

RESOLUTION APPROVING A REQUEST FOR A SPECIAL EXCEPTION PERMIT (“SEP”) FOR PROPERTY LOCATED AT 408 HARRIS ROAD

WHEREAS, Neighborhood Investments LLC (“Landowner”) is the current owner of a lot identified on 2025 City Tax Map 21A as Parcel 104 (City Parcel Identification No. 21A104000), having an area of approximately 0.203 acres (8,857 square feet); (“Subject Property”); and

WHEREAS, Landowner wishes to develop residential units with reduced amenity space areas on the Subject Property (“Project”); and

WHEREAS, the Project is described in more detail within Landowner’s application materials submitted in connection with Application PL-26-0030 (“Application”), as required by City Development Code § 34-5.2.15.B.2 (collectively, "Application Materials"); and

WHEREAS, the City of Charlottesville Planning Commission (“PC”) made a recommendation of approval at its April 14, 2026, Public Meeting, per City Development Code § 34-5.2.15.C.2.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Council of the City of Charlottesville, Virginia (“City Council”), upon consideration of the PC's recommendation and the City Staff Report discussing the Application, as well as the factors set forth within City Development Code § 34-5.2.15.D, that it finds and determines that granting the proposed SEP would serve the public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, by City Council, pursuant to City Development Code Section § 34-5.2.15, a SEP is hereby approved and granted to authorize the Project and permit reduced amenity space areas consistent with the Application Materials for the Subject Property.

Approved by Council
[REDACTED], 2026

Kyna Thomas
Clerk of Council