

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



Agenda Date:	July 18, 2022
Action Required:	Approval of Resolution for a Special Use Permit
Presenter:	Brian Haluska, Principal Planner
Staff Contacts:	Brian Haluska, Principal Planner
Title:	1000 Monticello Road, Special Use Permit for additional residential density (1 reading)

Background

Kelsey Schlein of Shimp Engineering, acting as agent for Piedmont Realty Holdings III, LLC, owners of Tax Map 57 Parcel 36 (“Subject Property”) has requested a special use permit on the Subject Property to increase the maximum residential density to 42 dwelling units per acre. The Subject Property is currently zoned Neighborhood Commercial Corridor and is the location of Belmont Apartments.

Discussion

The Planning Commission considered this application at their meeting on June 14, 2022. The discussion centered on the details of the building height, massing, and the potential impacts of the request on the surrounding neighborhood.

The staff report and supporting documentation presented to the Planning Commission can be found starting at page 24 at the following link;

[Planning Commission Packet from June 14, 2022](#)

Alignment with City Council's Vision and Strategic Plan

The City Council Vision of Quality Housing Opportunities for All states that “Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers.”

Community Engagement

Per Sec. 34-41(c)(2), the applicant held a community meeting on April 21, 2022. (A City Planner was able to attend as a NDS representative). Neighborhood concerns gathered from the community meeting are listed below.

- The cumulative impact of development throughout the Belmont neighborhood on the adjacent streets.

The Planning Commission held a joint public hearing with City Council on this matter on June 14, 2022. One member of the public spoke on the application. The members of the public raised concerns regarding:

- The past impact of the development on affordability in the neighborhood.

Budgetary Impact

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

Recommendation

Staff recommends the application be approved. The Planning Commission voted 5-1 to recommend the application be approved with an additional condition that the building be substantially similar to the exhibit included in the application dated April 12, 2022.

Suggested Motion: "I move the RESOLUTION Granting a Special Use Permit for Property Located at 1000 Monticello Road (City Tax Map 57, Parcel 36)"

Alternatives

By motion, Council may deny the requested Special Use Permit. Also (by motion) Council may defer taking action on this application.

Attachments

1. RESOLUTION SUP - 1000 Monticello Road