

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date: August 7, 2023

Action Required: Consideration of an application for a Special Use Permit

Presenter: Matthew Alfele, City Planner

Staff Contacts: Matthew Alfele, City Planner

Title: Special Use Permit request at 207 and 211 Ridge Street (1 reading)

Background

The Salvation Army of Charlottesville (owner) represented by Mitchell Matthews and Associates has submitted an application requesting a Special Use Permit (SUP) pursuant to Sections 34-796 and 34-162 at 207 and 209 Ridge Street or the Subject Property. The Subject Property is identified as Tax Map and Parcel 290029000. The Subject Property has street frontage on Ridge Street and 4th ST SW and is zoned West Main East Corridor (WME) with an Architectural Design Control District overlay. The applicant is pursuing a SUP to expand the existing Shelter Care Facility, modify yard setback requirements, and reduce onsite parking. The Salvation Army is proposing to redevelop the property and expand their existing services. To date, the use of the Shelter is legally nonconforming, and any expansion of that use beyond what is permitted in Section 34-1147(b) will require approval of a SUP. The Applicant is proposing to expand from 58 emergency shelter beds to 114 emergency shelter beds; expand meal capacity from 80 seats to 120 seats; increase the size of the multi-purpose room from 1,928 square feet to 2,415 square feet; and expand the meeting rooms capacity from 40 seats to 84 seats. To facilitate these expansions, the applicant, in addition to requesting a SUP for the Shelter use, is also requesting alterations to Section 34-638(a)(1) & (2) of the Code, whereby the yard setback/Streetwall requirements shall be altered from 5 feet minimum and 12 feet maximum on 4th St. SW to 10 feet minimum and no maximum; "build-to" percentages are altered from 80% minimum along the primary streets (Ridge Street) and 40% minimum along linking streets (4th ST SW) to 32% along primary streets and no minimum along linking streets; reduce the required onsite parking pursuant to Section 34-984 of the Code, from 52 spaces to no minimum (with an intent of providing 32 spaces); and modify Section 34-642(c) of the Code to remove the requirement that, for facilities providing more than 20 off-street parking spaces in this zoning district, no more than 50% of such spaces consist of open-air surface parking.

Discussion

The Planning Commission held a hybrid virtual and in-person joint Public Hearing with City Council on July 11, 2023, on this matter. The Planning Commission and City Council had the following comments or concerns:

- The Planning Commission and City Council value the services provided by the applicant and understand the need for expansion.
- Clarification on how the large oak tree will be preserved and what will happen if it is

damaged/removed.

- Parking needs and how it will impact adjacent neighbors was a big concern.
- How parking and services will be addressed during construction.
- How construction access will be handled and mitigation of impacts on neighbors on 4th ST SW.
- Screening on the western edge of the property is needed.

The Planning Commission and City Council had a long conversation related to this project and the public good it provides. Parking was the main topic as it relates to ensuring adequate parking is provided both during construction (as the applicant will continue to operate on site during the redevelopment) and after construction. Planning Commission updated the condition of parking to address this issue. Making sure the development is properly screened from the neighbors on 4th ST SW was also a point of discussion. City Council also stated the importance of the playground on site and the need to ensure it remains and has up-to-date equipment.

Staff recommends consideration of the following additional condition to address some of the concerns expressed at the public hearing:

Per Section 34-157(b): The applicant will provide a construction access management plan. At minimum the plan will include measures to insure safe vehicular and pedestrian access along 4TH ST SW and Dice ST during construction. The plan will be subject to approval by the Director of NDS and must be detailed within the Final Site Plan.

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

[Link to recording of July 11, 2023 Planning Commission Meeting](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 120.

[Link to Staff Report and application](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves the Special Use Permit request, the project could contribute to Quality Housing Opportunities for All and a Community of Mutual Respect aspects of the City Vision Statement.

Community Engagement

The applicant held a community meeting on June 22, 2023. The meeting was onsite and attended by one member of the public. At the meeting the following concerns were communicated to the applicant:

- Redevelopment and expansion will create parking issues for people living on 4th ST SW.
- Trash has and will continue to be an issue.
- The location of the proposed driveway to the Subject Property will create issues with residents who live directly across from the new access point.

Staff has received a few emails (Attachment F) related to this project. Concerns include:

- Increased traffic.
- Parking will be an issue.
- The City should not concentrate a large amount of the unhoused population at the tourist entry point to the downtown.

Staff has received emails and phone calls expressing concerns with the development. These

concerns include:

- Traffic and parking impacts to 4th ST SW.
- Trash.

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

On July 11, 2023 the Planning Commission and City Council held a joint Public Hearing. The Public Hearing was a hybrid meeting with the public able to join online and in person. During the Public Hearing five (5) members of the public participated. Below is an outline of their comments:

- Support for the project by neighbors, but concern with parking and traffic on 4th ST SW.
- More parking, with the covered parking, should be required.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

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

Suggested motion: "I move the RESOLUTION granting a Special Use Permit for Property located at 207 and 211 Ridge Street, City Tax Map Parcel 290029000" with conditions.

If Council wishes to include the additional recommended condition, the motion should include it as condition 10 and read Per Section 34-157(b): The applicant will provide a construction access management plan. At minimum the plan will include measures to insure safe vehicular and pedestrian access along 4TH ST SW and Dice ST during construction. The plan will be subject to approval by the Director of NDS and must be detailed within the Final Site Plan.

Alternatives

City Council may deny or indefinitely defer the requested Special Use Permit:

- (1) Denial: "I move to deny the Special Use Permit requested within zoning application no. SP23-00004"
- (2) Deferral: "I move to defer Council action on zoning application no. SP23-00004"

Attachments

1. 207_211_Ridge_Street_Salvation_Army_SUP_Res_8_8_23