

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	November 6, 2023
Action Required:	Consideration of a Rezoning Application
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	Ordinance to rezone property located at 630 Cabell Avenue

Background

Mitchell Matthews Architects (Applicant), on behalf of Neighborhood Investments-CA, LLC (Owner), has submitted an application pursuant to City Code 34-490 to rezone property located at 630 Cabell Avenue, identified in the City's land records as Tax Map and Parcel (TMP) 050155000. This property was recently expanded via a Boundary Line Adjustment to incorporate 1,200 additional square feet from a neighboring property that is zoned University Two-Family Residential (R-2U). The applicant is proposing to rezone this additional area from R-2U to Multifamily Residential (R-3), making the entire property a uniform R-3 zoning. No proffers are included with this request.

Discussion

The Planning Commission held an in-person and virtual joint Public Hearing with City Council on October 10, 2023 on this matter. The Planning Commission and City Council had no concerns and were generally supportive of the request. The Commission voted unanimously to recommend approval of the rezoning.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 01:04:00 mark.

[Link to October 10, 2023 Public Hearing](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 6.

[Link to application, background materials and staff report.](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves this rezoning request, the project could contribute to the "Quality Housing Opportunities for All" goal of the City Vision Statement.

Community Engagement

On September 6, 2023 the applicant held a community meeting in-person at 630 Cabell Avenue from 6:00pm to 7:00pm. An NDS planner was able to attend this meeting. One member of the public

attended the meeting. No comments or concerns were raised regarding the proposed rezoning.

The Planning Commission held an in-person and virtual joint Public Hearing with City Council on October 10, 2023 on this matter. No members of the public spoke during the hearing.

Any emails received by staff regarding this project have been forwarded to Planning Commission and City Council.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

The Planning Commission voted 6-0 to recommend that the application for rezoning be approved.

Suggested:

“I move to approve the ORDINANCE for application ZM23-00005 rezoning the Property located at 630 Cabell Avenue, City Tax Map Parcel 050155000 from Multifamily Residential (R-3) and Two-Family Residential, University (R-2U) to Multifamily Residential (R-3).”

Alternatives

City Council has several alternatives:

- (1) by motion, take action to approve the attached ordinance granting the Rezoning as recommended by the Planning Commission;
- (2) by motion, request changes to the attached ordinance, and then approve the Rezoning;
- (3) by motion, take action to deny the Rezoning; or
- (4) by motion, defer action on the Rezoning.

Attachments

1. Draft Rezoning Ordinance for 630 Cabell Avenue