

CVILLE PLANS
TOGETHER 



Planning Commission Work Session

August 31, 2021

Agenda

- 1. Brief reminder: Summary of May-June 2021 Engagement Activities**
- 2. Schedule updates**
- 3. Draft Land Use, Urban Form, and Historic & Cultural Preservation Chapter: Overview of proposed major revisions**
- 4. Draft Future Land Use Map: Overview of proposed revisions**
- 5. Next Steps**
- 6. Questions & Comments from Community Member Attendees**
 - Up to 3 minutes per speaker
 - The timing for this item may shift
- 7. Planning Commission Discussion**

Summary of May-June Engagement Activities

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Community Engagement Activities, May-June 2021

Overview & Purpose

- Comment timeframe of May 3 to June 13, 2021.
- Purpose was to seek feedback on the draft Comprehensive Plan chapters and the draft Future Land Use Map.
- Community members submitted over 2,300 comments and questions via email, phone, interactive map, online and paper surveys, pop-up events, and webinars.

Awareness

- Media release and email listserv notices
- Dedicated webpage
- Six pop-up events
- Distribution of flyers, yard signs, and door hangers
- Social media accounts (Instagram, Facebook, Twitter)
- Social media advertisements (Facebook and Instagram)
- Digital newspaper advertisements (Daily Progress)

Six Pop-up Events



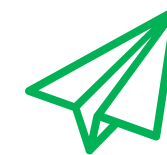
Toll-free Phone Line



Interactive Map



Webinars & Meetings



Emails & Letters



Feedback Form / Survey

Summary document available on the website:
cvilleplanstogether.com/document-media-center/

COMMUNITY INPUT AND ACTIVITIES

- **Community Input Period #3: Spring 2021 Community Engagement**
 - Summary of activities and what we heard: [available here](#)

Schedule

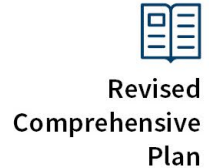




- Review existing conditions
- Identify goals and priorities
- Begin drafting housing strategies

Draft Affordable Housing Plan

Finalize and incorporate into Comp. Plan



- Review existing conditions
- Identify goals and priorities

Draft revisions to Comprehensive Plan

Revise & finalize plan



Zoning Rewrite

Final zoning review and approach to update

Draft zoning districts, development standards, and administration

Zoning adoption

2020

2021

2022

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



Input related to goals and priorities for the future (May-June 2020)



Review of draft Housing Plan & initial draft Comprehensive Plan revisions (Nov.-Dec. 2020)



Review draft Comprehensive Plan goals, strategies, and future land use map (May-June 2021)



Planning Commission and City Council hearings for Comprehensive Plan (Oct. & Nov., 2021)



Timing for community input points related to zoning to be refined

Key Community Input Points



Land Use, Urban Form, and Historic & Cultural Preservation Chapter

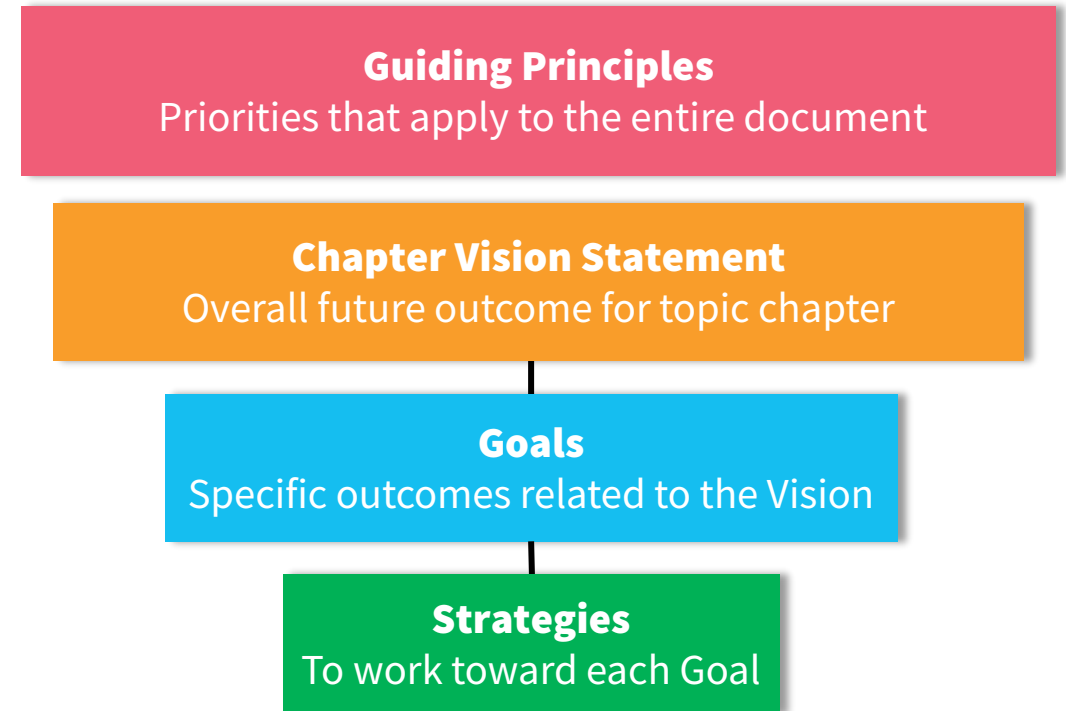
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Chapter Overview

Comprehensive Plan Topic-Specific Chapters:

- **Land Use, Urban Form, and Historic and Cultural Preservation**
 - Includes the Future Land Use Map
- *Housing*
- *Transportation*
- *Environment, Climate, and Food Equity*
- *Economic Prosperity and Opportunity*
- *Community Facilities and Services*
- *Community Engagement and Collaboration*

Chapter Structure



Land Use, Urban Form, and Historic and Cultural Preservation Chapter

Input Received May-June 2021

Comment Themes from Survey	#
Community character, history, height, or scale concerns	38
General support/support for more housing, affordability, and density	29
Concerns about specific location/neighborhood	19
Traffic, transportation, or other infrastructure concerns	15
Do not support (general)	15
Conflicts between housing/land use goals and historic preservation	11
Concerns or ideas about affordability	10
Gentrification/displacement concerns	10
Concerns about developer implementation	9
Concerns about process	8
More density wanted	7
Implementation/funding	7
Concerns about potential change in single-family areas	7
Support for protecting Black/African American communities and addressing land use history	6
Demolition/tear-downs	5

Additional comments about this chapter discussed issues/concerns such as:

- Context-sensitive planning City commitment to enhanced multimodal infrastructure (bike/ped/transit)
- Smart growth and addressing climate change
- Incorporation of existing Small Area Plans
- Design excellence as a priority for city placemaking
- City commitment to assessing need for other infrastructure, including that related to utilities, stormwater, etc.
- Need for clarity around metric related to “number of demolition permits” (clarify that the intent is to reduce the number of demolitions)
- Mitigation of environmental impacts of land use
- Viewsheds and topography
- And more

Proposed Chapter Updates (High Level Overview)

The chapter revisions are being finalized and will be shared after final revisions are completed. Updates to the May 2021 version include:

- **Clarifications:**

- Connection with the Future Land Use Map (FLUM)
- More information about the ties between the FLUM and the Affordable Housing Plan
- Greater emphasis on design principles that can improve connectivity and quality of life
- Connection between land use and infrastructure
- Small Area Plan process

- **Additions:**

- Section describing the FLUM
- Urban Development Area designation for the city
- Potential new Small Area Plan locations

- **Other:**

- Updates to the Narrative Appendix, including additional explanation of Design Control Districts

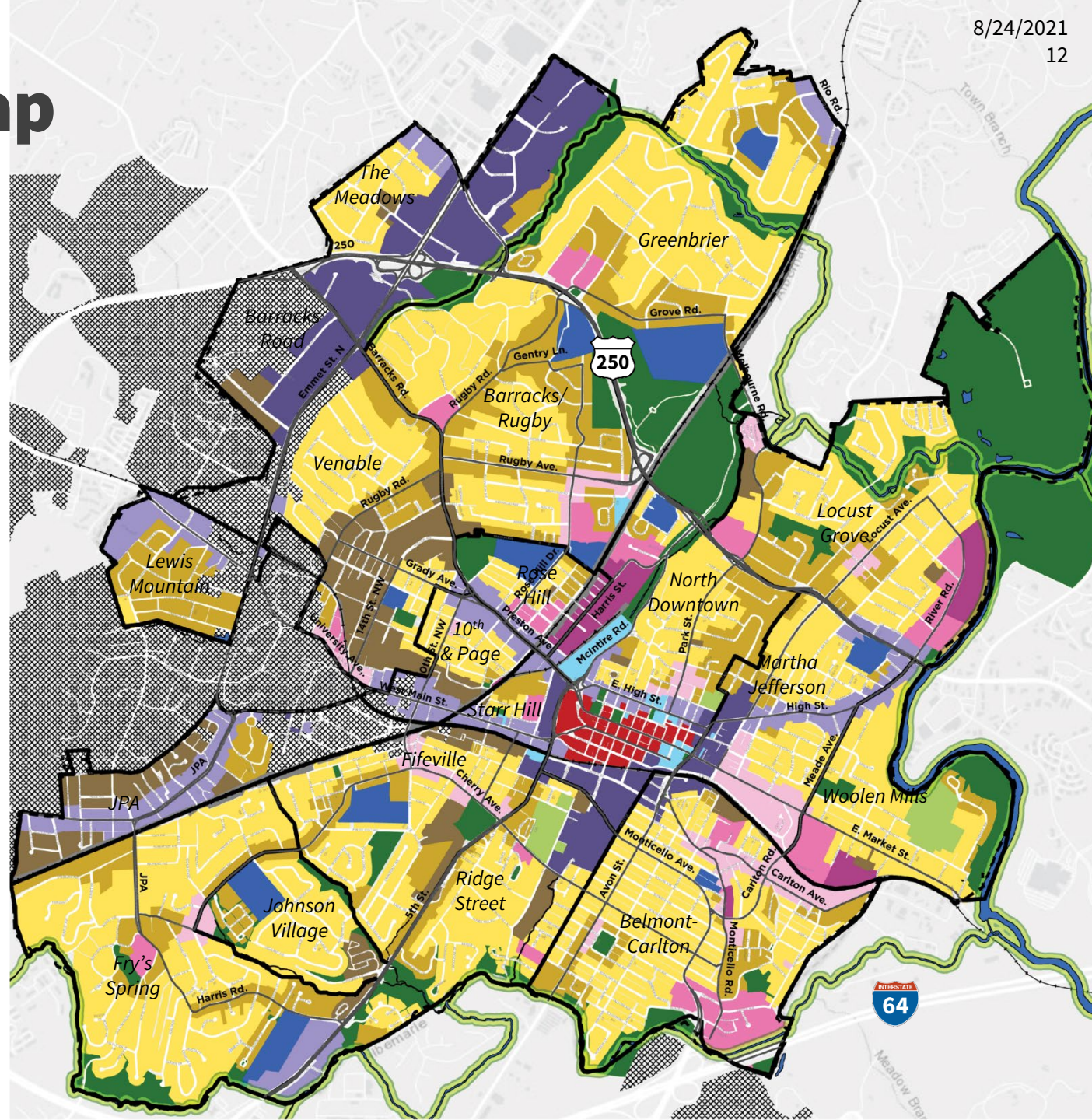
Draft Future Land Use Map: Input Received

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Draft Future Land Use Map (May/June 2021)

LAND USE CATEGORY

-  **Downtown Core**
-  **Urban Mixed Use Node**
-  **Urban Mixed Use Corridor**
-  **Business And Technology Mixed Use**
-  **Neighborhood Mixed Use Node**
-  **Neighborhood Mixed Use Corridor**
-  **Higher-Intensity Residential**
-  **Medium-Intensity Residential**
-  **General Residential**
-  **Public Park or Open Spaces**
-  **Cemetery**
-  **Civic (Public and Semi-public)**
-  **Education**
-  **UVA**
-  **Stream Buffer**



This May 2021 draft was shared for community input in May & June 2021

Community Input Themes: Draft Future Land Use Map (May/June 2021)

IDEAS

- General support for affordability
- Ensure displacement protections for Black and low-wealth residents
- Consider areas for additional infill development including currently single-family areas
- Focus on homeownership opportunities as well as deeply affordable rental housing
- Consider 4-5 units within the “General Residential” category
- Target “Medium Intensity” development throughout the City (affordable housing overlay)
- Ensure that land use is considered along with transportation and transit improvements
- Focus on underutilized malls and similar properties instead of current single-family neighborhoods

CONCERNS

- Location of Medium Intensity Residential and mixed-use nodes
- Traffic, transportation, or other infrastructure
- Community character, land use (nodes), history, height, or scale
- Student housing
- Efficacy of proposed strategies
- Property value impacts

QUESTIONS

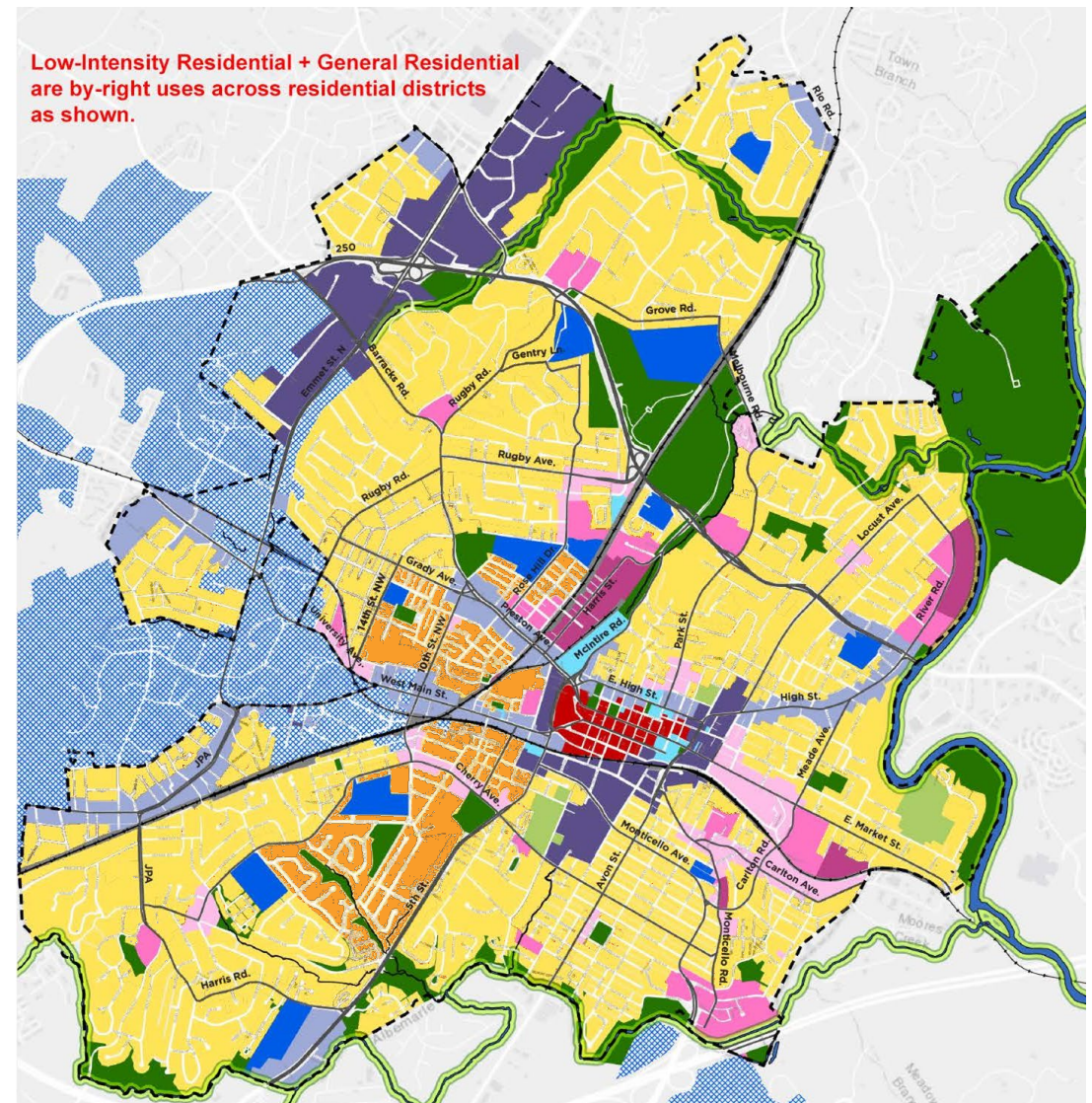
- How will this work in implementation?
- How can the land use map support affordability?
- How can this benefit the entire community and not just developers?
- How were decisions made related to the draft map?
- Where else has this been done?

HAC Future Land Use Alternative Framework (July 2021)

Recommendations presented by the HAC to PC on July 13 include:

- Establish a new **Low-Intensity Residential** land use category to help protect historically Black and low-income neighborhoods
- **General Residential** as a base land use intensity for all residential areas outside of Low-Intensity Residential areas
- Allow Medium-Intensity Residential development to be by-right in all existing residential areas if, and only if, affordable housing is part of the development
- Allow High Intensity Residential development as a by-right land use (in specific, scale and context-appropriate parts of the city) if, and only if, affordable housing is part of the development
- Allow for gradations of Middle-Intensity or High-Intensity Residential allowances in different parts of the city
- Define unit affordability thresholds

The Cville Plans Together team has discussed this proposal with HAC representatives and will discuss related ideas this evening.



Housing Advisory Committee (HAC) Draft Future Land Use Map
Conceptual Illustration of Alternative Framework Idea (7-13-21)

Draft Future Land Use Map: Proposed Revisions

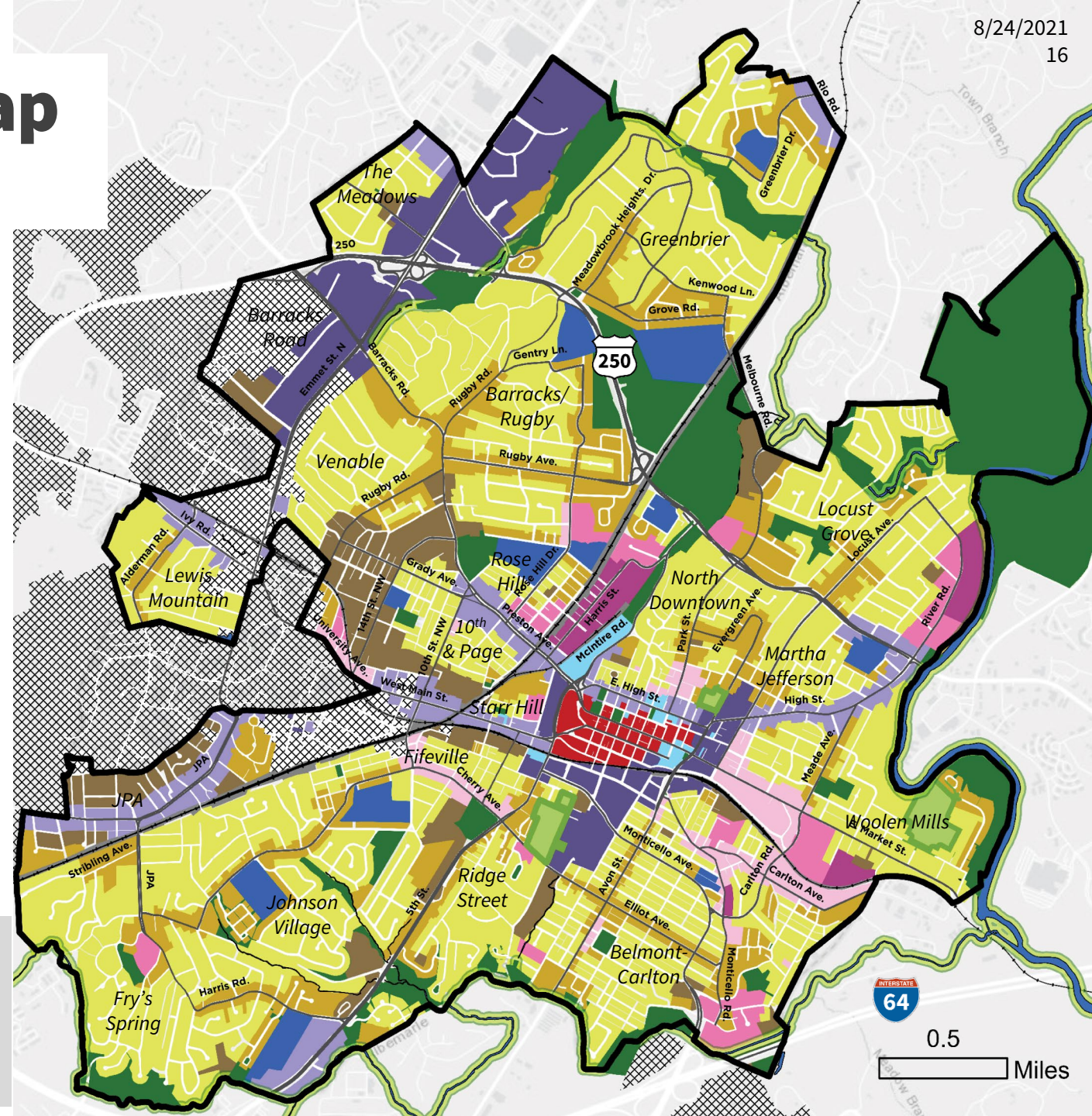
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Draft Future Land Use Map (August 2021)

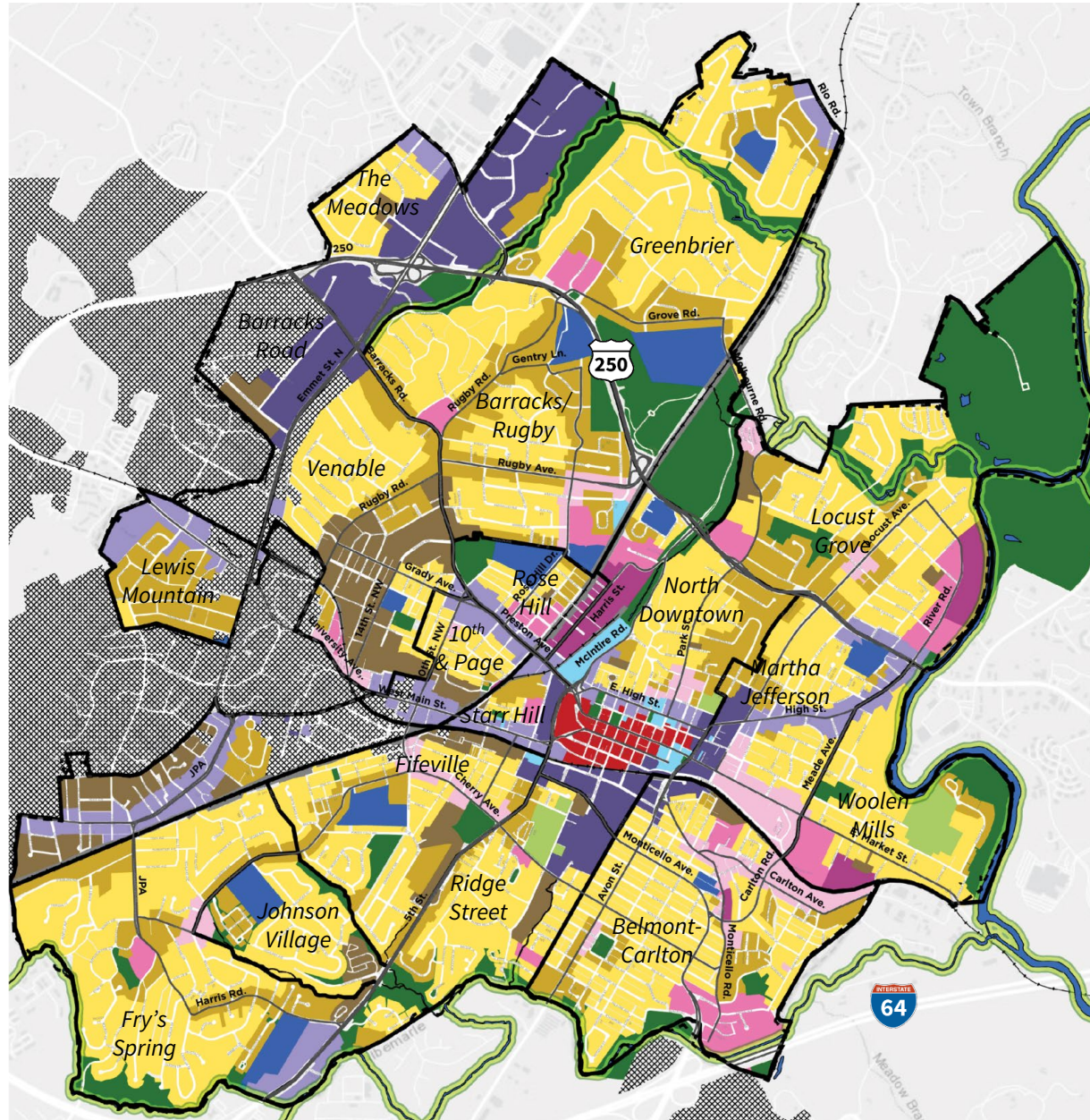
LAND USE CATEGORY

-  **Downtown Core**
-  **Urban Mixed Use Node**
-  **Urban Mixed Use Corridor**
-  **Business And Technology Mixed Use**
-  **Neighborhood Mixed Use Node**
-  **Neighborhood Mixed Use Corridor**
-  **Higher-Intensity Residential**
-  **Medium-Intensity Residential**
-  **General Residential**
-  **Open Spaces and Parks**
-  **Cemetery**
-  **Civic**
-  **Education**
-  **UVA**
-  **Stream Buffer**

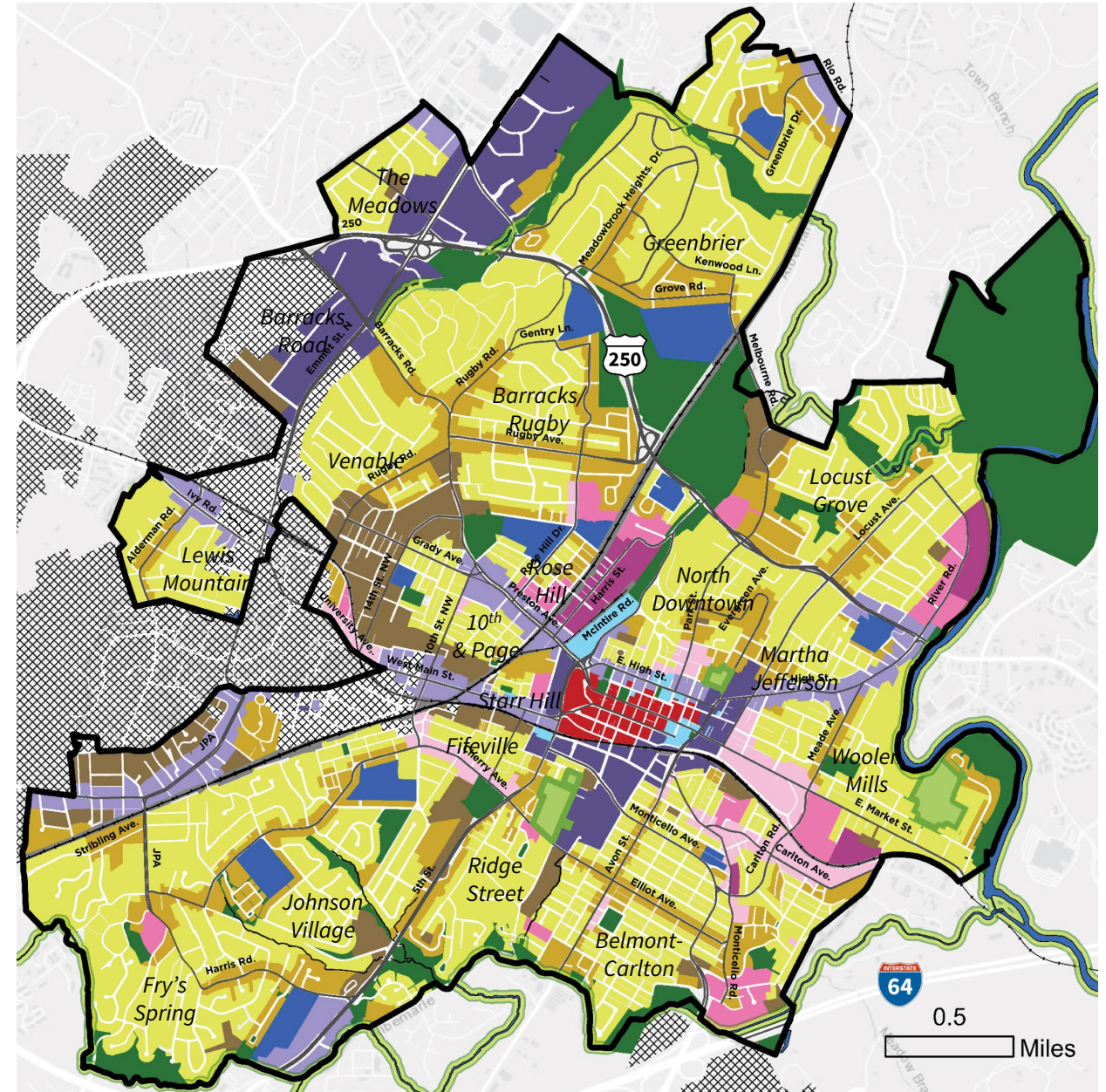
This is a proposed draft revision to the May 2021 draft map, taking into account community input. You can also view a high-resolution version [here](#).



Draft Future Land Use Map (May 2021)

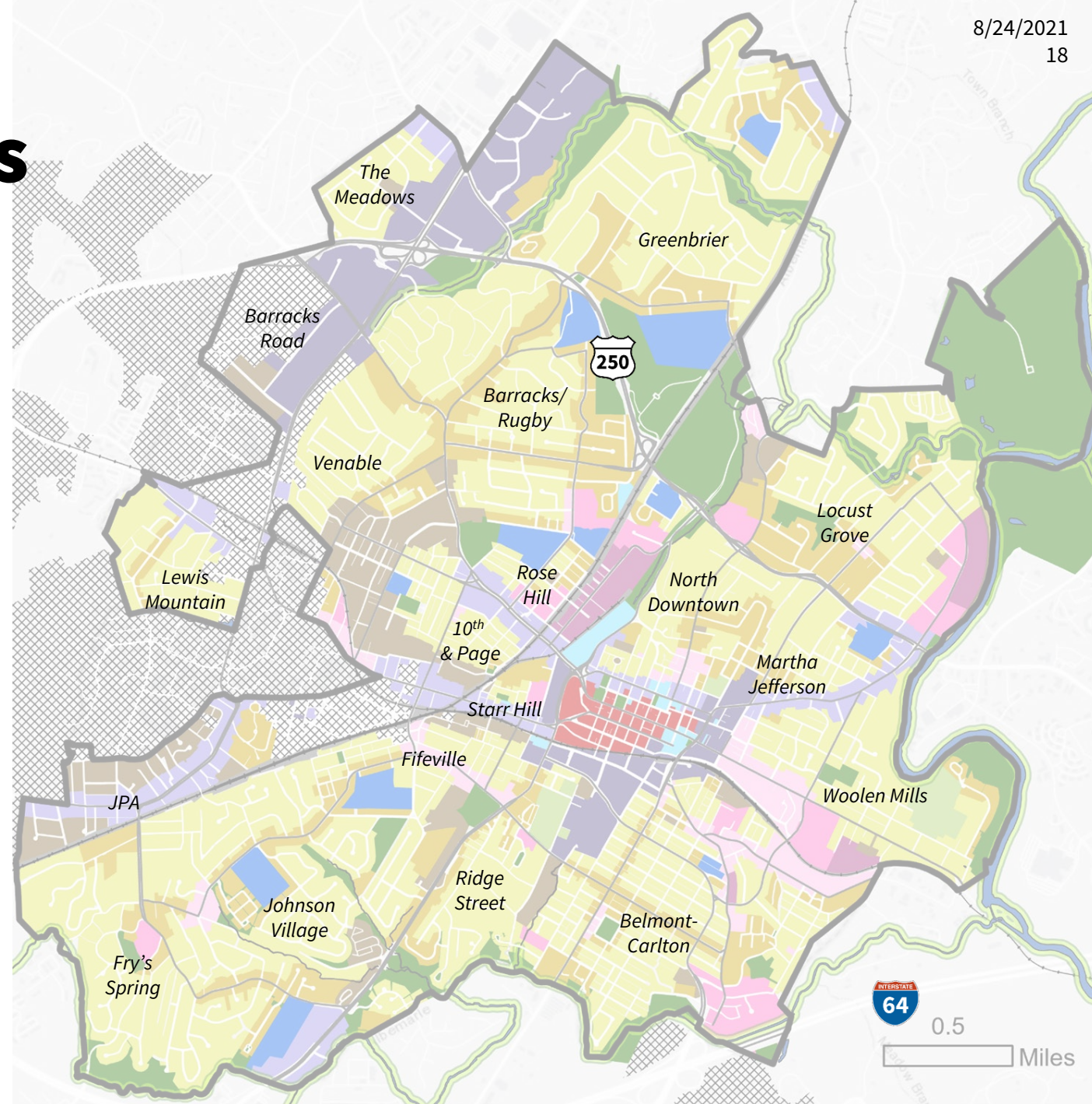


Draft Future Land Use Map (August 2021)



Sensitive Communities

- A clear theme from community input and the HAC framework was the **need to identify and support the communities** that are most sensitive to displacement pressures and **at risk of displacement**.
- Retaining existing homes and residents, and supporting homeownership and generational wealth-building, is **important throughout the city**, but there are **sensitive areas** that may require additional affordability requirements, incentives, or other tools to support these goals.
- These areas are proposed for **consideration of additional tools** within the zoning rewrite process (such as required or incentivized affordability levels), as well as prioritization of funding.



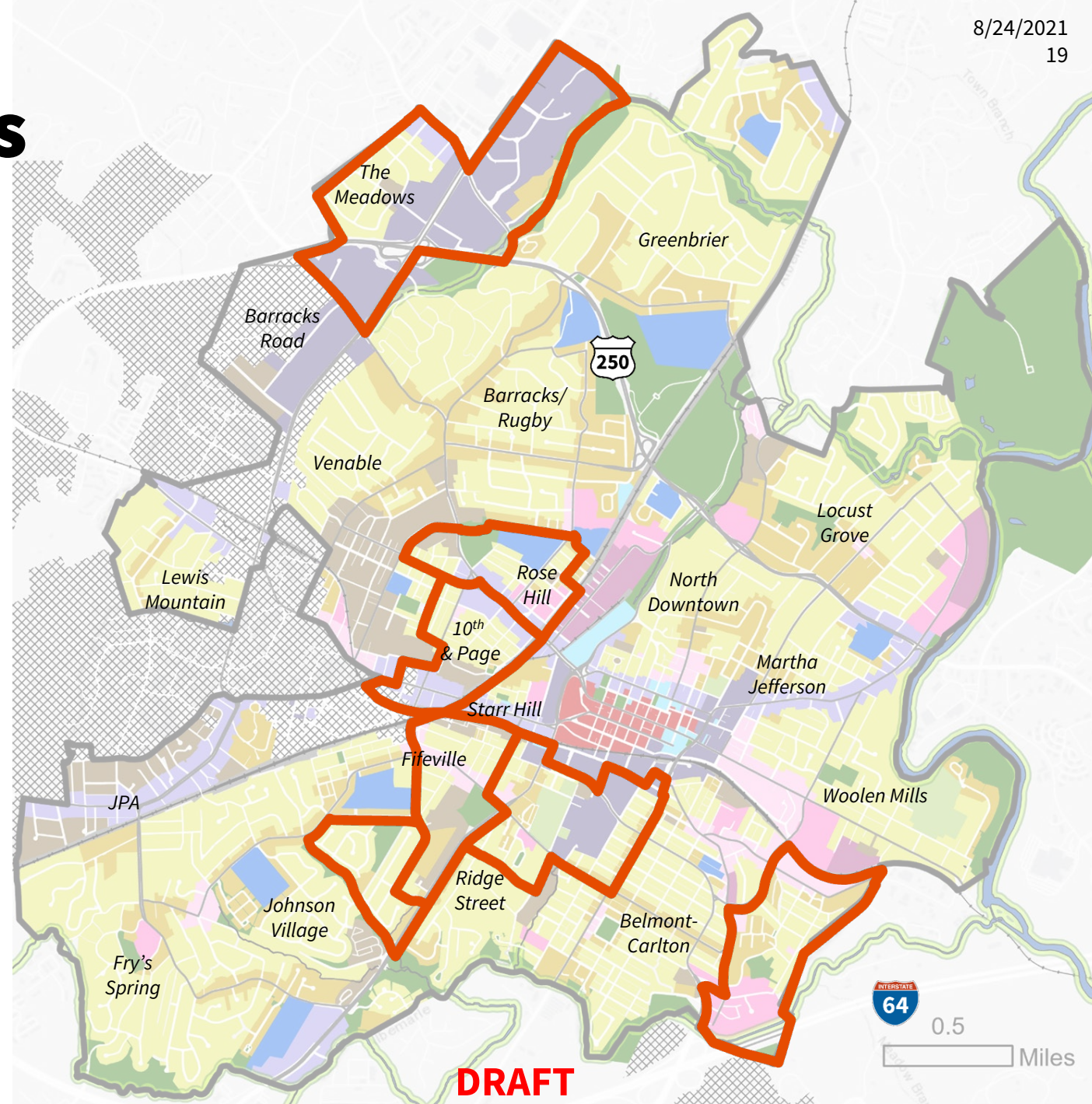
Sensitive Communities

Dark Orange Outline = Draft Sensitive Communities Layer

Factors Included in Analysis:

- % Household Income <\$30,000/year, about 30% AMI
- % People of Color (% of Community that is not White/Non-Hispanic)

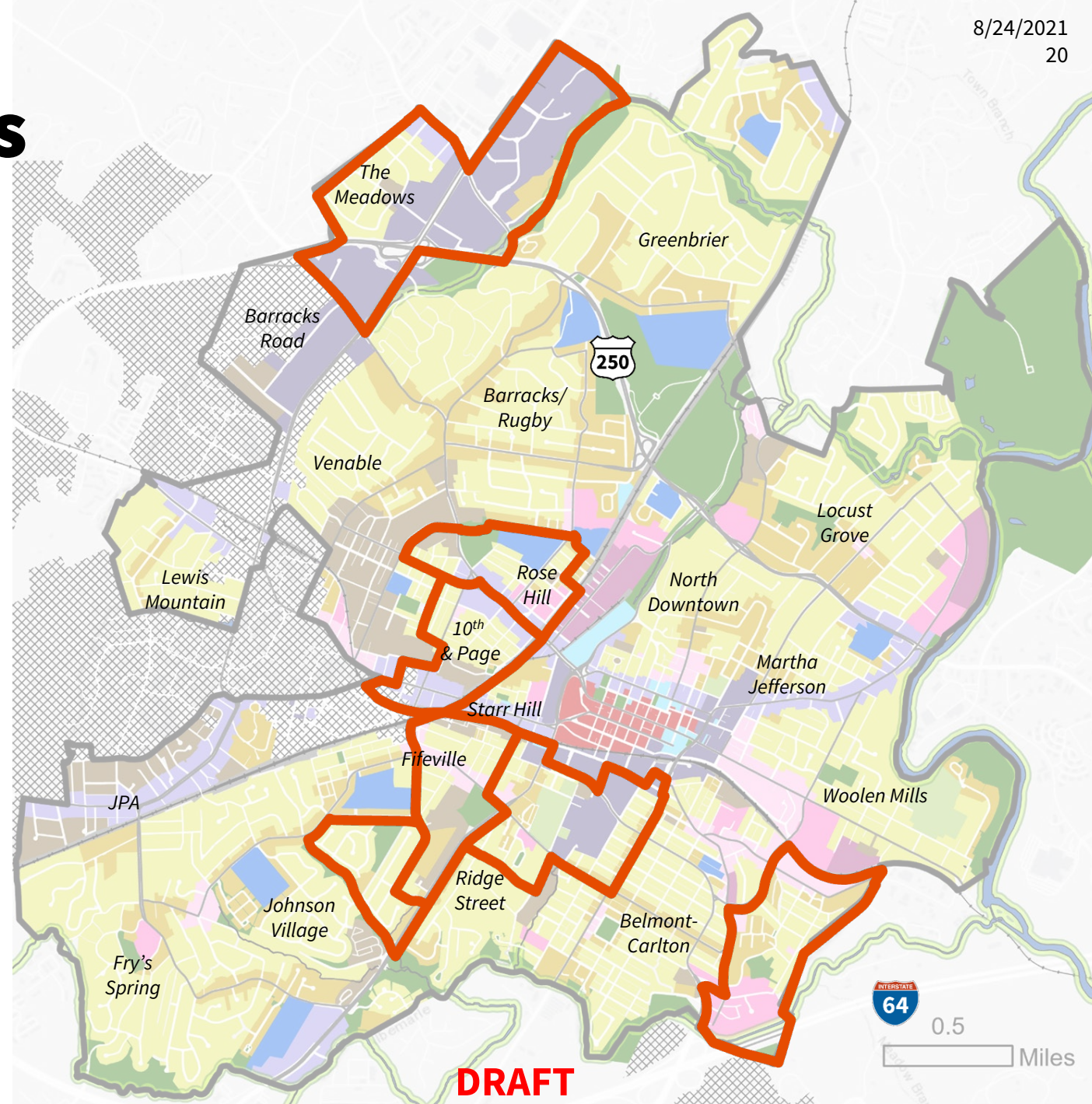
Data: Block Groups, ACS 2018 5-Year Estimates



Sensitive Communities

Additional factors that could potentially be considered:

- Housing cost (or change in housing cost over time)
- Likelihood of site redevelopment (based on improvement value/land value ratio)
- Age (aging in place)
- Disability status
- Impacts of historic land use decisions



Key Updates to Residential Areas

DRAFT

CATEGORY DESCRIPTION CHANGES HIGHLIGHTED IN RED

GENERAL RESIDENTIAL

Form/Use: Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs). **Allow up to 4-unit dwellings if the fourth unit is affordable. Zoning tools will regulate affordability and maximum allowable development.** Limited commercial uses allowed.

Height: Up to ~~3.5~~^{2.5} stories.

MEDIUM INTENSITY RESIDENTIAL

Form/Use: Small, “house-sized” multi-unit buildings **Up to** ~~4~~12 units), accessory dwelling units (ADUs), cottage courts, rowhouses, townhouses. **Zoning tools will regulate maximum allowable development including units per lot. Limited commercial uses allowed. Affordability requirements may be established for Sensitive Communities and will be considered for other areas in the city to address housing goals.**

Up to 3 stories

4

Height: ~~3~~ stories average. Up to ~~4.5~~ stories allowed at sites with appropriate depth, **where compatible with existing residential uses and mixed-use development, and where additional uses meet affordability goals. Zoning tools will regulate affordability and maximum allowable development.**

Response to HAC Future Land Use Framework (July 2021)

Recommendations presented by the HAC to Planning Commission:

1. Establish a new Low-Intensity Residential land use category to help protect historically Black and low-income neighborhoods
2. General Residential as a base land use intensity for all residential areas outside of Low-Intensity Residential areas
3. Allow Medium-Intensity Residential development to be by-right in all existing residential areas if, and only if, affordable housing is part of the development
4. Allow High Intensity Residential development as a by-right land use (in specific, scale and context-appropriate parts of the city) if, and only if, affordable housing is part of the development
5. Allow for gradations of Middle-Intensity or High-Intensity Residential allowances in different parts of the city
6. Define unit affordability thresholds

Cville Plans Together Response:

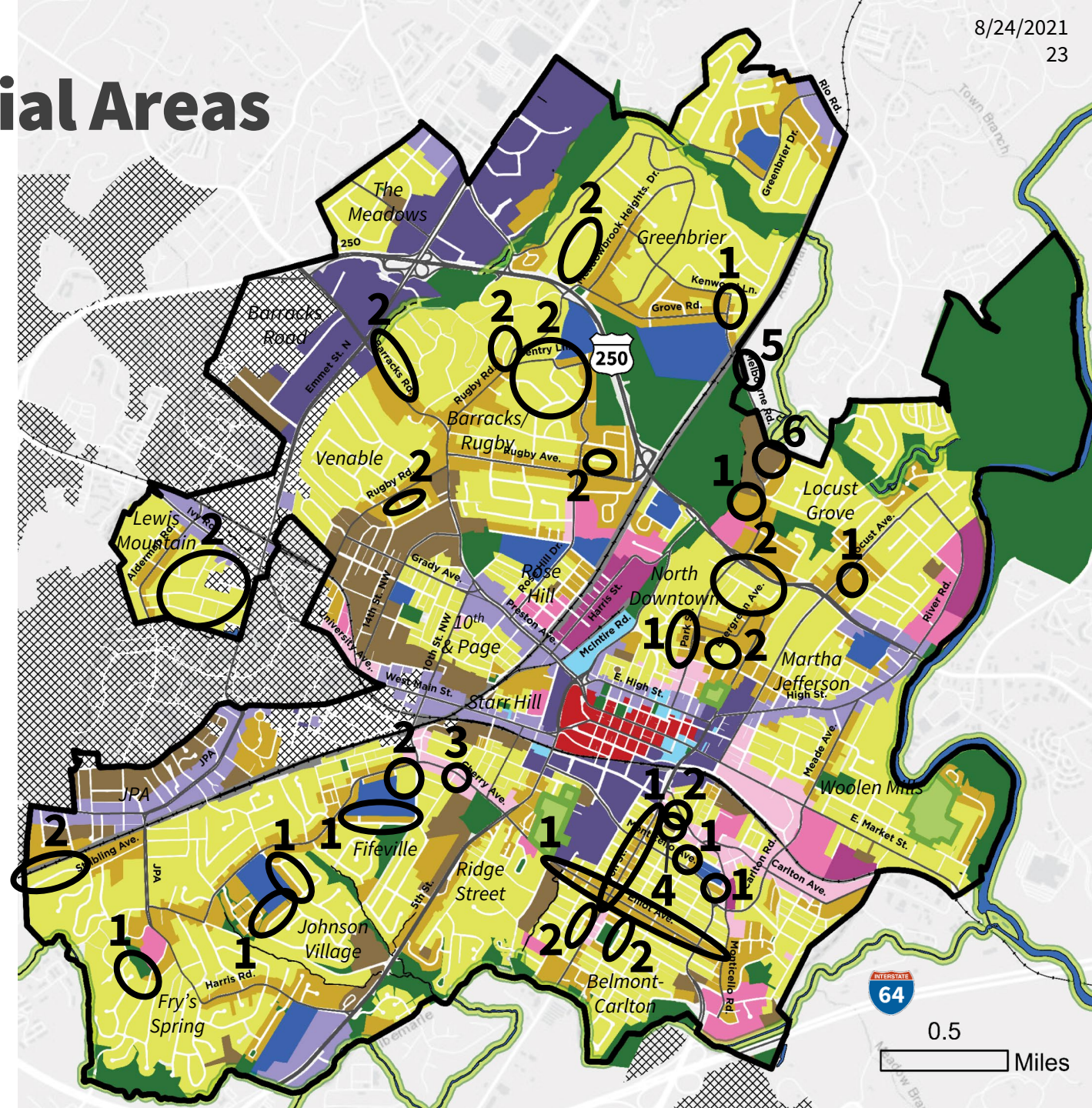
1. We agree that it is important to provide additional support to these neighborhoods. We propose the use of the Sensitive Community areas to focus zoning support/requirements and funding related to affordability and mitigation of displacement while allowing additional community wealth building in those areas.
2. We have maintained General Residential as the base, lowest intensity residential land use, and have added a potential fourth unit (if and only if it is affordable at a level to be determined through the zoning process).
3. We have maintained a largely corridor- and community-amenity-focused approach to the medium-intensity areas, and have added that an affordability requirement should be strongly considered for Sensitive Community areas, and potentially other areas, as part of the zoning process.
4. We agree that affordable housing (at a scale to be determined in the zoning process) should be a requirement in most, if not all, of these areas.
5. The zoning process will break each of the land use categories into smaller zoning areas, which we will establish transitions.
6. The Inclusionary Zoning process and other zoning mechanisms will establish these thresholds.

Key Updates to Residential Areas

DRAFT PLAN CHANGES SINCE MAY

1. Changed General Residential to Medium-Intensity Residential
2. Changed Medium Intensity Residential to General Residential
3. Changed General Residential to Neighborhood Corridor Mixed Use
4. Changed from General Residential to Higher-Intensity Residential
5. Changed General Residential to Parks and Open Space
6. Changed from Medium Intensity Residential to Higher-Intensity Residential

Additional, minor updates were made based upon site specific comments/corrections and general map refinements

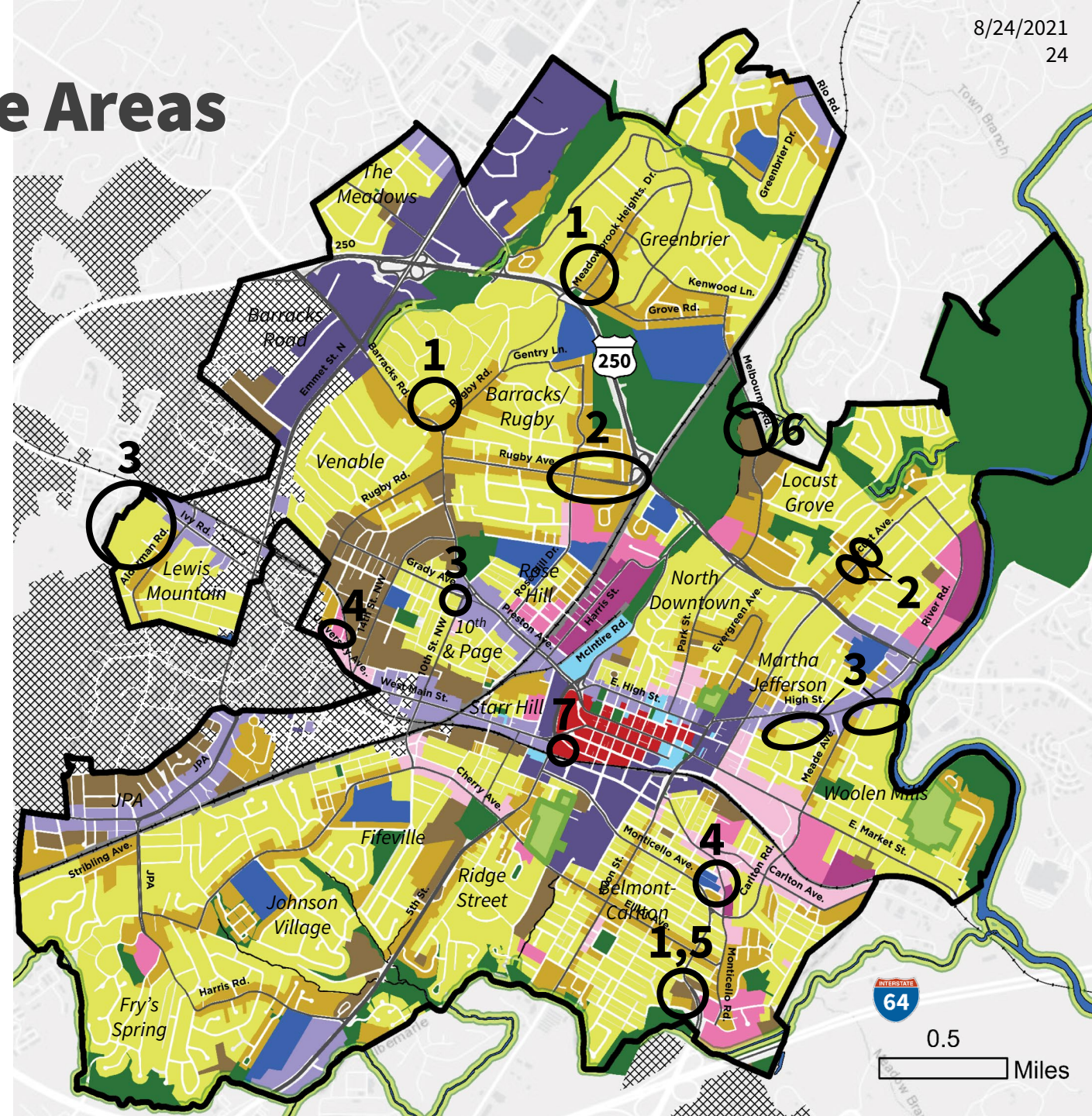


Key Updates to Mixed Use Areas

DRAFT PLAN CHANGES SINCE MAY

1. Changed Neighborhood Mixed Use Node to Medium Intensity Residential
2. Changed Neighborhood Mixed Use Corridor to Medium Intensity Residential
3. Changed Urban Mixed Use Corridor to General Residential
4. Changed Neighborhood Mixed Use Node to Neighborhood Mixed Use Corridor
5. Changed Neighborhood Mixed Use Node to Higher Intensity Residential
6. Changed Neighborhood Mixed Use Corridor to Higher Intensity Residential
7. Changed Urban Mixed Use Corridor to Downtown

Additional, minor updates were made based upon site specific comments and general map refinements

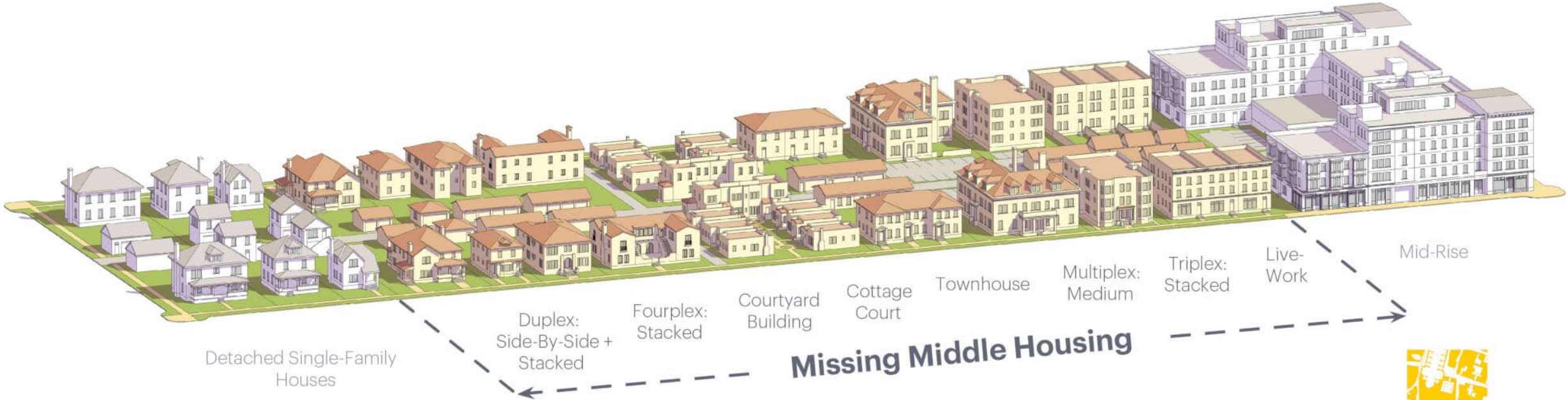


Community Land Use Vision

- 1** Neighborhoods will contain a variety of housing options, services, and amenities, creating an environment that is welcoming, comfortable, and accessible for all
- 2** Address inequities related to the distribution of land uses and impacts of development, increase the supply and affordability of housing
- 3** Ensure neighborhoods are supported by an efficient transportation network with a variety of options for travel
- 4** Improve and protect the health of the natural environment, increase access to urban agriculture and green space, and support Smart Growth strategies
- 5** Promote a sense of place authentic to this city that celebrates cultural and historic resources
- 6** Maintain and improve business and commercial vitality at appropriate scales throughout the city

**A full list of project goals related to land use can be found in the Land Use, Urban Form, and Historic and Cultural Preservation chapter of the Comprehensive Plan*

Residential: "Missing Middle" Housing



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Opticos Design, Inc.



Source: www.missingmiddlehousing.com

Residential

- Foster walkable, bikeable, and transit accessible neighborhoods
- Encourage incremental “house-sized”, contextual infill within existing residential neighborhoods- "Missing Middle" housing types
- Increase opportunities to develop diverse housing options near schools, parks, shopping districts, and employment centers
- Include strategies that can help preserve existing structures, including the use of Accessory Dwelling Units (ADUs), building additions, transitioning larger single-family houses to apartments, etc.
- Allow for organic growth of commercial uses that people need in close proximity to where they live



Residential

GENERAL RESIDENTIAL

Allow for additional housing choice within existing residential neighborhoods throughout the City

USES

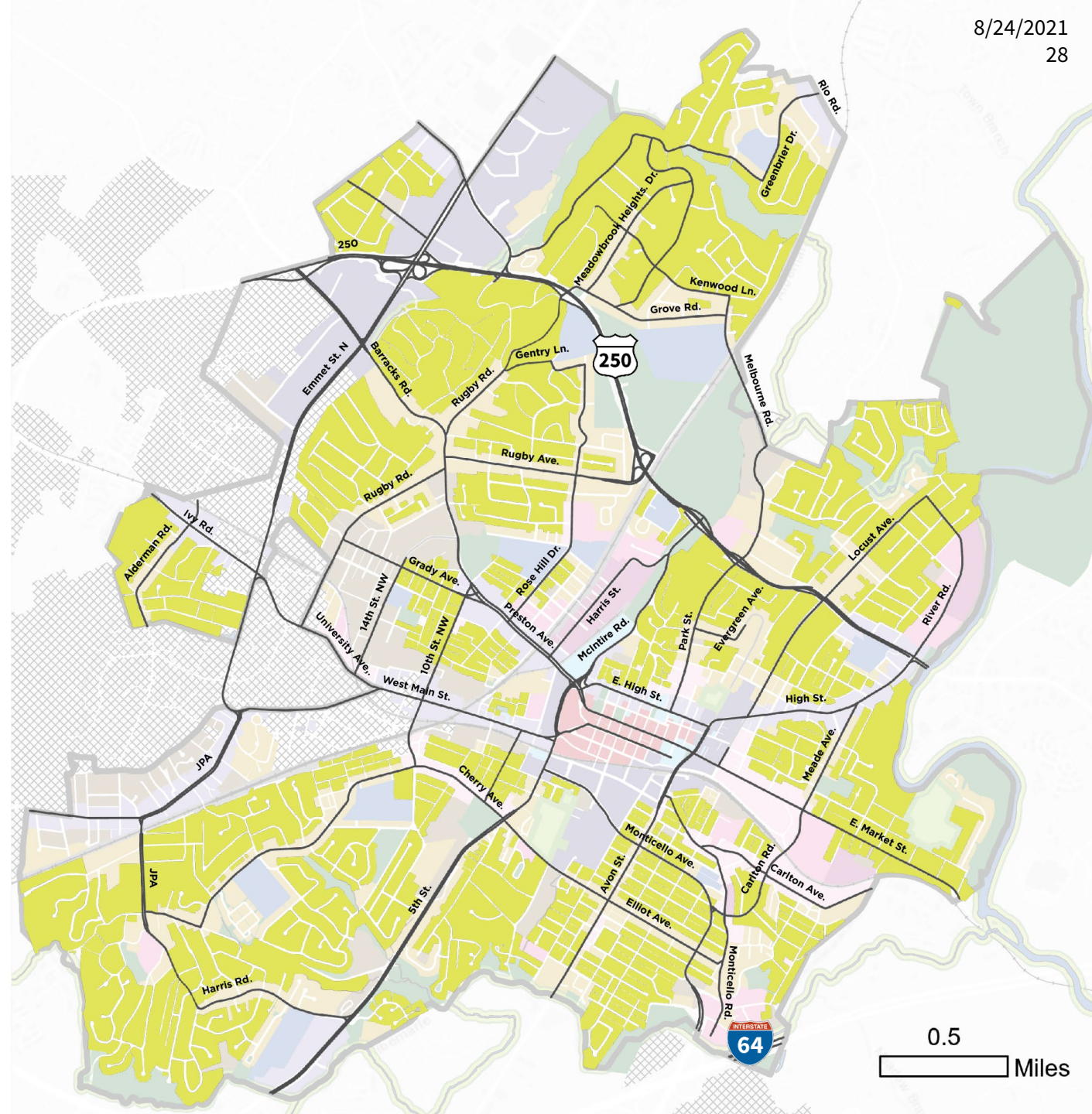
Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs). **Allow up to 4-unit dwellings if the fourth unit is affordable. Zoning tools will regulate affordability and maximum allowable development.** Limited commercial uses allowed.

FORM

Compatible with existing residential and historic neighborhood context. Highest building heights according to context. **Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)**

HEIGHT

2.5
Up to **3.5** stories. **2-2.5 stories average.**



Residential

MEDIUM INTENSITY RESIDENTIAL

Increase opportunities for affordable housing development along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally unaffordable.

USES

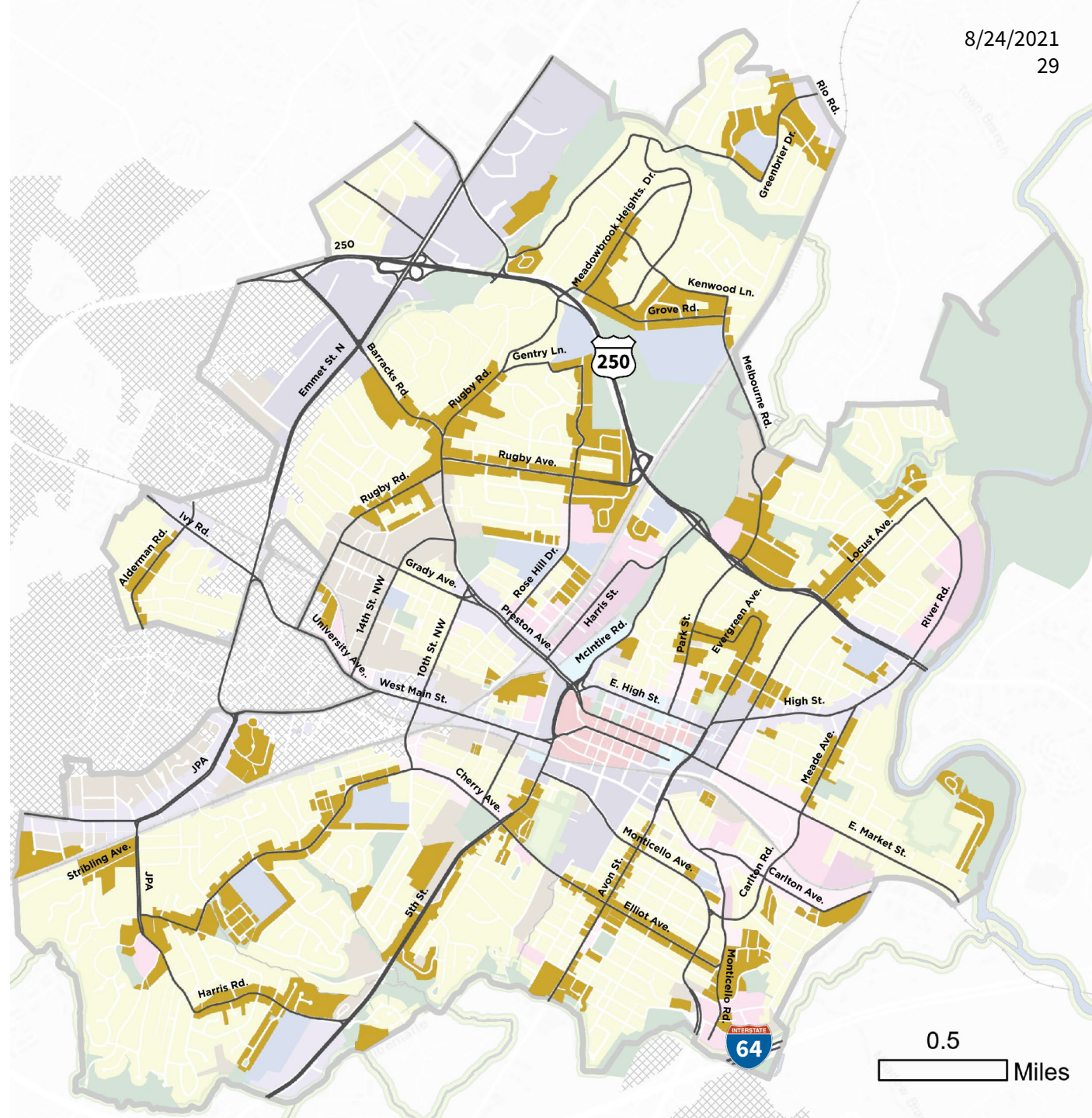
Small, **“house-sized”** multi-unit buildings (~~4~~ **up to 12** units), accessory dwelling units (ADUs), cottage courts, rowhouses, townhouses. **Zoning tools will regulate maximum allowable development including units per lot.** Limited commercial uses allowed.

FORM

Compatible with existing residential and historic neighborhood context. Highest building heights according to context. **Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)**

HEIGHT

Up to 3 stories ~~3 stories average.~~ **Up to 4** ~~4.5~~ stories allowed at sites with appropriate depth, **to meet affordability goals, where compatible with existing residential uses and mixed-use development.** Zoning tools will regulate affordability and maximum allowable development.



Residential

HIGHER-INTENSITY RESIDENTIAL

Nearby neighborhoods and sites for multi-unit housing. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

USES

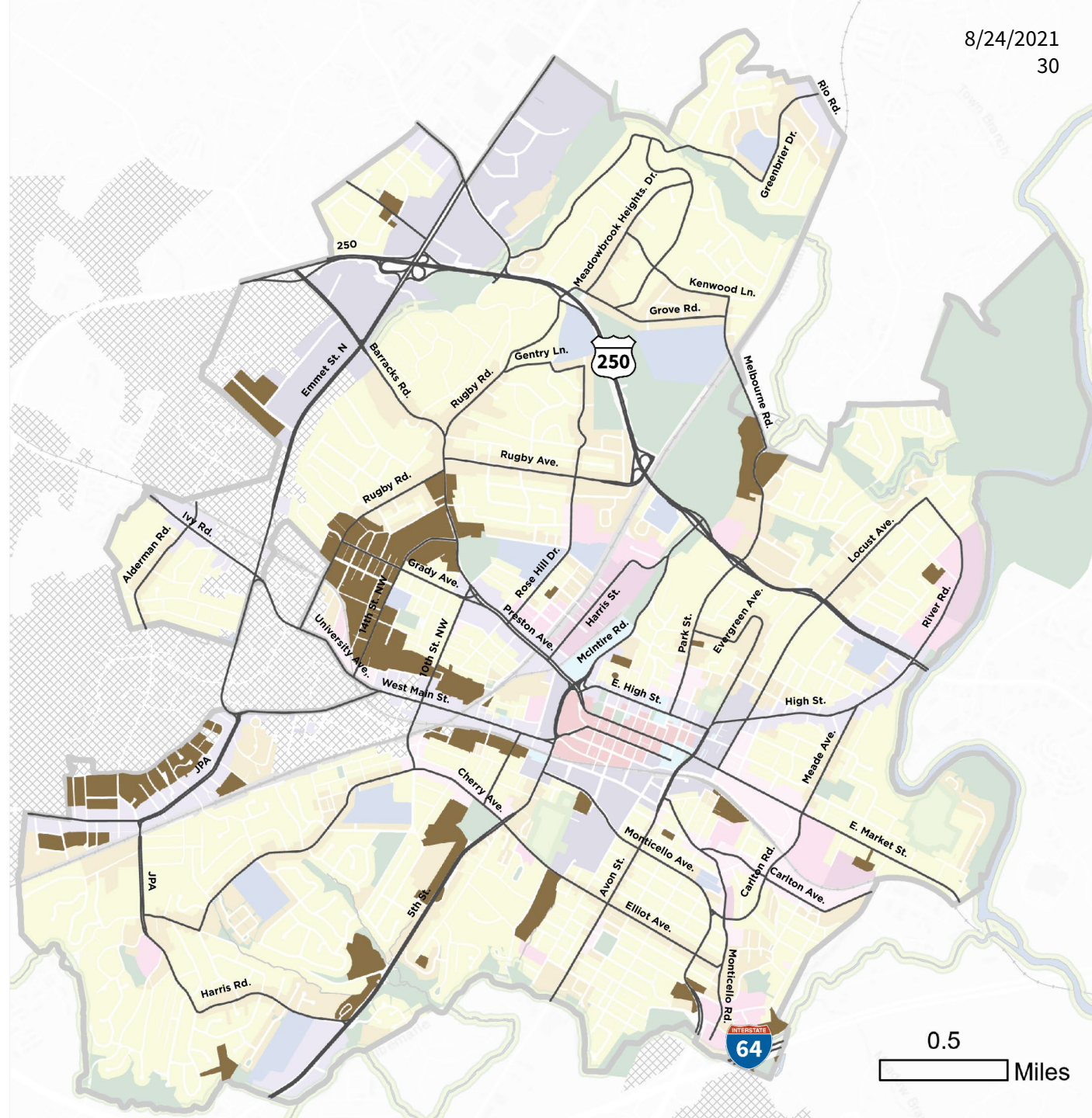
Multi-unit housing (13+). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses encouraged.

FORM

All residential categories: compatible with existing residential and historic neighborhood context. Highest building heights according to context. **Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)**

HEIGHT

Up to 5 stories.



Mixed Use Nodes & Corridors

- Facilitate economic activity in the City and ensure the availability of sites for incremental business growth and expansion
- Support the redevelopment of “under-utilized” gray-field sites along community corridors
- Provide opportunities to develop a variety of housing options near employment and community eservices
- Develop buildings and public spaces that are human-scaled and contribute to placemaking & Charlottesville’s authentic community identity
- Promote and encourage design elements that enhance community livability such as active uses at the ground floor level along key street frontages
- Encourage compact block and street networks and a built environment that facilitates walking, biking, and bus riding



Mixed Use Nodes



NEIGHBORHOOD MIXED USE NODE

Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.



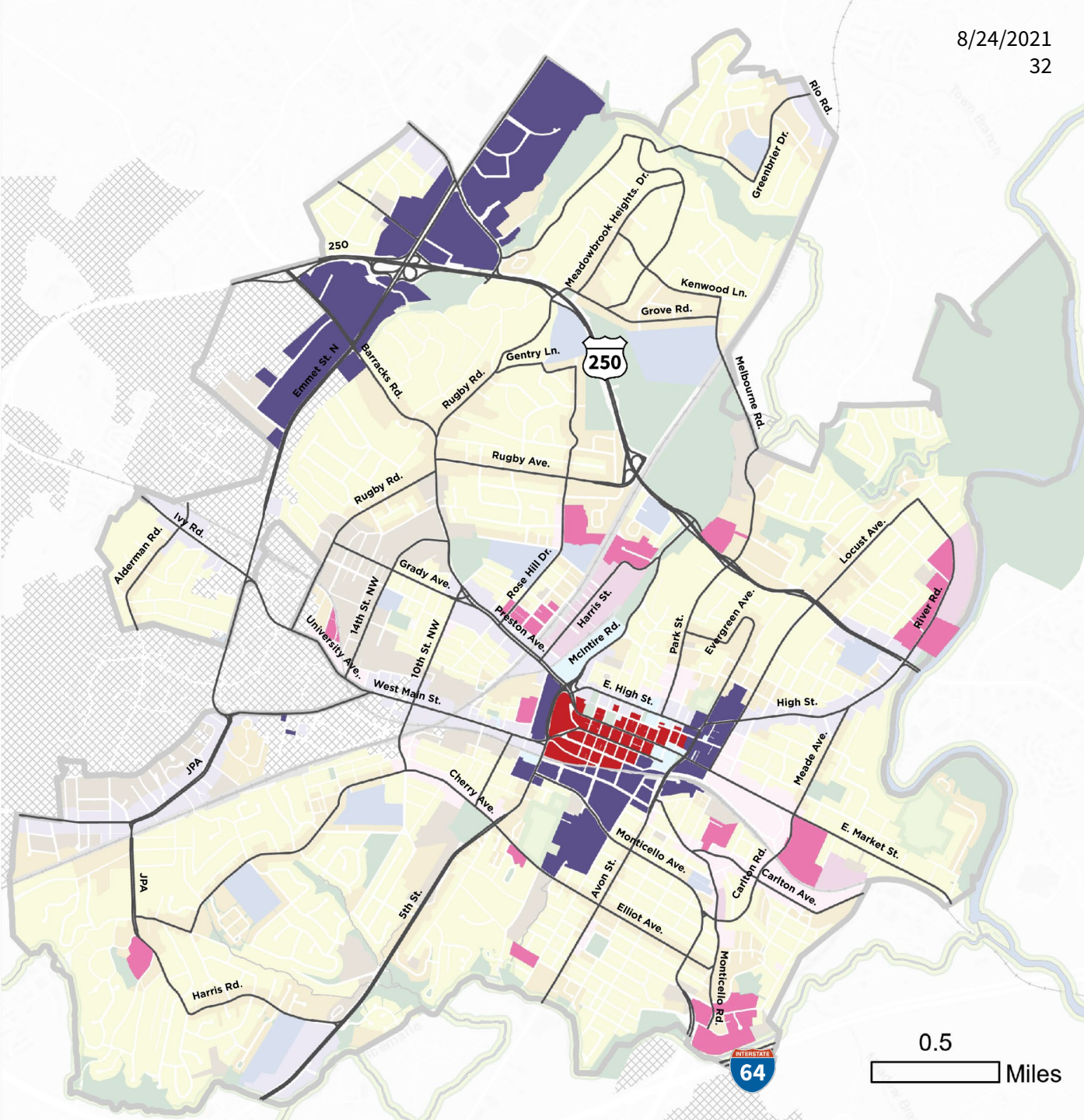
URBAN MIXED USE NODE

Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.



DOWNTOWN

A primary, central activity hub for the city.



Mixed Use Nodes



Neighborhood Mixed Use Node



Urban Mixed Use Node



Downtown

USES

Commercial, employment, residential. A mix of uses in the same building (“vertical mixed use”) is encouraged. Support ground floor uses which encourage an active pedestrian environment, for example, shops, restaurants, salons, etc.

FORM

Respond to existing residential, environmental and historic context. Create new, complete districts comprised of walkable streets, civic amenity spaces, and an intensive mix of land uses.

Compatible with, and respond to, the existing urban scale and historic/civic context.

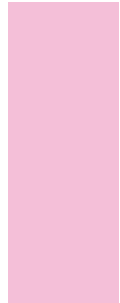
HEIGHT

Up to 4 stories. 5 stories allowed internal to sites with appropriate depth to allow transitions to surrounding uses.

5-8 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.

2-6 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.

Mixed Use Corridors



NEIGHBORHOOD MIXED USE CORRIDOR

Neighborhood mixed use areas arranged along corridors that support existing residential districts.



URBAN MIXED USE CORRIDOR

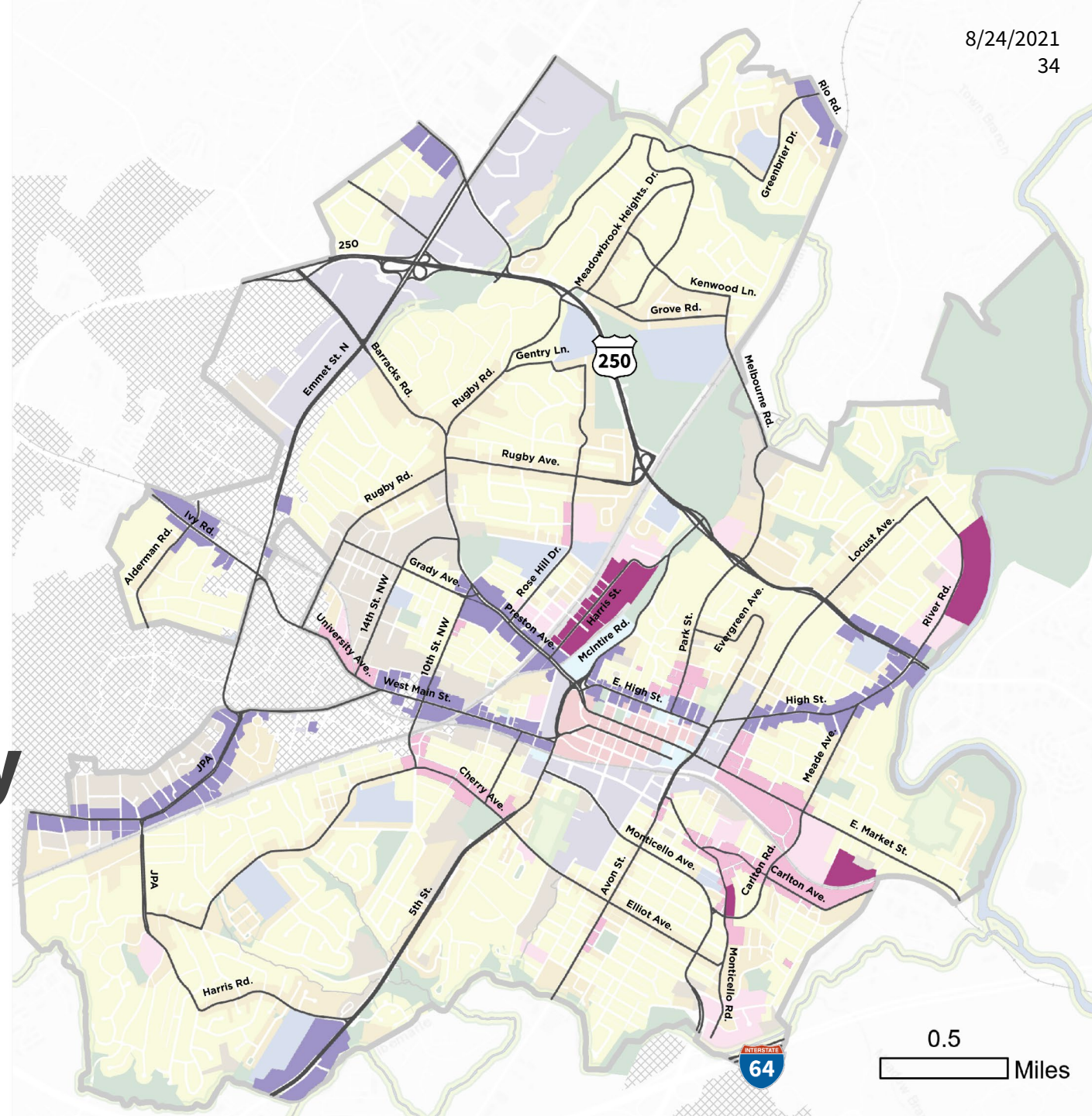
Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

Business & Technology



BUSINESS AND TECHNOLOGY MIXED USE

Light industrial and production uses as well as additional commercial and residential uses (where appropriate).



Mixed Use Corridors / Business & Technology



Neighborhood Mixed Use Corridor

USES

Commercial, employment, residential (including small multi-unit and live-work unit buildings). Active ground floor uses.

FORM

Neighborhood character. Respond to existing residential, environmental and historic context

HEIGHT

Up to 5 stories, general average of 3 stories. Highest buildings at intersections or at sites with larger land areas



Urban Mixed Use Corridor

Commercial, employment, residential. Active ground floor uses

Respond to existing residential, environmental and historic context

5 stories, up to 8 at key intersections (such as intersections of Downtown, Industrial, Mixed Use, or Neighborhood corridors in the Streets That Work plan)



Business & Technology Mixed Use

Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Active ground floor uses encouraged.

Reclaim/reuse land through rehabilitation for human use and environmental health

Up to 6 stories

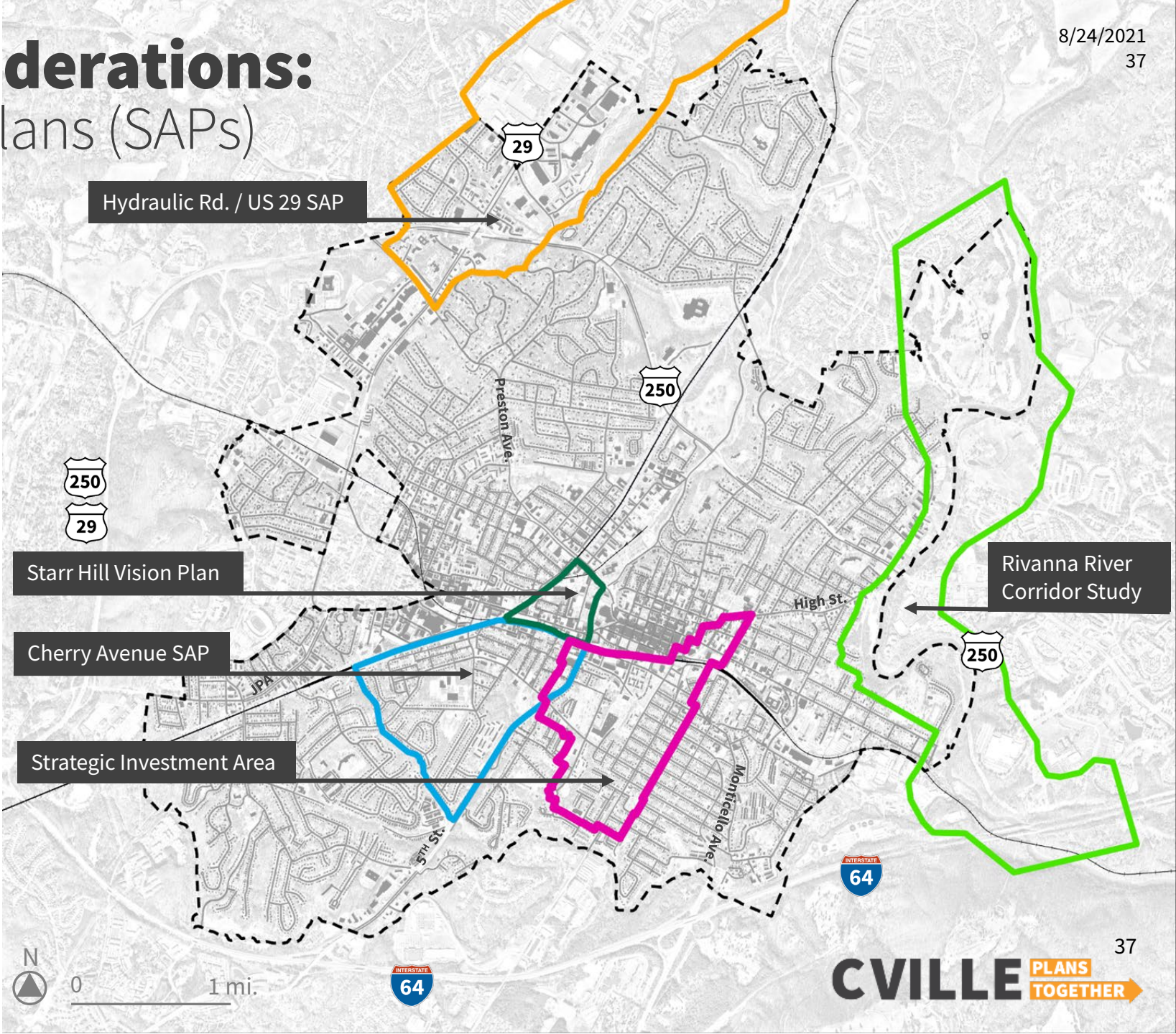
Development Considerations

- **Height:** Final maximum height for all parcels will be determined in the zoning regulations, and will be based on the height of neighboring areas, among other factors. Each Future Land Use category will include several zoning categories to address the characteristics of unique areas of the city.
- **Design Control Districts:** The City has established four types of design control designations. Within each type of design control district, the goal is that new structures, additions, and related elements will be in harmony with the scale and character of the existing buildings, sites, and landscapes.
- **Environmental Issues:** Development must consider various factors that will determine site specific build-out opportunities...
 - Critical slopes
 - Rivanna River and stream corridors
 - Stormwater runoff
 - Floodplains
 - Topography
- **Tree Canopy:** Retention, replacement, and additions.
- **Transportation:** Private and public (City) investment must support enhanced safety and access for walkability, bikeability, and transit.

The upcoming Zoning Code rewrite will include an inclusive and iterative community engagement process

Development Considerations: Completed Small Area Plans (SAPs)

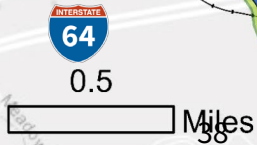
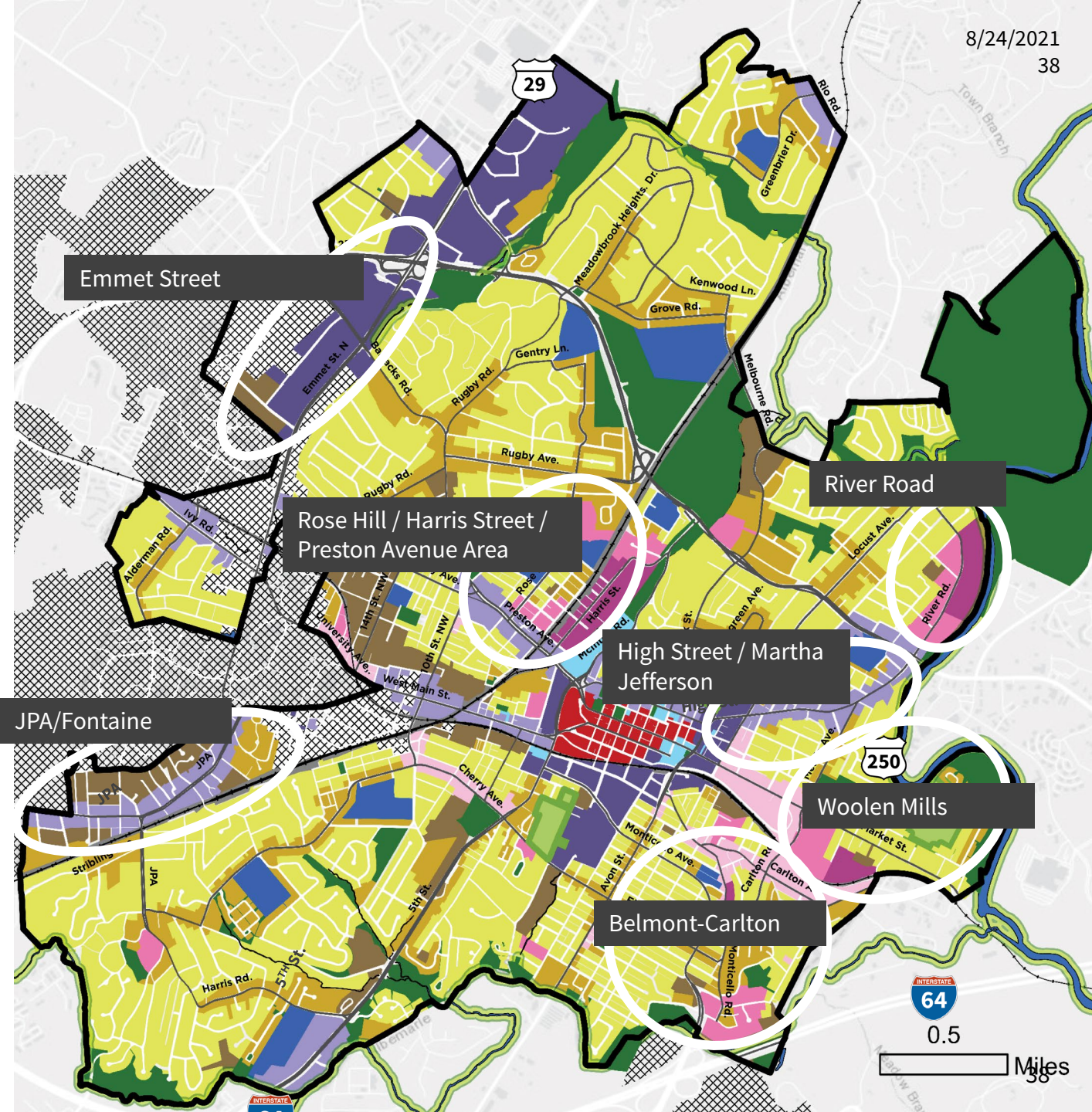
- **Recent Small Area Plans (or similar)**
 - Strategic Investment Area (2013)
 - Hydraulic-29 Small Area Plan (2018)
 - Cherry Avenue Small Area Plan (2021)
 - Starr Hill Vision Plan (2021)
 - Urban Rivanna River Corridor Plan (In Progress)



Potential Future SAPs

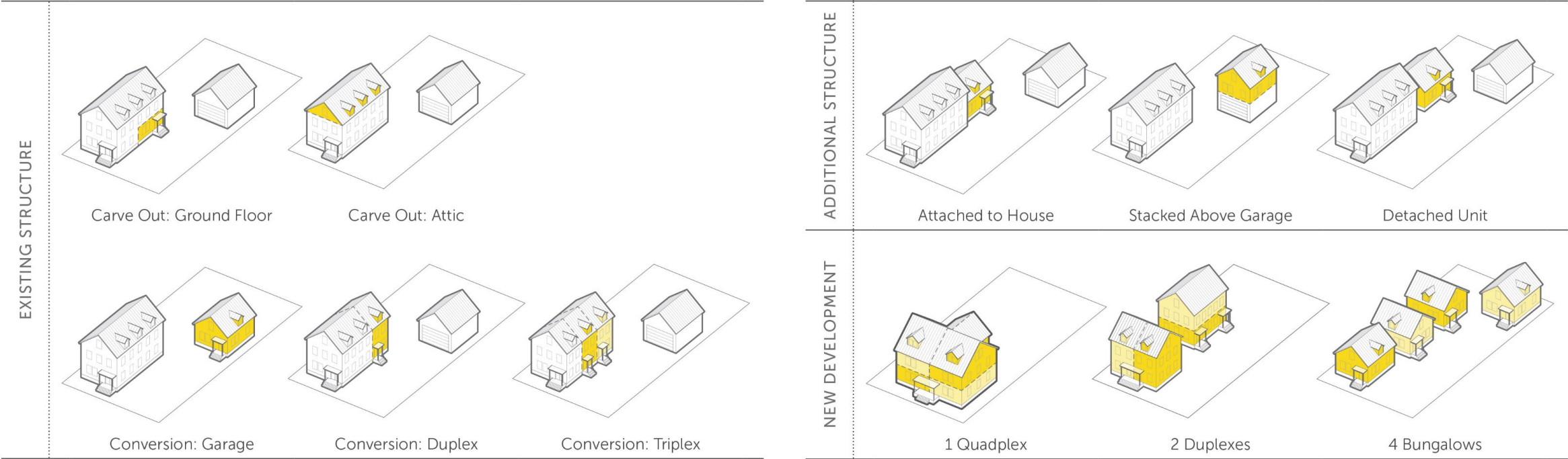
■ Potential future Small Area Plan locations (in alphabetical order) [Draft list]:

- Belmont-Carlton
- Emmet Street Corridor
- High Street / Martha Jefferson Area
- Jefferson Park Avenue / Fontaine Avenue Corridor
- River Road Area
- Rose Hill / Harris Street / Preston Avenue Area
- Woolen Mills



Development of Zoning Tools: Examples

SAMPLE UNIT CONFIGURATIONS



Examples are precedents shown for illustrative purposes only. Images do not reflect proposed zoning changes.

Development of Zoning Tools: Examples

(c) District Page

- (1) Each district page identifies the standards specific to that district as shown below.
- (2) Each district standard category on a district page provides a reference to *Division 7, Rules of Interpretation*, where the standards within that category are explained in detail.

District Page

Step 1: Find Your District Page

50-2-13 R2 [MISSING MIDDLE MEDIUM]

(a) ZONING LOT

Step 2: Review Your District Standards

Standard Category Label on Graphic	Standard	Specification for Standard	Link to Standards
(1) Lot Size	Area (min)	2,000 SF	50-2-40
(2) Coverage	Building coverage (max)	50%	50-2-41
(3) Building Setbacks	Primary street lot line (min/max)	2.5'/35'	50-2-42
(4) Build-to	Street build-out (min % of lot width)	65%	50-2-44
(5) Parking Location	Front yard/side street yard	Not allowed	50-2-45

Step 3: Learn More About Your Stds

Rules of Interpretation

50-2-48 ZONING LOT SIZE

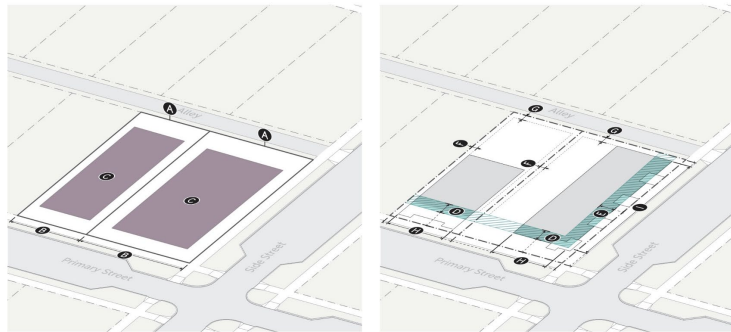
(1) Intent

(2) Applicability

(3) Standards

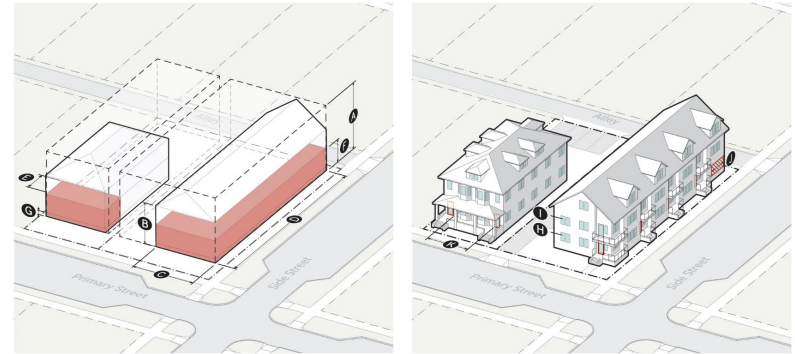
50-2-5. R2 [MISSING MIDDLE MEDIUM]

(a) ZONING LOT



(1) Lot Size	50-2-40
A Area (min)	2,000 SF
B Width (min)	
Front vehicular access	35'
Side/rear vehicular access	15'
No vehicular access	15'
Dwelling units per zoning lot (max)	
By-right	4
Conditionally	12
Additional zoning lot area for each dwelling beyond 1 unit (min)	+ 800 SF
(2) Coverage	50-2-41
C Building coverage (max)	
1 to 4 units	50%
5 to 8 units	55%
9 to 12 units	60%
Outdoor amenity space (min)	n/a
(3) Building Setbacks	50-2-42
D Primary street lot line (min/max)	Avg. setback range of 15'/25'
E Side street lot line (min/max)	5'/20'
F Side lot line (min)	4'
Rear lot line (min)	4'
G Alley lot line (min)	6'
(4) Build-to	50-2-44
H Street build-out (min % of lot width)	
Primary street	65%
Side street	35%
Pedestrian amenity allowance	n/a
(5) Parking Location	50-2-45
Front yard/side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

(b) BUILDING



(1) Massing	50-2-46	Primary St.	Side St.
Height (max)			
A Stories/feet	2.5/35'		
B Top plate	25'		
Width (max)			
C Primary street	40'		
D Side street	70'		
E Active depth (min)	9'		
(2) Story Height	50-2-47		
F Ground story height (min)	9'		
G Ground floor elevation (min/max)	2'/5'		
(3) Windows	50-2-48		
H Ground story (min)	10%	5%	
I Upper story (min)	7%	5%	
J Blank wall width (max)	10'	20'	
(4) Doors	50-2-49		
K Street-facing entry spacing (max)	30'	50'	

Examples are precedents shown for illustrative purposes only. Images do not reflect proposed zoning changes.

Next Steps

CVILLE **PLANS**
TOGETHER 

Questions & Comments from Community Attendees

CVILLE **PLANS**
TOGETHER 

Planning Commission Discussion

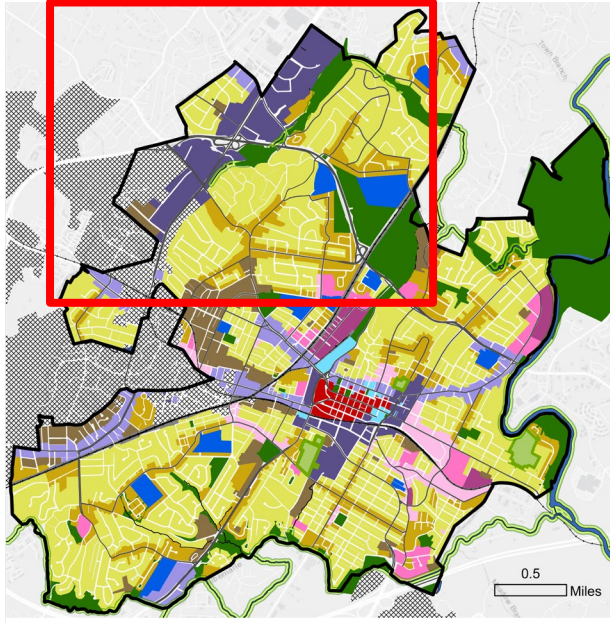


Appendix

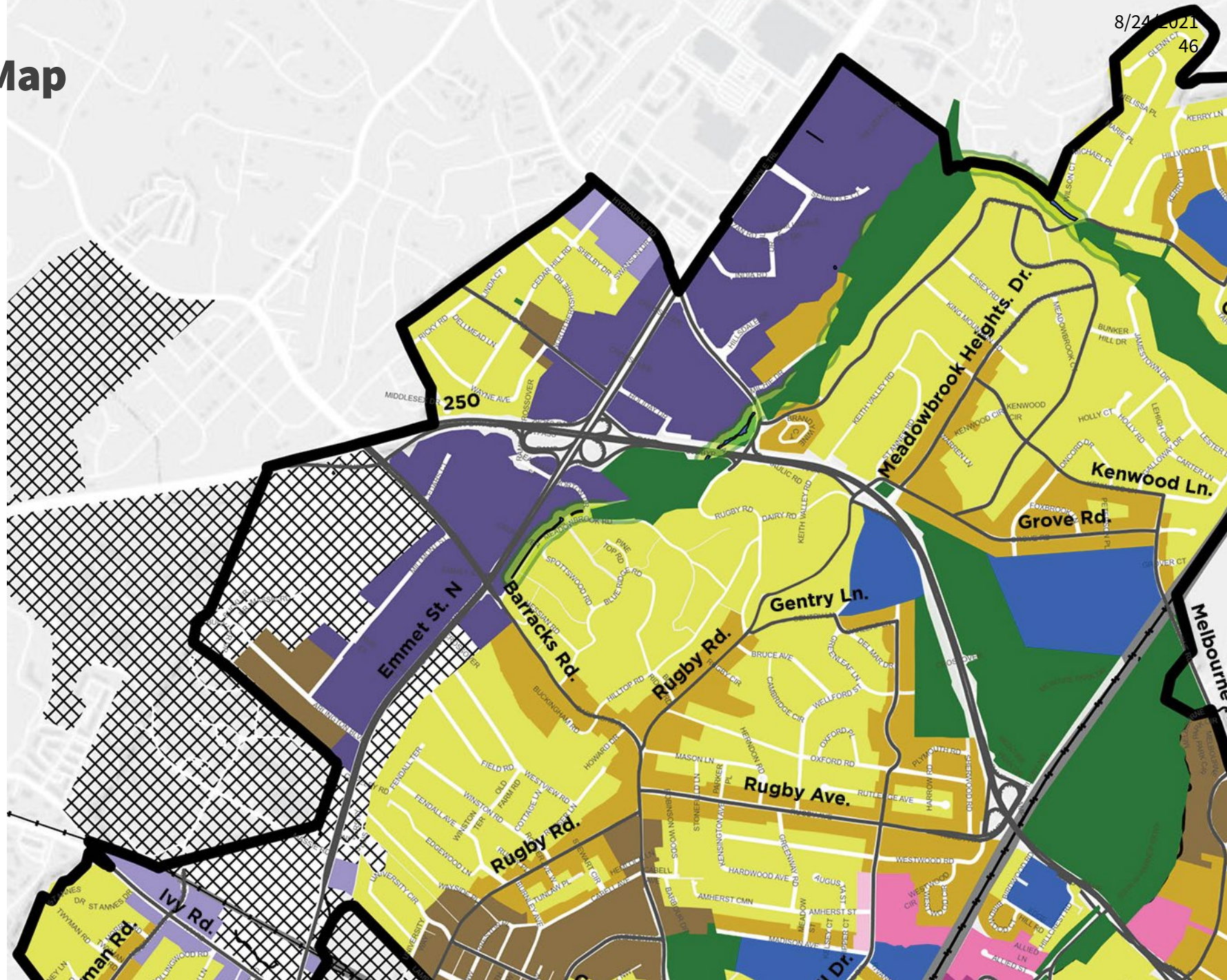
CVILLE **PLANS**
TOGETHER 

Draft Future Land Use Map

Enlargement 1

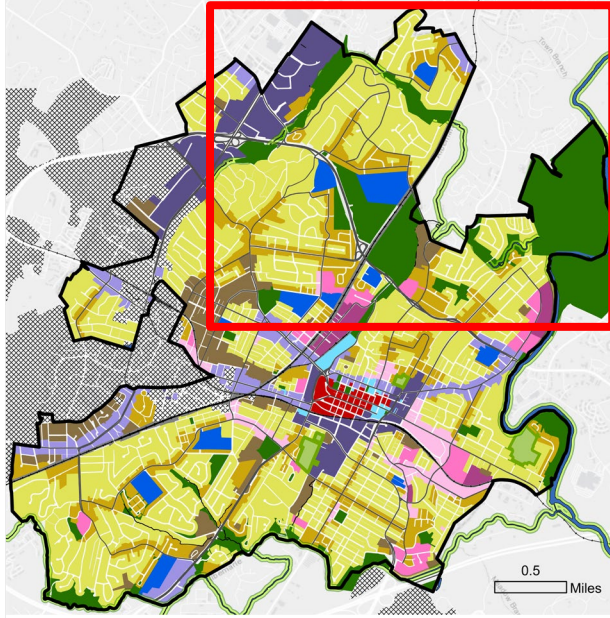


LAND USE CATEGORY	
	Downtown Core
	Urban Mixed Use Node
	Urban Mixed Use Corridor
	Business And Technology Mixed Use
	Neighborhood Mixed Use Node
	Neighborhood Mixed Use Corridor
	Higher-Intensity Residential
	Medium-Intensity Residential
	General Residential
	Open Spaces and Parks
	Cemetery
	Civic
	Education
	UVA
	Stream Buffer

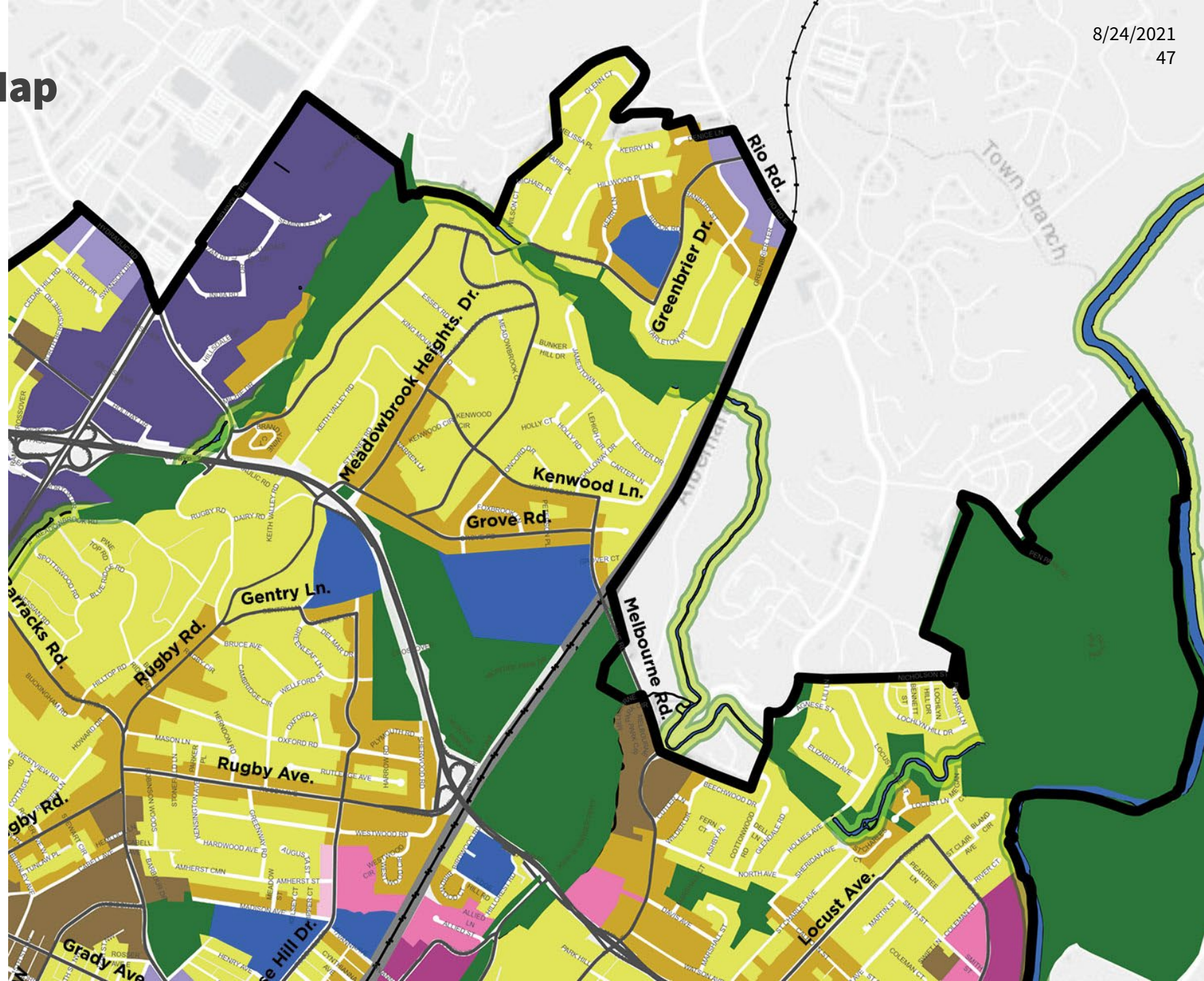


Draft Future Land Use Map

Enlargement 2

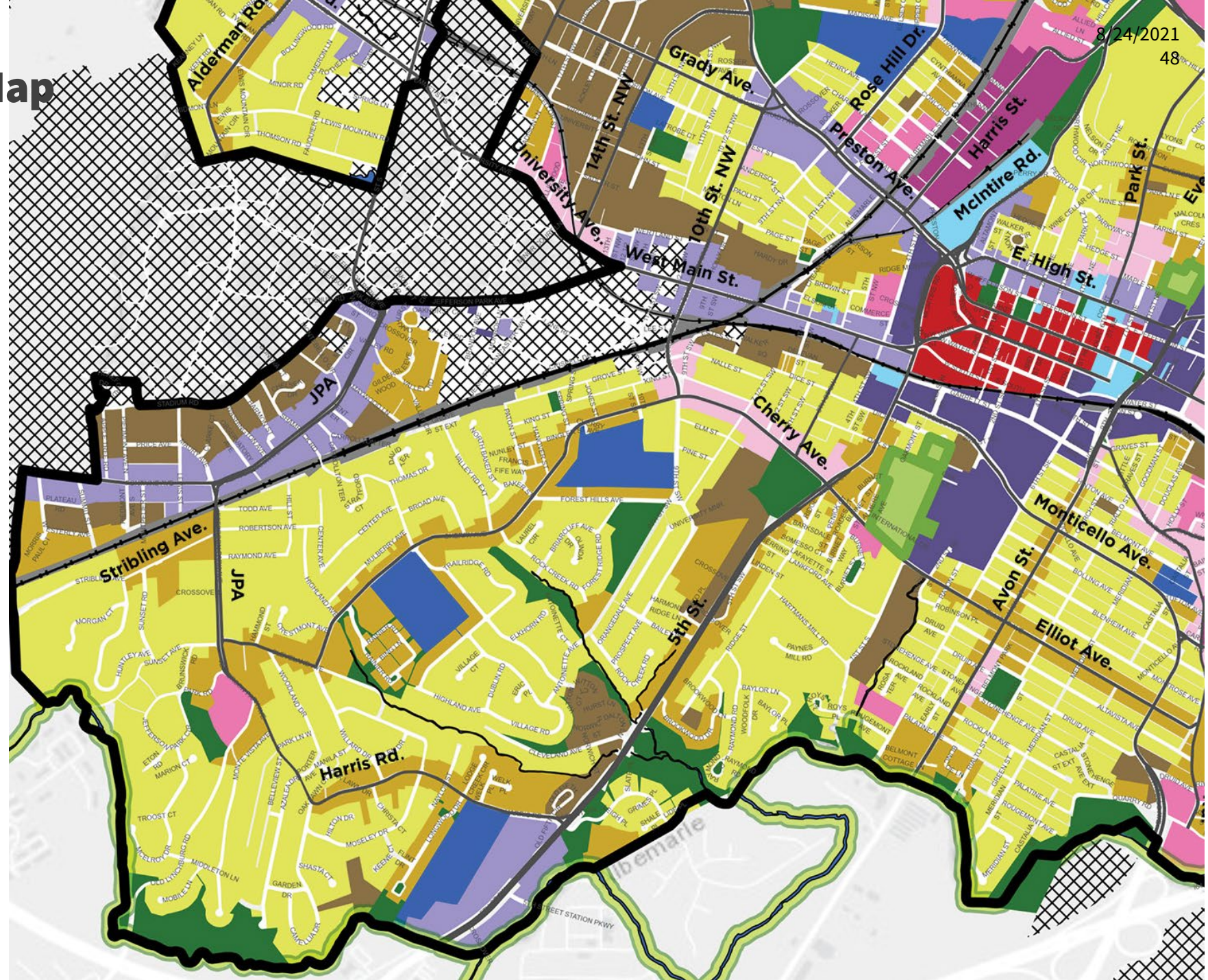
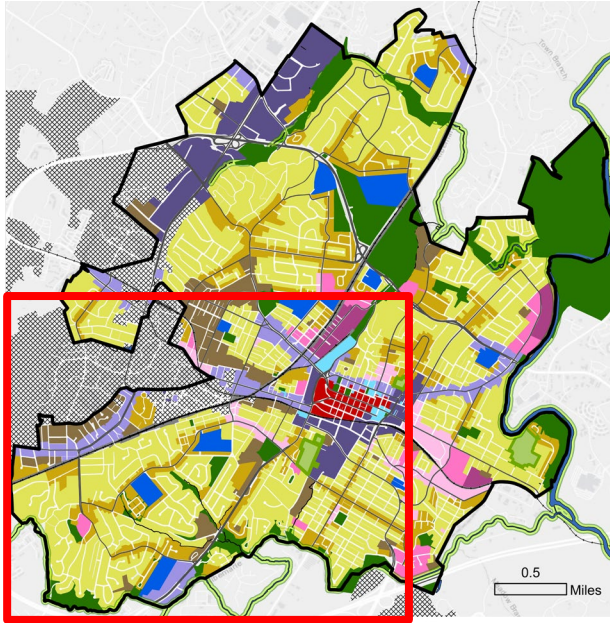


LAND USE CATEGORY	
	Downtown Core
	Urban Mixed Use Node
	Urban Mixed Use Corridor
	Business And Technology Mixed Use
	Neighborhood Mixed Use Node
	Neighborhood Mixed Use Corridor
	Higher-Intensity Residential
	Medium-Intensity Residential
	General Residential
	Open Spaces and Parks
	Cemetery
	Civic
	Education
	UVA
	Stream Buffer



Draft Future Land Use Map

Enlargement 3

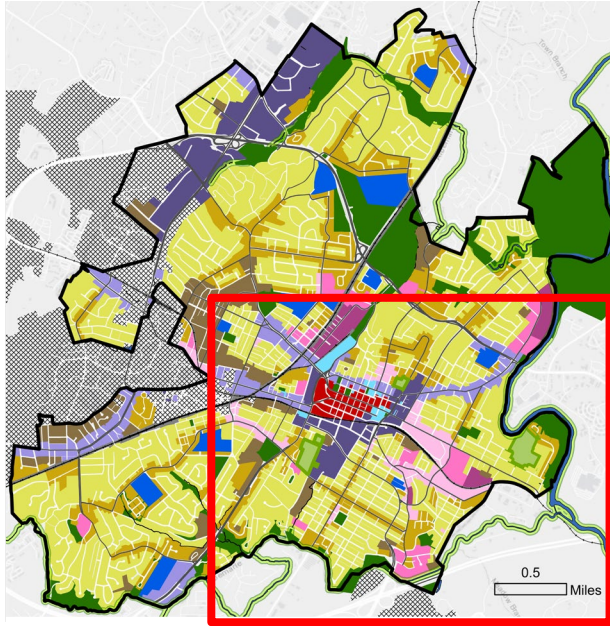


LAND USE CATEGORY

- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- Higher-Intensity Residential
- Medium-Intensity Residential
- General Residential
- Open Spaces and Parks
- Cemetery
- Civic
- Education
- UVA
- Stream Buffer

Draft Future Land Use Map

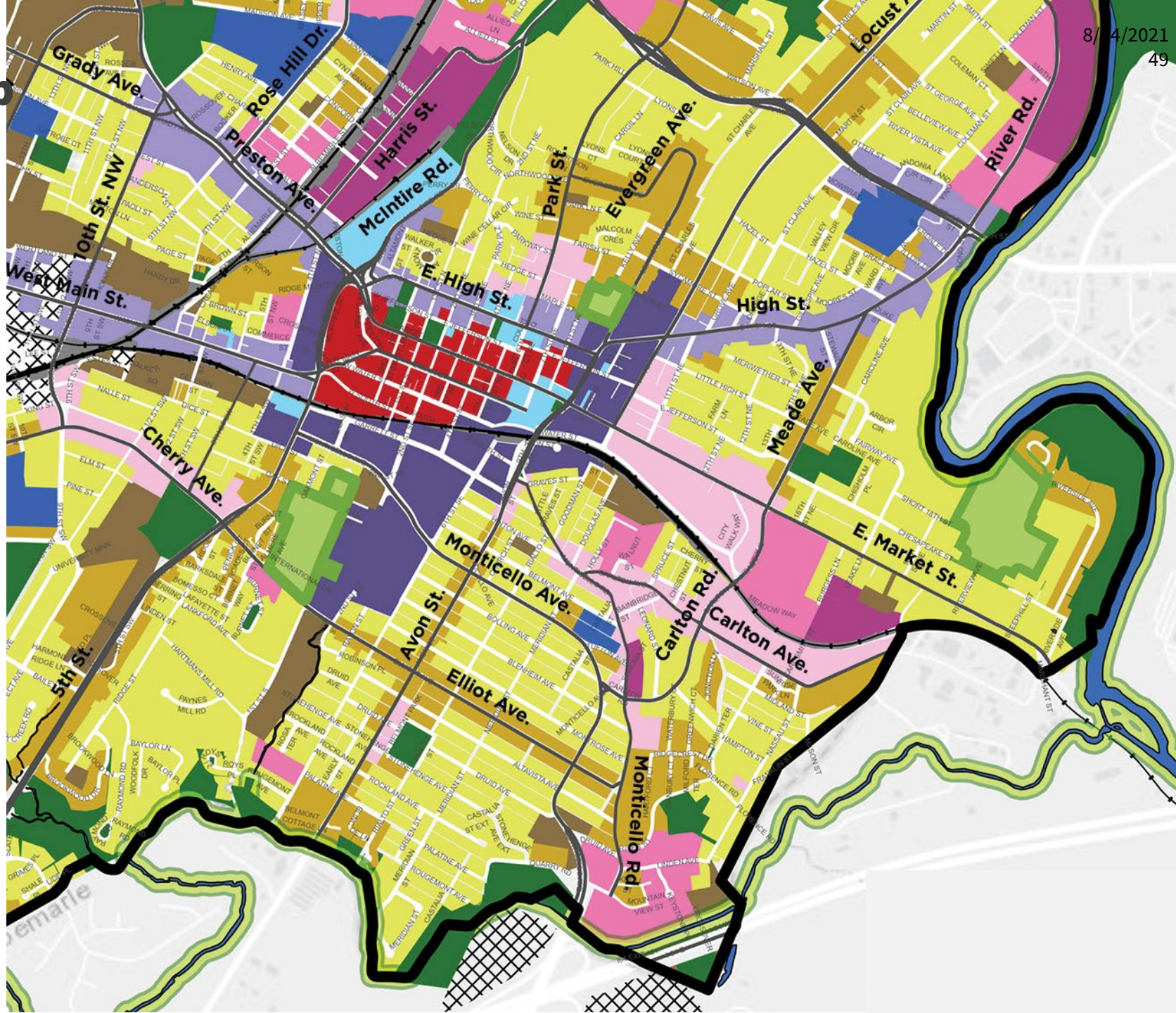
Enlargement 4



0.5 Miles

LAND USE CATEGORY

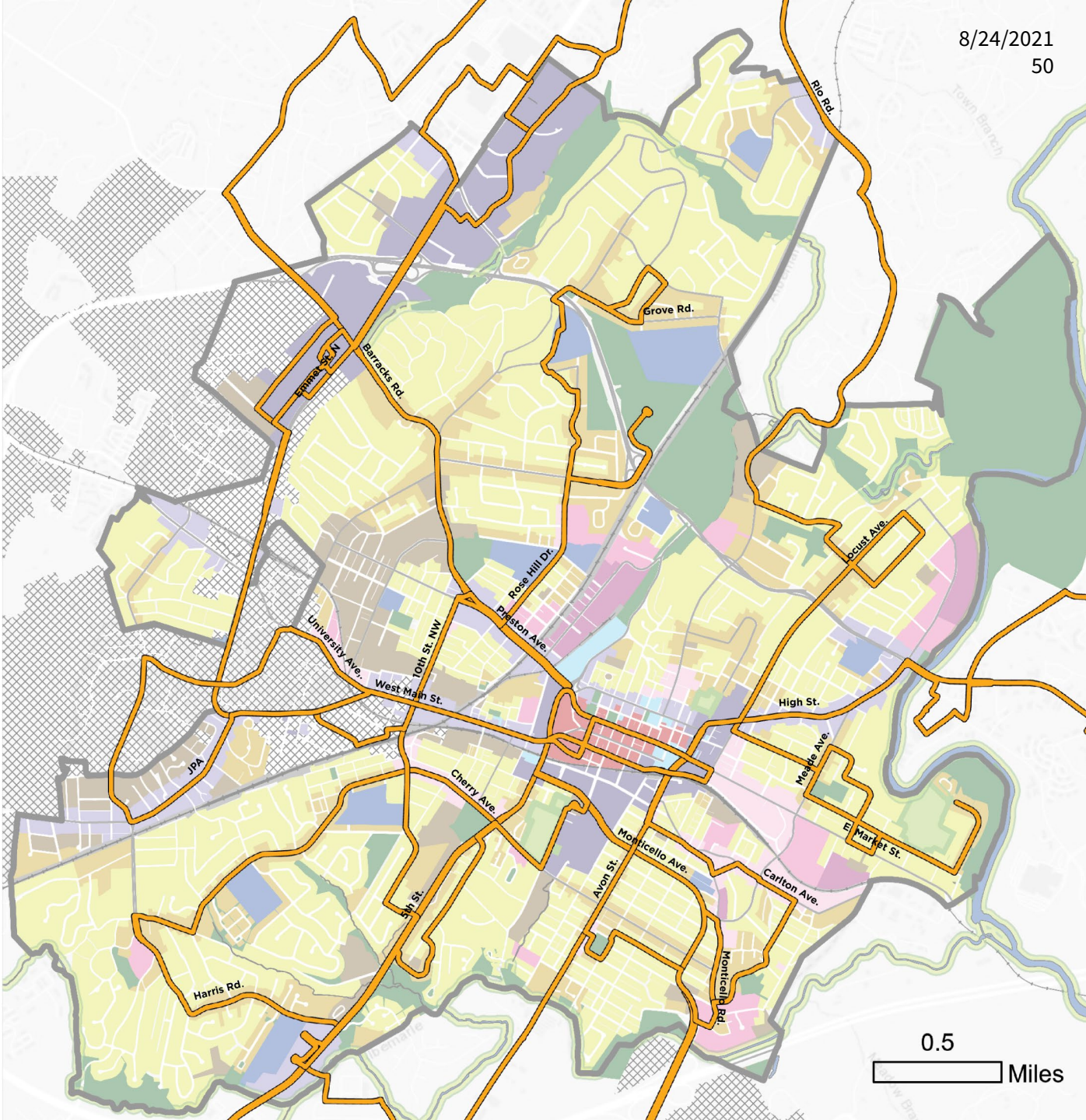
- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- Higher-Intensity Residential
- Medium-Intensity Residential
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- Open Spaces and Parks
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- Civic
- Education
- UVA
- Stream Buffer



Existing Bus Routes

Draft Future Land Use Map Plan Overlay







 Existing Charlottesville Area Transit Bus Route





Streets That Work (2016)

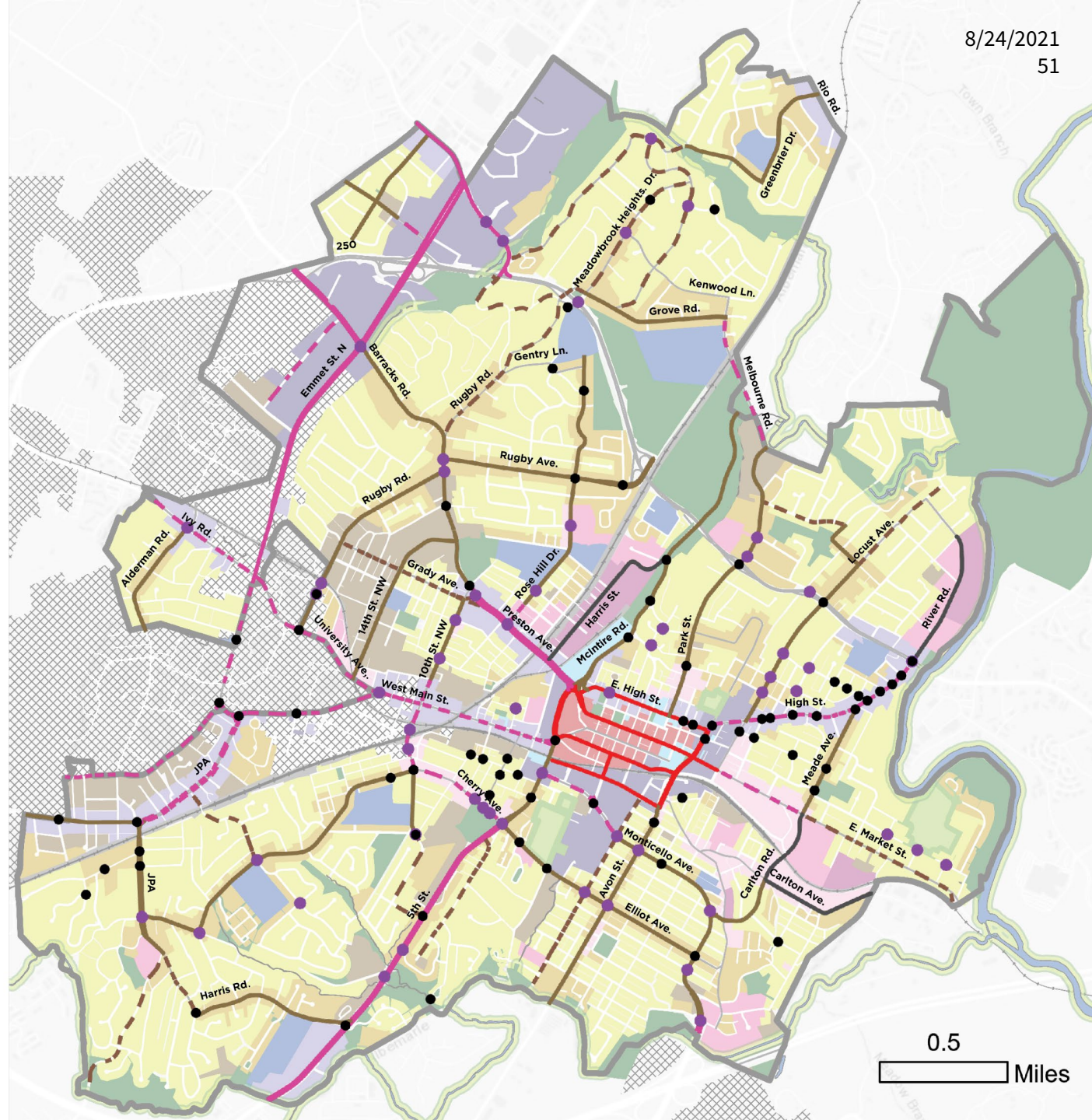
Draft Future Land Use Map Plan Overlay

Street Type

-  Downtown
-  Industrial
-  Mixed Use A
-  Mixed Use B
-  Neighborhood A
-  Neighborhood B




Intersection Type

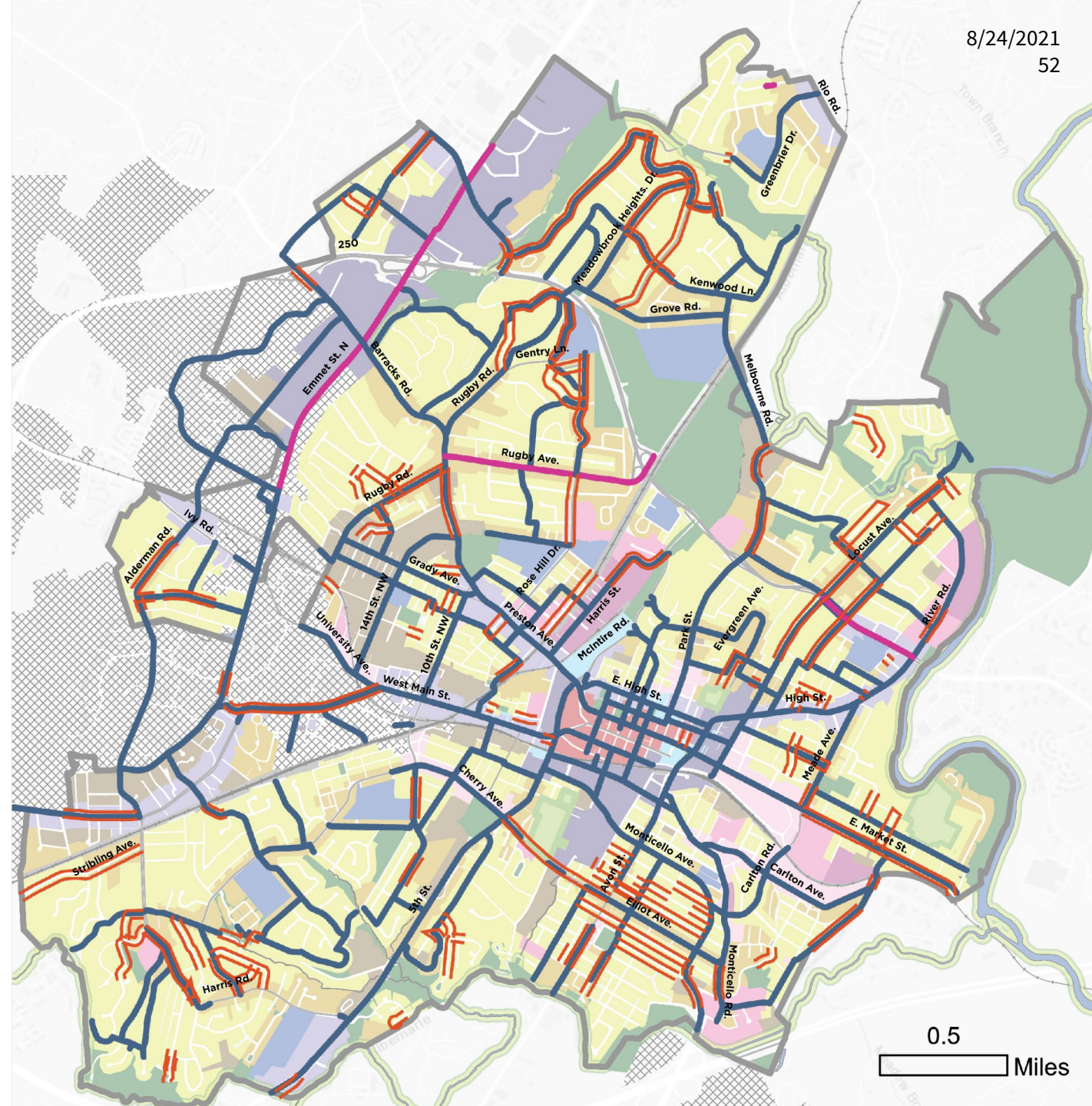
-  Bike/Ped Hot Spot
-  Intersection Problem



Bicycle and Pedestrian Master Plan Priority Projects (2015)

Draft Future Land Use Map Plan Overlay

-  **Shared Use Path**
-  **Bicycle Infrastructure**
-  **Pedestrian Infrastructure** *(The parallel lines delineate corridors, and are not meant to indicate all areas are planned for pedestrian infrastructure on both sides of the street)*



Sensitive Communities

Methodology

- Data
 - 2018: ACS 5-year Estimates (2013-2018)
- Characteristics by Census Block Group:
 - % Household Income <\$30,000/year, about 30% AMI
 - % People of Color (% of Community that is not White, Non-Hispanic)
- For each variable above, a Census Block Group was given a rating based on the # of deviations from the mean for each variable above. **Sensitive Communities** had a total of 5-6 points each.

[Click here](#) for an example of a similar analysis completed in Montgomery County, Maryland. Though that analysis has a different purpose and the community is much larger than Charlottesville, the method to define focus areas can be applied here.

