

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



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| Agenda Date: | March 7, 2022 |
| Action Required: | Consideration of an application for a Special Use Permit |
| Presenter: | Dannan O’Connell, City Planner, Neighborhood Development Services |
| Staff Contacts: | Dannan O’Connell, City Planner, Neighborhood Development Services |
| Title: | SP21-00006 – 2116 Angus Road, request for a Special Use Permit to increase allowed residential density |

Background:

Patrick McDermott of Dermo LLC, owner of Tax Map 40C Parcel 8 (“Subject Property”) has requested a special use permit on the Subject Property to increase the allowed residential density to 33 dwelling units per acre (DUA). The Subject Property is currently zoned B-1 and is the location of a 21-unit apartment building (2118 Angus Road) and a 3,200 sq. ft. office building (2116 Angus Road). The Applicant wishes to renovate the commercial building to accommodate up to six additional residential dwelling units.

Discussion:

The Planning Commission considered this application at their meeting on February 8, 2022. The discussion centered on the presence of affordable housing units as well as property maintenance issues related to the existing apartment complex.

The staff report and supporting documentation presented to the Planning Commission can be found starting at page 33 at the following link:

<https://civicclerk.blob.core.windows.net/stream/CHARLOTTESVILLEVA/e680037a-e75b-4d58-bcb5-438fa2c1052a.pdf?sv=2015-12-11&sr=b&sig=kN%2BUt7X7JBW8mehS74B9xpVKFhmrZ8SiC7CSQc%2F5WoQ%3D&st=2022-02-18T15%3A45%3A33Z&se=2023-02-18T15%3A50%3A33Z&sp=r&rscc=no-cache&rsct=application%2Fpdf>

Alignment with City Council’s Vision and Strategic Plan:

The City Council Vision of *Quality Housing Opportunities for All* states that “Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities. Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers. We have revitalized public housing neighborhoods that include a mixture of income and housing types with enhanced community amenities. Our housing stock is connected with recreation facilities, parks, trails, and services.”

The applicant proposes to retrofit existing office space into up to six additional dwelling units, representing a modest increase in housing density for the subject property. The existing apartment use at 2118 Angus Road, which currently contains several affordable housing units,

will not be modified by this request. Adequate parking exists to accommodate this change of use, and no exterior changes are proposed that may affect the existing neighborhoods in this area.

Community Engagement:

Per Sec. 34-41(c)(2), the applicant held a community meeting on November 12, 2021. (A City Planner was unable to attend as a NDS representative). Neighborhood concerns gathered from the community meeting are listed below.

- Property maintenance issues have been reported for the existing apartment complex.

The Planning Commission held a joint public hearing with City Council on this matter on February 8, 2022. No members of the public spoke on the application.

Budgetary Impact:

No direct budgetary impact is anticipated as a direct result of this Special Use Permit.

Recommendation:

Staff recommends the application be approved.

The Planning Commission voted 5-0 to recommend the application be approved.

Alternatives:

City Council has several alternatives following a public hearing:

- (1) by motion, approve the requested Special Use Permit as recommended by the Planning Commission with the following suggested motion;

“I move the adoption of the Resolution included in our agenda materials, granting this Special Use Permit within SP21-00006, based on a finding that the proposed permit is required by public necessity, convenience, general welfare, or good zoning practice”

- (2) by motion, request changes to the attached resolution, and then approve the Special Use Permit;
- (3) by motion, take action to deny the Special Use Permit;

Or

- (4) by motion, defer action on the Special Use Permit.

Attachments:

- A. Proposed Resolution