

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



Agenda Date:	February 6, 2023
Action Required:	Consideration of an application for a Special Use Permit
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	<b>Considering a Special Use Permit request for 345 US 250 Bypass (250 Bypass Fire Station) (1 reading)</b>

**Background**

Scott Hendrix, City Senior Project Manager, is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-158 to allow for a new City fire station on the Subject Property. The Subject Property is owned by the City of Charlottesville and includes McIntire Park, the Brooks Family YMCA, and the existing City Fire Station #1. The applicant is proposing to construct a new 8,000 square foot station to the south of an existing stub road.

The Subject Property is currently zoned R-1 (Single-Family Residential). Under the R-1 zoning classification, municipal offices or other government buildings are permitted with a Special Use Permit. The current City Fire Station #1 is a legal non-conforming use, with no Special Use Permit on file for this site. Development of the Subject Property as shown requires disturbance of critical slope areas. Therefore, the applicant has submitted a Critical Slope Waiver (P22-0091) to accompany this SUP request.

**Discussion**

The Planning Commission held a hybrid virtual and in-person joint Public Hearing with City Council on January 10, 2023 on this matter. The Planning Commission and City Council had the following comments on concerns:

- Questions regarding trail paving and pedestrian accessibility to the new fire station
- Impacts to tree canopy and the surrounding McIntire Park area

The applicants clarified that the new station is designed to minimize land disturbance, and will be publicly accessible and connected to the existing City trail system. The Commission was very supportive of the new fire station, and recommended approval without a proposed condition regarding vacating the existing stub road from the City right-of-way. This was suggested to avoid potential legal delays regarding public right-of-way vacations.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 24:00 mark.

[Link to Recording of Public Hearing](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 42.

[Link to Staff Report and Application Materials](#)

**Alignment with City Council's Vision and Strategic Plan**

If City Council approves the Special Use Permit request, the project could contribute to Goal 3: A Beautiful and Sustainable Natural and Built Environment, Item 3.2: Provide reliable and high quality infrastructure.

**Community Engagement**

The applicant held a community meeting on August 24, 2022. Several members of the public were in attendance at the meeting.

Staff has received no emails or phone calls expressing concerns with the development.

On January 10, 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 three members of the public participated, voicing support for the new station and questions regarding facility upgrades and traffic impacts.

**Budgetary Impact**

This has no impact on the General Fund.

**Recommendation**

The Planning Commission voted 7-0 to recommend the application be approved.

Suggested motion: "I move the RESOLUTION granting a Special Use Permit for Property located at 345 US 250 Bypass."

**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. SP22-00008"
- (2) Deferral: "I move to defer Council action on zoning application no. SP22-00008"

**Attachments**

- 1. Fire Station #1 Special Use Permit Resolution 4860-6037-3582 v.1 (002) update