



**COUNTY OF ALBEMARLE
STAFF REPORT SUMMARY**

Project Name: SP201600022 Boys and Girls Club Expansion	Staff: J.T. Newberry, Senior Planner
Planning Commission Public Hearing: February 7, 2017	Board of Supervisors Public Hearing: TBA
Owner: Southwood Charlottesville, LLC	Applicant: Craig Kotarski, Timmons Group and James Pierce, CEO of the Boys and Girls Club of Central Virginia
Acreage: 88.10 acres	Special Use Permit: Community center under Section 14.2.2(1) of the Zoning Ordinance
TMP: 090A1-00-00-001D0 Location: 387 Hickory Street	Existing Zoning and By-right use: R-2 Residential – 2 units/acre
Magisterial District: Scottsville	Conditions: Yes
Development Area: Neighborhood 5 of the Southern and Western Neighborhoods Master Plan	Requested # of Dwelling Units: N/A
Proposal: Amend the existing special use permit for a community center to serve up to 200 children at any one time and to permit an approximately 2,800 square foot modular building adjacent to the existing basketball court.	Comprehensive Plan Designation: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses.
Character of Property: Developed with residential uses; subject site contains an office and community center used for the Boys and Girls Club and the Southwood community.	Use of Surrounding Properties: A school, a church and vacant, wooded land that is to be developed as Biscuit Run State Park.
Factors Favorable <ol style="list-style-type: none"> 1. This proposal will provide additional capacity for comprehensive youth development services in the Southwood community. 2. This proposal will provide a larger community center/meeting place for the entire Southwood community. 	Factors Unfavorable None identified.
RECOMMENDATION: Staff recommends approval of this special use permit with conditions.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

J.T. Newberry, Senior Planner
February 7, 2016
TBA

PETITIONS:

PROJECT: SP201600022 Boys and Girls Club – Southwood Expansion

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 090A1-00-00-001D0

LOCATION: 387 Hickory Street

PROPOSAL: Amend the existing special use permit for a community center (SP201200009) to serve up to 200 children at any one time and to permit an approximately 2,800 square foot modular building adjacent to the existing basketball court

PETITION: Community center under Section 14.2.2(1) of the Zoning Ordinance

ZONING: R-2 Residential - 2 units/acre

OVERLAYS: Entrance Corridor, Steep Slopes (Managed and Preserved)

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses in Neighborhood 5 of the Southern and Western Neighborhoods Master Plan

CHARACTER OF THE AREA:

The Southwood community is primarily made up of residential mobile homes. The subject area is located at the northeast corner of the intersection of Hickory Street and Bitternut Lane. The location along Hickory Street is approximately 2,100 feet east of its intersection with Old Lynchburg Road (See Attachment A). Uses adjacent and near to the site include single-family residential, a school, a church and vacant, wooded land that is to be developed as Biscuit Run State Park. There are several residential subdivisions located nearby.

PLANNING AND ZONING HISTORY:

Southwood Mobile Home Park developed in 1976. The property was zoned R-2 Residential prior to 1980. Over the last 40 years, a variety of home occupations, violations, zoning clearances, signs and three special use permits have occurred on the site:

- SP200100004 – Special use permit for a community center at 750 Java Court known as the Rainbow House.
- SP200700062 – Special use permit for 1,400 square foot expansion of existing community center at 387 Hickory Street, including play area improvements for the Boys and Girls Club (BGC).
- SP201200009 – Special use permit for expansion of the BGC to increase the number of children allowed from 80 children to 120 children (see conditions in Attachment B).
- October 5, 2016 – Resolution of intent adopted by Board of Supervisors endorsing a collaborative relationship between the County and Habitat for Humanity in redeveloping Southwood.

DETAILS OF THE APPLICANTS' PROPOSAL AND JUSTIFICATION:

The applicant is requesting to expand the existing community center use by increasing the permitted enrollment from 120 children to 200 children (See Attachment C). To accommodate the additional enrollment, an approximately 2,800 square foot modular building is proposed adjacent to the existing basketball court. The existing parking area is proposed to be expanded and re-stripped (see Attachment D).

As justification for the request, the Boys and Girls Club notes that they are at capacity with 117 children coming to the club each day. Additionally, they have 100 children on their waiting list to become members.

Since the Southwood Mobile Home Park was purchased by Habitat for Humanity in 2007, Habitat has been working on a plan to replace mobile homes with site built homes. They intend to create a mixed housing type and mixed income neighborhood. Redevelopment plans are expected to be completed sometime in 2017.

SUMMARY OF THE COMMUNITY MEETING:

The community meeting was held at the Boys and Girls Club on Wednesday, November 30th, 2016. The meeting was well-attended by approximately 40 community members, as well as BGC staff and volunteers. The applicant outlined the proposed expansion and then answered questions. A translator was available throughout the meeting for both the presentation and the question and answer portions of the meeting. The community members thanked the applicants for their work to meet the growing demands on the club and expressed widespread support for the proposal.

ANALYSIS OF THE SPECIAL USE PERMIT REQUESTS:

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

No substantial detriment. The proposed special use will not be a substantial detriment to adjacent lots.

The request is to expand an existing use that has operated since 2007 and has expanded previously without issue. The location of the community center is sufficiently buffered from surrounding lots. Staff does not believe this request will be a substantial detriment to adjacent lots.

Character of district unchanged. The character of the district will not be changed by the proposed special use.

The character of this district is largely residential and proposed expansion is not expected to change the character of the district.

Harmony. The proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district.

Section 1.4.4 of the zoning ordinance states that one of the purposes of this chapter is “to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds,

recreational facilities, airports and other public requirements.” The proposed uses are in harmony with this intent.

...with the regulations provided in section 5 as applicable,

Section 5.1.04 contains the following supplemental regulation for a community center:

“Any such use seeking public funding shall be reviewed by the commission in accordance with Section 31.2.5. Specifically, the commission shall find that the proposed service area is not already adequately served by another such facility. In addition, the commission shall be mindful that such use is appropriate to villages, communities and the urban area of the comprehensive plan.”

The content of Section 31.2.5 was repealed from the Zoning Ordinance in 2015 as it relates back to a section of State Code (§15.2-2232). The intent of the ordinance is to ensure that an area is not already adequately served by another existing facility. Staff finds that the size of the waiting list for the Boys and Girls Club is sufficient evidence to meet this regulation.

...and with the public health, safety and general welfare.

Staff finds that the proposed use should not adversely impact the health, safety and general welfare of the residents and club members.

Consistency with the Comprehensive Plan. The use will be consistent with the Comprehensive Plan.

The Southern and Western Neighborhoods Master Plan designates this area for Urban Density Residential uses, which include supporting uses such as places of worship, schools, public and institutional uses. A community center is proposed at Southwood, either at the entrance to or within the development (see Attachment E).

During review of this project, staff wondered how this addition would affect or fit in with the future redevelopment plan for the site. The applicant responded that, because the building is modular, it can be moved to a different location or off the site as Southwood is redeveloped.

A full Neighborhood Model Analysis is not applicable to this project since the proposal is viewed as an expansion of an existing building within the development. However, staff notes this proposal continues to support Neighborhood Model principles by providing a mixture of uses and retaining a neighborhood center.

Staff finds that proposed expansion is supported by and consistent with the Comprehensive Plan.

SUMMARY AND ACTION:

Staff has identified factors which are favorable to the proposal. Favorable factors include:

1. This proposal will provide additional capacity for comprehensive youth development services in the Southwood community.
2. This proposal will provide a larger community center/meeting place for the entire Southwood community.

Unfavorable factors include:

1. None identified.

RECOMMENDATIONS:

Staff recommends approval of SP201600022 based upon the analysis provided herein with the following conditions. These conditions are amended from the 2012 special use permit. Changes showing additional text are underlined and the change proposing to remove text is ~~struck through~~ as shown below:

1. Development shall be in general accord with the concept plan titled “Southwood Boys and Girls Club Expansion” dated April 13, 2012 and the concept plan “Southwood Boys and Girls Club Expansion” dated September 20, 2016 (hereafter “Concept Plans”) as determined by the Director of Planning and the Zoning Administrator. To be in general accord with these Concept Plans, the proposed buildings ~~and existing building renovation~~ uses shall reflect the following major elements within the site essential to the design of the site, as shown on the Concept Plans:
 - Location of buildings, uses, and structures, inclusive of the minimum setback for the new structure from Bitternut Lane must be 15 feet.
 - Location of parking areas
 - Location of outdoor play area

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance; and

2. The parking study is based on a maximum of 200 children. There shall be no more than 200 children at any one time served at this location of the Boys and Girls Club.

PLANNING COMMISSION MOTION:

A. Should a Planning Commissioner **choose to recommend approval** of the special use permit:

Move to recommend approval of SP201600022 with the conditions outlined above.

B. Should a Planning Commissioner **choose to recommend denial** of this special use permit:

Move to recommend denial of SP201600022. *Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.*

ATTACHMENTS:

Attachment A – [Area Map](#)

Attachment B – [Conditions of Approval from SP201200009](#)

Attachment C – [Application Narrative](#)

Attachment D – [Conceptual Plan](#)

Attachment E – [Comprehensive Plan Map](#)