

## **RESOLUTION GRANTING A SPECIAL USE PERMIT (“SUP”) FOR A COMMERCIAL LODGING (UP TO TEN (10) GUEST ROOMS) AT 401 RIDGE STREET**

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**WHEREAS**, Barbara S. and Alan D. Jenkins are the current owners of a lot located in the City of Charlottesville, Virginia (“City”), real estate records by Real Estate Parcel Identification No. 290132000, having an area of approximately 0.31 acres (13504 square feet) ("Subject Property"); and

**WHEREAS**, the Subject Property is zoned with a Residential C (“R-C”) classification; and

**WHEREAS**, according to the Permitted Use Table set forth in City Code Section 34, Article 3.2.2, a commercial general lodging (up to ten (10) guest rooms) requires a SUP within the R-C Zoning Districts; and

**WHEREAS**, the proposed Commercial General Lodging (up to ten (10) guest rooms) is described in more detail within the February 2, 2025, Application, with Project Number PL-25-0027, as required by City Code Chapter 34, Article 5.2.13.B (“Application Materials”); and

**WHEREAS**, the Planning Commission (“PC”) made a recommendation of approval at its April 8, 2025, Public Meeting, per City Development Code Section 34-5.2.14.C.3.

**NOW THEREFORE, BE IT RESOLVED**, upon consideration of the PC's recommendation and the Staff Reports discussing this Application, as well as the factors set forth within City Development Code Section 34-5.2.14.D, the City Council of the City of Charlottesville, Virginia (“City Council”), finds and determines that granting the proposed SUP would serve the public necessity, convenience, general welfare or good zoning practice; and

**BE IT FINALLY RESOLVED** by City Council, that, pursuant to City Code Development 34-5.2.14, a SUP is hereby approved and granted authorizing the Project on the Subject Property.