

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



Agenda Date:	March 4, 2025
Action Required:	Approval of a Resolution
Presenter:	Carrie Rainey, Urban Designer/City Planner
Staff Contacts:	Carrie Rainey, Urban Designer/City Planner
<b>Title:</b>	<b>Resolution for a Special Exception Permit at 400-426 Garrett Street</b>

**Background**

The applicant requests a Special Exception Permit (SEP) pursuant to City Code Sections 34-2.4.4.B.5 and 34-5.2.15, which states a SEP may be granted for physical dimensional standards, for Phase 3 of the Friendship Court (Kindlewood) project. The applicant has requested to modify the street-facing entry spacing requirements for 2nd Street SE and Hinton Avenue Extended (new public street) for proposed Building 12. Per Section 34-2.10.1.B.1, 2nd Street SE is designated as a primary street and Hinton Avenue Extended is designated as a side street. The CX-8 Corridor Mixed Use district requires a street-facing entry every 40-ft on primary streets and a street-facing entry every 60-ft on side streets. The subject property has street frontage on 2nd Street SE, Garrett Street, and Monticello Avenue, as well as the new extensions of Hinton Avenue and 4th Street (proposed as a part of this Phase 3 project).

**Discussion**

The Planning Commission considered this application at their meeting on February 25, 2025. The staff report and supporting documentation presented to the Planning Commission can be found starting on page 22 at the following link: <https://charlottesvilleva.portal.civicclerk.com/event/2389/files/agenda/5452>

The Planning Commission discussed the Virginia Housing funding requirements applicable to the site, including equity of residential units. The Commission discussed the potential street-activating design elements described in the applicant's narrative, including seating areas and building wall treatments, as a mechanism to further activate the street. The Commission discussed potential conditions to ensure street-activating design elements are included but also allow adequate flexibility in design to ensure the protection and continued vitality of the existing streetscape trees.

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

This application aligns with Strategic Outcome Area Housing: Charlottesville defines access to livable housing as a human right and works to ensure housing choices and mobility are provided for all who seek it through implementation of the Affordable Housing Plan.

## **Community Engagement**

Staff has received no public comments at the publishing of this report.

## **Budgetary Impact**

There are no budgetary impacts anticipated with this application.

## **Recommendation**

Staff recommends approval of the Special Exception Permit to modify the street-facing entry requirements for Building 12, identified in the application exhibits dated January 28, 2025, to require no street-facing entry spacing maximums on the 2nd Street SE and Hinton Avenue Extended building façades. Staff recommends two (2) street-facing entries on 2nd Street SE meeting the requirements of 34-2.10.13.B are required as a condition of this Special Exception Permit.

The Planning Commission voted 5-0 to recommend approval of the Special Exception Permit with the staff recommended condition and an additional condition at their February 25, 2025 meeting.

## **Alternatives**

City Council has several alternatives:

1. By motion, approve the requested Special Exception Permit as recommended by the Planning Commission with the following suggested motion: "I move the adoption of the Resolution included in our agenda materials, providing alternative requirements for street-facing entry spacing requested within Application PL-25-0021, based on the finding that granting the proposed Special Exception Permit would serve the public necessity, convenience, general welfare or good zoning practice."
2. By motion, request changes to the attached Resolution, and then approve the Special Exception Permit;
3. By motion, take action to defer the Special Exception Permit; or
4. By motion, take action to deny the Special Exception Permit.

## **Attachments**

1. Attach 1\_Friendship Court Phase 3 SEP Resolution
2. Attach 2\_Friendship Court Phase 3 SEP Narrative
3. Attach 3\_Friendship Court Phase 3 SEP Exhibits