CITY OF CHARLOTTESVILLE
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PLANNING COMMISSION REGULAR MEETING

APPLICATION FOR A SPECIAL EXCEPTION PERMIT

APPLICATION NUMBER: PL-26-0120

DATE OF MEETING: November 10, 2026

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT

Project Planner: Dannan O'Connell

Date of Staff Report: October 26, 2026

Applicant: Justin Shimp, Shimp Engineering

Current Property Owner: Stadium Road Real Estate LLC

Application Information

Property Street Address: 1906 Stadium Road ("Subject Property")

Tax Map & Parcel/Tax Status: 160072000

Total Square Footage/ Acreage Site: Approx. 0.17 acres (7,492 sq. ft.)

Comprehensive Plan (General Land Use Plan): Higher Intensity Residential

Current Zoning Classification: RX-3

Overlay District: None

Applicant's Request (Summary)

Justin Shimp of Shimp Engineering (applicant), representing Stadium Road Real Estate LLC (property owner), has requested a Special Exception Permit (SEP) pursuant to City Code Sections 34-2.3.2.B.2 and 34-2.10.10.B.3.b for active depth. The applicant wishes to redevelop the above-referenced parcel (Subject Property) with one 13-unit residential dwelling. The RX-3 district requires all structures to provide at least nine feet of interior active depth along all portions of a building used to meet the minimum build-to width requirement. No more than 20% of the floor area of this required active depth may be used for inactive spaces such as storage, hallways, stairwells, elevators, and equipment rooms. Vehicle use areas are not allowed in any portion of the required active depth. The intent of these features is "*To facilitate the creation of a convenient, attractive, and harmonious community by minimizing the impact of inactive spaces on the public realm and to promote a comfortable, safe, engaging, and attractive build environment;"* per Section 34-2.10.10.B.1.

The applicant proposes up to 24% of inactive space within the Stadium Road build-to area, and up to 71% of inactive space along Harmon Street, including a vehicle driveway.

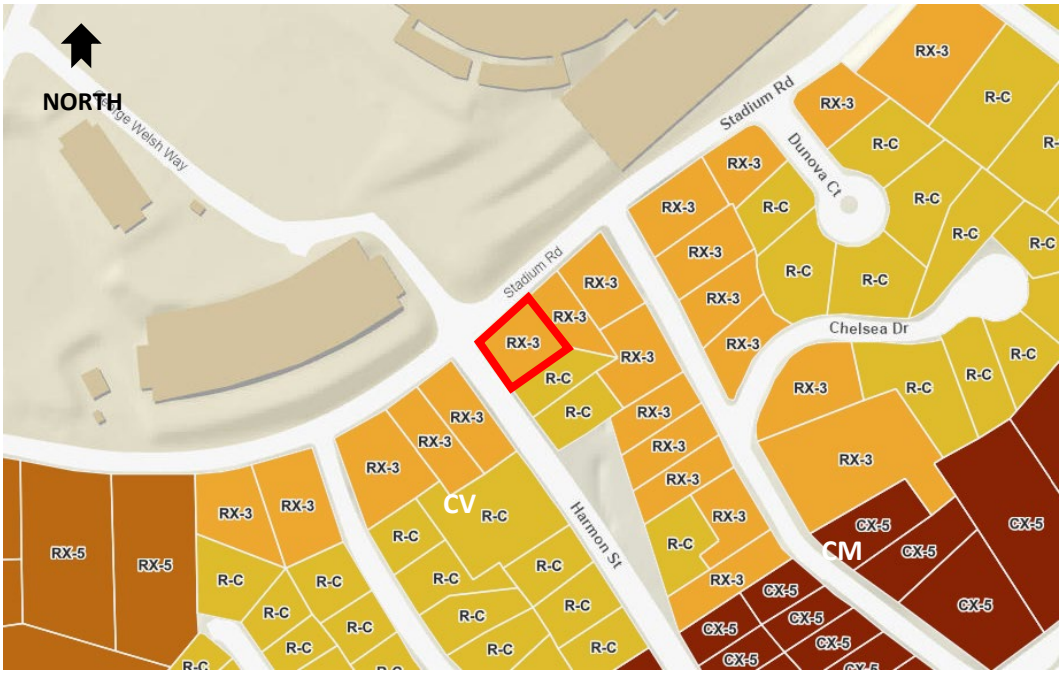
Vicinity Map



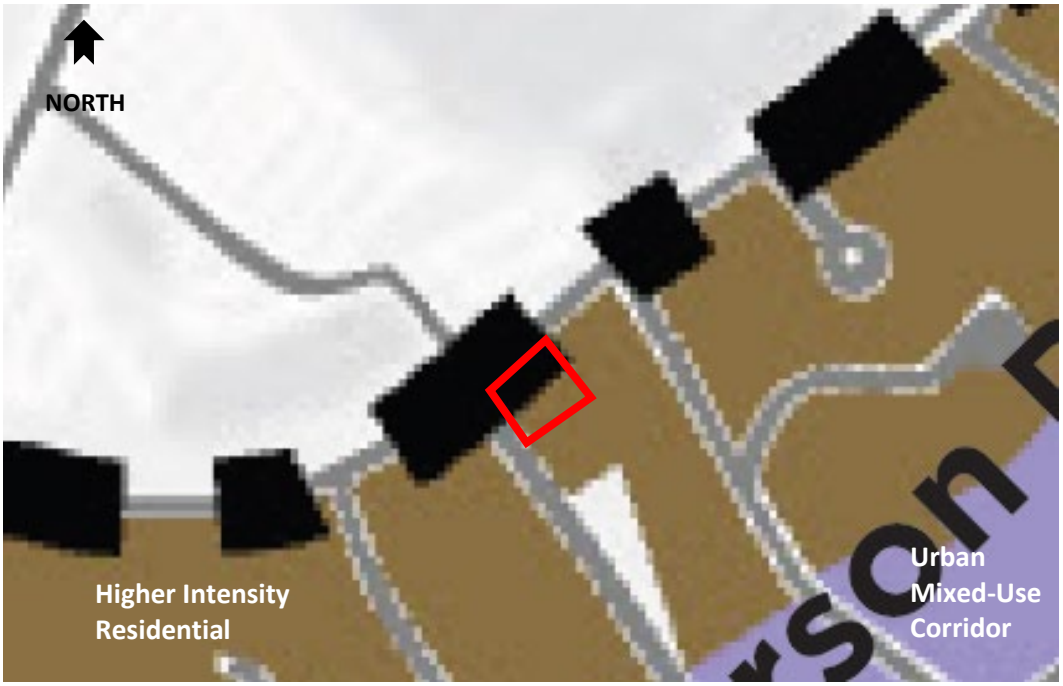
Context Map 1



Context Map 2- Zoning Classifications



Context Map 3- Future Land Use Plan, 2021 Comprehensive Plan



Standard of Review

City Council may grant an applicant a Special Exception Permit (SEP), giving consideration to a number of factors set forth within Zoning Ordinance Section 34-5.2.15.D. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SEP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SEP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed development.

Section 34-5.2.15.D of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SEP. Following below is staff's analysis of those factors, based on the information provided by the applicant. The applicant's analysis of their request can be found in Attachment A.

(1) Whether the proposed modifications to physical dimensional standards will be harmonious with existing and approved patterns of development on the same or an opposing block face or abutting property;

The applicant proposes to construct one residential apartment structure with 13 dwelling units. The building has 11 ground-floor parking spaces accessed via a driveway on Harmon Street, plus one dwelling unit and two internal stairwells, one of which is accessible from Harmon Street. Site location and dimensions can be found within the applicant's submitted Development Plan (Attachment B).

Staff Analysis: Stadium Road and Harmon Street are currently developed with a mix of one- and two-family residential uses and small multi-family residential apartment complexes. Several of these residential uses contain small surface parking lots, or unstriped gravel or asphalt parking areas to accommodate student renters. Northwest of the Subject Property is a large surface parking lot and several parking structures serving the University of Virginia's Scott Stadium.

The scale of the proposed residential building is similar to existing developments along Stadium Road, and the proposed ground floor parking area is significantly less impactful than existing parking areas along Stadium Road and Harmon Street. The development is therefore harmonious with the existing patterns of development within this area.

(2) Whether the proposed modification supports the goals and strategies of the Comprehensive Plan;

Below are specific areas of the Comprehensive Plan for which the development is in compliance:

a. Land Use, Urban Form, and Historic & Cultural Preservation

Objectives for Residential Areas: Encourage incremental "house-sized," contextual infill within existing residential neighborhoods.

Goal 3: Protect and enhance the existing distinct identities of the city's neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

Comprehensive Plan- *Staff Analysis:*

The Future Land Use Map of the 2021 Comprehensive Plan designates the Subject Property and surrounding properties as Higher-Intensity Residential, which is intended to *"Provide opportunities for higher density, multi-family focused development[,] incentivize affordability and increased intensity to meet Affordable Housing Plan goals.*" Building form is to be compatible with existing context, allowing multi-unit housing with 13+ units per lot. Limited ground floor commercial uses are encouraged. Zoning tools will define building form and neighborhood compatibility criteria for development.

The proposed residential structure is a higher density multi-family development but is compatible with the existing residential context along Stadium Road. The project's height, setbacks and use requirements were scaled to match the adjacent R-C zoning district to avoid a transition requirement along the Subject Property's southern lot line. The project is utilizing an Affordable Dwelling Unit bonus for additional building height, and will provide certification of required affordable units prior to Final Site Plan approval. Vehicle parking is located underneath the building, away from street-facing yards, and bicycle parking will be provided as required by the City's Development Code.

(3) Whether, with conditions, the Special Exception Permit is consistent with the public necessity, convenience, general welfare, and good zoning practice.

As the application does align with existing patterns of development along Stadium Road and Harmon Street, and the Comprehensive Plan's emphasis on providing higher density housing which incentivizes affordability, staff finds granting the Special Exception Permit would be consistent with good zoning practice and general public welfare.

Public Comments Received

Staff has received no public comments on this Special Exception request at the publishing of this report.

Staff Recommendation

Staff recommends approval of this Special Exception Permit to reduce the required active depth area.

Recommended Conditions

Should the Planning Commission recommend approval of this Special Exception Permit, no conditions are recommended by staff.

Suggested Motions

1. I move to recommend approval of this application for a Special Exception Permit in the RX-3 Residential district at 1906 Stadium Road to permit the construction of 13 residential units with reduced active depth area.
    a. [condition(s) proposed by Planning Commission]

OR,

2. I move to recommend denial of this application for a Special Exception Permit in the RX-3 Residential district at 1906 Stadium Road to permit the construction of 13 residential units with reduced active depth area.

Attachments

A. Special Exception Request Letter received September 15, 2026
B. Development Plan last revised June 5, 2026