodhead are co-leading it.

Commissioner Stolzenberg – With the constraints for inspections with the new buildings going up, those buildings are paying close to \$1 million in fees between the 2 of them for inspections alone. Have you approached the budget office about getting a new inspector position?

Ms. Brown – We did submit a request for a new plan reviewer position for FY26. It was not accepted as a recommendation.

Commissioner Solla-Yates – I have told you that you have too much work to do. I would like to add more work for you to do. Last year, on an ad hoc basis, we created a new program to recommend legislative changes to Council to move towards the legislature to hopefully adopt. To my knowledge, that turned into no legislation. It was an exciting step forward. I would be interested in ways that staff could assist us in that where we have long-term problems where we keep failing because the legislation is not there to support us. I would like for us to work together to propose solutions.

Ms. Brown – We are always available to exchange ideas to the extent that we have resources and time to support that kind of thing. We are here to provide whatever support we can.

Commissioner Solla-Yates – We have never collaborated with the Public Health District. There were separate silos. With the mold issue, there is a great deal of common interest and concern. I don't know the right format to collaborate across silos. If we could find a way, that could be a helpful move forward. Starr Hill implementation is a great vision plan. It is the only vision plan I know of that we have. To my knowledge, we have not done anything on it. How are you thinking about this?

Ms. Brown – The Starr Hill implementation plan is on a slide that I have not yet presented. I should have bumped that up before the development code updates. That is one of the items that we have not prioritized for

this year. It continues to be an item that we are tracking. It is just not something that we are looking at right now. We are focusing on 10th & Page and Rose Hill. It is still on our radar.

Matt Alfele, Development Planning Manager – I will be going through the proposed development code amendments and closing the department's FY26 work plan.

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As you can see, staff has been busy engaging with our development community with 90 pre-application meetings in 1 year related to the new development code. Out of those 90 pre-application meetings, only 20 projects have moved forward. The last number on this slide has been updated in the last couple days. Four applications have been approved, including the 217 Oak, which was an approved minor development plan back in August. That was only for 1 unit. There was 1609 Gordon, which was approved as a major development plan in January for 9 units. 117 Harris was an approved minor development plan back in August for 1 unit. That was to get the site into current compliance prior to submitting a major development plan for 14 units that is currently under review. Finally, there is 211 Albemarle, which was an approval of a major development plan for a commercial use that was approved at the end of May. That was the Pilgrim Baptist Church for their use there.

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This slide provides a snapshot of key developments currently under review. Looking at the left column, we see that most unit counts fall within the 6 to 12 range, while 2030 Barracks Road appears to offer 24 units. It is the result of dividing existing lot into 2 zoning lots. Each lot is capped at 12 units. This means we are seeing some missing middle housing emerge in these projects. However, as shown in the far-right hand column, significant challenges arise during the review process. Obstacles, such as the closing of public streets, navigating discretionary approvals to modify development standards, and addressing utility service upgrades are proving to be key hurdles to moving these projects toward approval and into construction.

Next Slide

This slide presents the number of approved accessory dwelling units in the city as of May. While the term accessory dwelling is still commonly used, it no longer appears in the development code. All residential units on a zoning or subplot are treated equally with no designation as accessory to a primary structure. This shift in terminology reflects a broader approach to residential development, ensuring that every unit is counted as part of the overall housing framework rather than secondary or an addition.

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As we transition from the overview of our current development landscape toward our vision for the future, our primary focus is on updating and amending the development review procedural manual in key sections of the development code. This effort is designed to streamline the creation of residential units aligning with one of the core goals of our Comprehensive Plan. To achieve this, we are exploring strategies to shorten review times, enhance the efficiency and value of a development plan, and establish clear expectations for both staff and the development community. These changes are underway. We are synchronizing this implementation with the adoption of the development code amendments scheduled for later this fall or early winter.

Next Slide

As you may recall, the next slides are from the Planning Commission work session on May 27th. This slide provides a broad overview of our development code, highlighting its origins and the reasons behind our proposed revisions. Our current code, adopted on December 18, 2023, was designed to support a form-based approach aimed at increasing density and aligning with the goals of the 2021 Comprehensive Plan. More than just a regulatory framework, this code serves as a guiding tool to shape the neighborhood's growth in a structured yet adapted manner. Over time, staff has identified several areas needing refinement, ranging from minor grammatical corrections to more substantial changes necessary for efficiently advising and achieving the

city's objectives. To manage these revisions, we have structured the process into tiers. Tier 1 focuses on minor grammatical corrections, small adjustments, and to ensure compliance with state regulations. Tier 2 addresses overlooked details from the original drafting, offering needed clarification, and refinement. Tier 3 involves more significant policy changes that require thorough analysis and meaningful community engagement. These adjustments go beyond simple refinements shaping the broader impact of the development regulations. Importantly, this revision process is not a one-time effort. Tiers 1 and 2 will be updated annually to maintain an adapted code that reflects best practices and support sustainable community growth. This ongoing process ensures our development framework remains responsive to both our current challenges and future opportunities.

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Tier 1 amendments are refinements that keep our development code clear, precise, and up to date. This phase focuses on correcting, copying, and editing issues, filling in missing text, and making small but impactful adjustments to ensure the code accurately reflects its intended meaning. A key component of Tier 1 is to integrate legislative updates based on recent actions passed by the Virginia General Assembly. These changes help maintain the compliance with current regulatory status while ensuring the code remains reliable and functional. The scope of these amendments is narrow, centered on technical corrections and minor refinements. They improve clarity and consistency without altering the policy directions. This is about fine-tuning the language rather than making large changes. These proposed Tier 1 amendments will be presented at an upcoming public hearing. Looking ahead, we see this process as an ongoing effort to collect these changes and move them forward on a yearly basis.

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This slide outlines some Tier 1 changes that we are moving forward. More information can be found in the materials that were tied to the May 27th work session.

Next Slide

This slide focuses on the Tier 1 amendments incorporating updates based on changes to the state regulations that go into effect July 1st of this year. It is essential for our development code to reflect the most current state mandated language and compliance requirements. One of our key responsibilities is to ensure that references in our code align with the latest enabling requirements from the Virginia General Assembly. The 2 bills that recently passed were HB-2660, which changed the deadline for subdivision site plan and development plan, shortening it from 10 days to 5 days. SB-974 changed the authority to review site plans and development plans and subdivisions from Planning Commission to staff. Many sections of the development code will need to be amended to stay in compliance with the updated state legislation.

Next Slide

Here are the Tier 2 amendments aimed at refining the development code by addressing gaps and ambiguities to improve clarity and usability. This phase focuses on adjustments that enhance interpretations and implementations ensuring the code remains effective. One example is the fee schedule where minor amendments will help refine the development review process. This will include adding an application and fee for sublots, which is currently not in our fee schedule. Tier 2 covers a broad range of modifications, additions, and removals to ensure regulatory supports, planning objectives while maintaining consistency. Staff will gather additional feedback from the Planning Commission in August with select amendments moving to a public hearing in the fall. Like Tier 1, this will be an ongoing process with annual updates to incorporate these changes. What staff is planning for that August work session will be presenting the materials in the same kind of format that would go to a public hearing. You would see the existing language, staff's proposed language, and the analysis behind it, giving you an opportunity to go through each change to make edits and suggestions before moving on to a public hearing.

Next Slide

Here we see a few proposed amendments and draft language aimed at addressing key issues within the development code. The current code prohibits attached dwelling units in the R districts. While staff has worked with applicants on a sublot based workaround, this approach is costly and ineffective, hindering efforts to expand housing options in the city. This issue was discussed in the Planning Commission work session on May 27th. Further updates will be provided at the August work session. Next, we are introducing a pathway for residents and developers to make small improvements to their lot without resorting to expensive additions to front yard structures to solely meet build-to requirements. This amendment facilitates the inclusion of shed and outbuildings while preserving the code's intent for a more urban streetscape. Finally, a proposed update aims to codify an existing policy related to 1- and 2-unit construction by improving the development review process. Under the current code, all new construction and additions required a development and a final site plan, adding significant time and resources before a building permit can be issued. The existing policy has allowed the building review process to substitute for development review. Tracking has become challenging. Staff is recommending exempting one and two projects from development review, allowing them to proceed directly to building permit review, while still ensuring full compliance with zoning regulations at that stage. These amendments are designed to remove inefficiencies while maintaining regulatory oversight, ensuring the development code better supports housing growth and land use improvements across the city.

Next Slide

Tier 3 amendments focus on comprehensive policy changes and addressing development issues that go beyond simple language tweaks. Unlike the technical fixes in Tier 1 or the minor refinements in Tier 2, Tier 3 amendments are fundamental to the city's policy direction and often require long-term planning strategies. These updates aim to establish or refine key policy directions requiring thorough analysis due to their broad impact and complexity. Given their significance, community engagement is essential. Outreach efforts will be designed to gather feedback and ensure proposed changes align with public priorities. Because of their complexity and resource demands, Tier 3 amendments will be integrated into future Neighborhood Development Services work plans. This phase deliberate approach allows for detailed research, stakeholder input, and extended review periods ensuring thoughtfulness and well-vetted implementation.

Next Slide

This slide highlights 3 key policy issues that could lead to Tier 3 amendments focusing on fundamental changes that require thorough analysis and broad community input. The first issue involves clarifying acceptable height and building length for townhouses and other infill housing types in residential districts. Proposed amendments would refine standards, including the definition of building, height requirements in feet and stories, height bonus for additional units, and build-to width. The second example focuses on refining goals for the RNA districts, ensuring a clear distinction from other residential districts. This review will weigh the benefits and challenges of RNA requirements leading to potential policy adjustments. Finally, further study is needed to explore opportunities for neighborhood service retail within residential districts. This includes zoning amendments and policy changes that balance accessibility with community need. Each of these policy decisions will shape long-term planning and require careful consideration to ensure that they align with the city's broader development goals.

Next Slide

What we have here are even one level down, digging into specific examples of Tier 3 amendments staff has identified, including creating developed standards for field lightings, clarifying mid-block pedestrian paths and related amenities.

Next Slide

This slide has our updated timeline. This updated timeline reflects the next steps and key milestones following the May 27th work session. A newly added work session with the Planning Commission in August will focus on Tier 2 amendments and be structured similarly to how the October public hearing materials will be presented.

You will have an opportunity to see the language, the staff's recommended language, and the analysis behind it. Not included on this timeline, but equally important is a proposed listening session in July with builders, developers, and the Planning Commission. This session requested during the May 27th work session aims to provide firsthand insight from those who work with the development code daily, highlighting what has been efficient and what needs improvement. While this timeline shifts everything back by 1 month, the expectation remains that Tier 1, and a portion of Tier 2 amendments will be adopted by the end of the year.

Next Slide

Our final slide highlights additional areas of need that have been identified but not prioritized for FY26 due to staff capacity and focus on other pressing initiatives. These include the implementation of the Starr Hill plan, a detailed study of the Downtown Mall, a comprehensive review of the city's alleys, and updates to the new noise ordinance. While these topics remain important, they will be considered in future work plans as resources allow.

Commissioner Roetgger – I am excited for the feedback session. With the city-owned properties and the upcoming West Haven redevelopment, those tunnels that go under and could connect kids to the Jefferson School in an easier way. That might be one piece that could be an important easement through to think about.

Commissioner Yoder – There were a couple of slides in the presentation that had some interesting data points. One was showing what we used to accessory dwelling units over time. The other one was showing how many site plans reviews that there have been. That data is very helpful. I would love to see more of that data, so we can understand what is happening in the city and to show the accomplishments of the department. These are all the things that we have been doing. I would love to see more of that data in the future.

Commissioner Solla-Yates – I am having trouble understanding the side setback problem. It seems like the regulatory tool is creating problems where we are enforcing side setbacks where we don't want any setbacks at all. As a policy option, did you consider just removing that as a tool if it is creating problems?

Mr. Alfele – That has been a discussion point. We also want to consider any unforeseen circumstances. There has been the conversation about offsetting. You are currently in the R district, where we have the 4-foot setback would be allowing 0 on one but 8 on the other. You are keeping the original intent. You are shifting that off. That gives you a chance to maybe plant more trees. There have been different thoughts through it on how to tackle it.

Commissioner Solla-Yates – I have heard a lot about our dimensional height restrictions and the excitement that those create. In the development code, we talked about shifting to regulating stories instead of dimensional restrictions. What we ended up with was stories and dimensional restrictions; double the regulations, double the management, and double the headaches. Are we considering just focusing on stories and letting go of dimensional restrictions?

Mr. Alfele – There has been focus more on the residential district the opposite way going back to just feet and not stories. We have a lot of terrain. What we are running into is that terrain is creating issues where you are getting something you were not thinking was a story. Now you don't have that height. We don't want to use our old code as an example. It really was not an issue under our old code when we were doing it in feet in the low-density residential areas.

Commissioner Solla-Yates – A big idea that we talked about a few years ago was creating a catalog of pre-approved accessory dwelling unit designs where anyone could go on the website and pick out what they wanted. Where are we on that?

Mr. Alfele – Under our old code, an accessory dwelling had to be a certain percentage smaller. It had to be an accessory to the existing home. That has gone away. It is several dwellings. You could have it where all 3 dwellings are the same size. We are not going to see the triplex because you run into the commercial building code, and you have to sprinkle. You are going to see duplexes or the cottage court where they can all be the equal size. There has been discussion. It has not gained any traction because of that shift. We still use that terminology because you are thinking about something in your back yard and going to rent out. In the regulatory framework, that no longer exists. It is just a structure.

Commissioner Solla-Yates – Would this be considered for a future work plan? It is not currently in the work plan and not formally proposed for a future work plan. Is that fair to say?

Ms. Brown – We have the item in the work plan where we would develop educational materials to help people understand how to use the code, make it more accessible. The idea of focusing in on some of the housing types that seem most attainable or realistic for a homeowner to pursue on their own is something we can continue exploring. We are mindful of wanting to manage expectations though. When it comes down to it, every site is unique; what box you can plop down on a site, you make sure you have the right utility hookups, and stormwater. Are you going to hit your stormwater regulatory requirements? These are some things that we need to work through if we were to start to explore that idea of some pre-designed solutions. It is something that I am open to continuing to explore.

Commissioner d’Oronzio – Ten years ago, Bob Pineo of Design Develop tried to create a guide for doing accessories. If someone can ‘get their head around’ how to do that efficiently, that is an enormous opportunity for that person or organization, particularly if they have a connection to a modular, panelized building operation. Once they have learned how to do it, they can start plopping those things down with a lot more efficiency that we have seen here before. There was a brief discussion about 10 years ago about trying to put together a pilot program that Habitat and PHA were thinking about. It is out there. We need to figure out a way to implement it.

Commissioner Stolzenberg – You said most of Tier 2 by December and not all. What are we not getting by December?

Mr. Alfele – The August work session is going to determine that. You are going to have in front of you a booklet with an amendment on each one. If we can get through 8 of them, 15 of them, that is what we will move forward. Let’s say there are 20 and we get through 8. I would rather move those 8 forward, and we will keep working on the others.

Commissioner Stolzenberg – With the initiation as an action, we could do a vague initiation whenever. That is not delaying things. That just happens to be in the middle right after the August work session. We won’t be ready for anything else.

Mr. Alfele – That is correct. We are going to use the vague language ‘initiate both the zoning text amendment and the fee schedule amendment’ in September. We will be ready to go in October.

Commissioner Stolzenberg – On side setbacks, to the extent, if it is too complicated to get in by December. If we can do some quicker, easier, incremental fix that accommodates a lot of situations but not all, any time we can accelerate fixing these things that we know are problems, while we figure out the longer solution.

Mr. Alfele – We plan on having what we feel as staff is a solution in front of you. We are hoping that it might be a little tweak, and we can move forward. If we find that we are sitting around that table in August and we are spending 30 minutes on this, I am probably going to ask that we move that down because we are not getting

consensus. It will pan out in the analysis from staff. The one thing we want consider is that this is not just about new regulations. We have a lot of existing duplexes. There is a big part of the city that is non-conforming because of this regulation.

Commissioner Stolzenberg – I hate the double-side setback on the opposite side. It seems to me that the purpose, if there is any of side setbacks, is to keep the building a little bit far from the neighbor on that side. That does not do it. It is not to just have breathing room on the sides.

With the schedule, I am Ok with it being pushed a month. I appreciate the extra feedback that the Planning Commission will get. Not getting to any of these Tier 3 things feels a little painful. If we can squeeze any of those lower hanging fruit into this, some of them are not that complicated and are serious problems that people are facing. The one that I will mention is C1-C2. If you have townhomes on sublots, they cannot be 3 stories. If you have the same townhomes in a condo on one lot, they can be 3 stories. It is an absurd outcome. It seems to be easy to fix. It is more than 1 unit on the zoning lot. I think that was our understanding in 2023. With that one, it seems like we could get that in this year.

Mr. Alfele – We are not opposed to exploring it. We would want to explore the counter to that is how we handle the allowable maximum width. In that scenario where each one of those townhomes is an individual building. In certain districts, each one could be 60 feet. If we are considering that one building, that whole thing is a total of 60 feet. They are tied together with that height and that massing.

Commissioner Stolzenberg – The way we have been enforcing it now is already the opposite. That Alderman project hit that 60-foot limit.

Mr. Alfele – The first time it came through, there were individual lots. They were not hitting the 60 feet because it was each individual building. They were not getting the height they wanted. They removed the lot lines to get the height.

Commissioner Stolzenberg – Sublots are only allowed in R zones. There is a lot of the city where the existing lot, historic lot sizes are small. In some places, we have known X zones where it has been single-family or single-family appearing buildings. We are basically saying that you must consolidate lots to do a feasible development. You could not do a subplot townhome arrangement. It seems that we should probably allow sublots elsewhere. The thought was that you don't want sublots in Barracks Road Shopping Center. In practice, there are a lot of small lots where it would be blocking projects. In Barracks Road, there is no real reason to do it.

Mr. Alfele – That would need study. You need to look at the uses. What uses would you be permitting now that could be landlocked through a subplot? It is not that it could not be explored. It needs that exploration.

Commissioner Schwarz – I am going back to the development data that you provided. The fact that only 4 applications have been approved out of 90 pre-application meetings and 20 submissions. Are we considering that a problem? Does it take more than a year to get these things through?

Mr. Alfele – There are several things. One of the reasons we are wanting to change our development review process is that we intended the development to be a zoning check. It is turning into more of a mini-site plan with elements. That is taking a lot more rounds. When you start to think about how long the site plan takes, we envision the development plan to be something you get approved in 1 or 2 rounds at the most. What we are turning into is that they are including a lot of their utilities, a lot of their grading. There are many site plans. They are taking longer. That is one element. There are some legitimate issues that arise when someone comes and sits in our pre-application meeting and talks to the whole team. It includes planning, fire, utilities, traffic,

etc. They are finding out some issues that they need to keep working on. Sadly, maybe something came up that is a project killer.

Commissioner Schwarz – Is that when a developer comes to a project, they are trying to put in too many units. We have upzoned the city but not by putting form-based code on top of it. We have made it so that theoretically, you could do so many units but in reality, you can't. Are people just assuming that they can put the maximum on there?

Mr. Alfele – We are running into that. You see what your maximum buildout would be, and then you see the reality of getting utilities to it, getting the actual space. In some of the districts, 12 is the maximum, but in reality, 4 is your maximum.

Commissioner Schwarz – Does it seem like it is just a nature of property values are being set for maximum buildouts? Is it something that will work itself out over time?

Mr. Alfele – It is hard to say. Some of the pre-application meetings where we will sit down and they have a maximum buildout, we will point out the issues. We are hoping that they will come back with something smaller.

Chairman Mitchell – With the critical slope waiver, what are we attempting to do with that? The reason I am asking is because there was a debate that lasted a couple months. Myself, Mr. Freas, and the engineer were involved in it. There was some thought that the Planning Commission did not need to be involved in critical slope waivers. Maybe it should be a ministerial thing. Most of the decisions were technical. I want to make sure I understand what we are trying to do with this. I think back to South First Street and the public housing property there where there are all kinds of environmental reasons not to do that. I voted to move that along. The greater public good was suggested that we ought to disturb the critical slope. What are we attempting to do with that?

Ms. Brown – This bullet is recognizing that there are some questions about how critical slopes have been defined. Sometimes, it refers to true natural resources. Sometimes, we see critical slopes that were man-made and are not serving an environmental purpose. There are some questions about the criteria for waivers and whether those criteria are really the right criteria for considering.

Chairman Mitchell – Part of that debate was the physical stuff as opposed to the social stuff. There was an attempt to separate the social stuff from the physical criteria. I am wondering what we are doing here as it relates to that.

Ms. Brown – I have indicated that this would be something that we would be studying through the environmental policy and regulatory review. We view critical slopes as a natural resource. What we will be intending to do is look to see if these are the right criteria to be deciding if we do or do not need to be protecting these critical slopes through a development process or not. At this point in time, we don't have any specific goals. We are just trying to get to a place where there is a better set of expectations for what is and isn't appropriate for disturbing critical slopes. If you have specific feedback on what should be included in our review of those criteria, you can share that now. We will be coming back with our findings and our recommendations once we get deeper into that process.

Chairman Mitchell – Part of the debate was just to focus on the physical stuff. My push back was more than that. It is more than just protecting the environment. There are also some social things that we need to worry about. South First Street is an example of that.

Ms. Brown – We will be looking at that to see if that is something that, from a staff perspective, is easy for us to evaluate or if that is something more that should be in the realm of the appointed or elected body. It is going to be something that we will be looking for your feedback on as we move forward.

Chairman Mitchell – What is your general philosophy as it relates to the Planning Commission and City Council weighing in on waivers?

Ms. Brown – I don't know if I have given that much thought.

Chairman Mitchell – That will be important. My belief is that there are those thinking that it should be a technical review only. My push back is that sometimes the public benefit suggests that we should take the hit on the technical issues.

Commissioner Joy – I had a comment on the last slide. I wanted to acknowledge the Downtown Mall study. As a city resident, I was disappointed to see it drop off the work plan. I wanted to make an impassioned comment. I had the benefit of working with Mr. Werner for a year. We sat on the Downtown Mall Committee. With next year being the 50th birthday of this spectacular vision, I hope that this can come back into focus on a future work plan. The can has been kicked down the road too often. I want to make a case that it shows up.

Mr. Werner – Make sure we are all on the same page. I had asked them. Is this the study of the downtown relative to zoning and issues like that? Is this The Mall?

Commissioner Joy – All of it is helpful. We just learned that with the Violet Crown. Having a bit of focus on the Downtown Mall and all its cases is important.

Ms. Brown – I appreciate that feedback. There are several different ways that we could approach a study of the Downtown Mall. It could be focused. It could be a comprehensive study where we are looking at the vision for The Mall in its entirety, the height and massing of the buildings, the opportunities for investment in the streetscape, what we want those investments in the hardscape to look like, how to plan for the investment in the tree canopy that is needed over time. I know that there was a plan that was completed last year that has a lot of comprehensive recommendations. Is there an opportunity to pull those recommendations into basically a small area plan? That would be a comprehensive way of looking at the Downtown Mall. We could just look at height and massing and how that does or does not line up with our design guidelines and where to create some consistency between the development code and the guidelines from a height and massing perspective. There are a couple of different ways that we could look at the Downtown Mall. In scoping a study of the design guidelines, there might be an opportunity to look at the Downtown Mall from that angle more so from a small area plan perspective, at least in the near term, start to give it some thought. Given the complexity of that issue, it is something that is not being brought forward at this time as a recommended work plan item. We did recognize that there were other items that have been prioritized for a long time and through that equity lens are important for us to consider.

Commissioner Solla-Yates – During the comprehensive planning process and zoning process, we got a lot of public feedback asking for map changes. We discussed that issue over periods of time. I know that staff worked a lot on it. Consultants worked on it a lot. We worked on it a lot. One thing I said after everything was set to the public was 'don't worry. This is a living document. We will be making changes over the time as we see errors, problems, and opportunities. We will be changing the map to ensure that it serves the public.' Are we changing the map to serve the public?

Ms. Brown – We don't have any plans now to look at any map changes. No issues have been brought to us that would warrant a relook at any of the areas. Through the small area plan process, that could be something that is identified moving forward.

Commissioner Schwarz – You said that there are many ways that this could roll out. Is there an option for pursuing the replacement of the tree canopy before going through a full study of the whole area?

Ms. Brown – Yes. Nothing that I recommended precludes that work from being undertaken.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

No Public Comments

F. CONSENT AGENDA

1. Minutes – March 11, 2025 – Regular Meeting
2. Minutes – April 8, 2025 – Regular Meeting
3. Subdivision – Seminole Square/Hillsdale Apartments

Motion to Approve – Commissioner d'Oronzio – Second by Commissioner Solla-Yates – Motion passes 7-0.

III. PLANNING COMMISSION PUBLIC HEARINGS

None Scheduled

IV. PLANNING COMMISSION ACTION ITEMS

1. Special Exceptions – Critical Slope Waiver and Entry Feature – 2030 Barracks Road

Applicant Presentation

Kelsey Schlein, Applicant – We have been assisting the property owner with their development plans for this project. After review of the staff report and looking through staff concerns, we would like to request a deferral for both items before you this evening.

Motion to accept applicant deferral request – Commissioner Solla-Yates – Second by Commissioner d'Oronzio – Motion passes 7-0.

Continuing: until all public hearings and action items are completed.

V. ADJOURNMENT

The Meeting was adjourned at 8:12 PM.