

CITY OF CHARLOTTESVILLE
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PLANNING COMMISSION REGULAR MEETING

APPLICATION FOR A SPECIAL EXCEPTION PERMIT

APPLICATION NUMBER: PL-26-0126

DATE OF MEETING: October 13, 2026

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT

Project Planner: Carrie Rainey

Date of Staff Report: October 6, 2026

Applicant: Andree Sahakian, LV Collective

Current Property Owner: Fluvanna Holdings, LLC, Kim Tran Dabney, Kim T. and Chris T. Dabney

Application Information

Property Street Address: 835 W Main Street, 843 W Main Street, 847 W Main Street ("Subject Properties")

Tax Map & Parcel/Tax Status: 310183000, 310175000, 310174000

Total Square Footage/ Acreage Site: Approx. 1.61 acres (approximately 70,100 sq. ft.)

Comprehensive Plan (General Land Use Plan): Urban Mixed Use Corridor

Current Zoning Classification: CX-8

Overlay District: West Main Street Architectural Design Control District

Applicant's Request (Summary)

Andree Sahakian of LV Collective (applicant) has requested a Special Exception Permit (SEP) pursuant to Sections 34-2.10.10.B, 34-2.10.11.A, 34-2.10.11.B, 34-2.10.13, 34-4.5.2, and 34-5.2.15 to redevelop the Subject Properties as proposed on the Final Site Plan (**Attachment B**). The applicant proposes to redevelop the Subject Properties with 182 multifamily residential units and a café. A public plaza is proposed between the building and W Main Street and public pedestrian access to the adjacent Westhaven property owned by the Charlottesville Redevelopment and Housing Authority.

The Subject Properties front on W Main Street and must meet requirements applicable on the primary street lot line, including Active Depth (Sections 34-2.4.4.B.2 and 34-2.10.10.B), Ground Story Height (Sections 34-2.4.4.B.3 and 34-2.10.11.A), Finished Floor Elevation (Sections 34-

2.4.4.B.3 and 34-2.10.11.B), and Street-Facing Entry Spacing (Sections 34-2.4.4.B.5 and 34-2.10.13). The project must also meet the requirements for Bicycle Parking (Section 34-4.5.2).

Board of Architectural Review Certificate of Appropriateness Submission Renderings

Conceptual Renderings

835, 843 & 847 W Main St - Charlottesville, VA



LV COLLECTIVE | JUNE 10, 2026

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PG. 27

Perspective View

Conceptual View

835, 843 & 847 W Main St - Charlottesville, VA



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PG. 29

The applicant requests the following modifications to the physical dimensional standards of the referenced code sections. Please see Appendix A of the Narrative (**Attachment A**) for referenced Sections.

Request 1: Ground Story Height reduction for Section D from 14-ft to 6.25-ft**Sections 34-2.4.4.B.3 and 34-2.10.11.A**

Sections 34-2.4.4.B.3 and 34-2.10.11.A require the Ground Story Height to be 14-ft measured from the finished floor of the Ground Story to the top of the finished floor of the story above. Due to existing site grades and provided access to amenity spaces on Level 2. The applicant requests to reduce the requirement to 6.25-ft within Section D to permit the project as shown.

Request 2: Active Depth reduction for Section D from 15-ft to 0-ft**Sections 34-2.4.4.B.2 and 34-2.10.10.B**

Sections 34-2.4.4.B.2 and 34-2.10.10.B.2.b require all stories to provide active spaces within the first 15-ft along the street-facing façade. Active Depth is provided on the Ground Story as required exception between the lobby area and fitness center, where a stairway to a mezzanine level is proposed. The applicant requests to reduce the requirement to 0-ft within Section D to permit the project as shown.

Request 3: Finished Floor Elevation modification for Sections B and C from -2-ft to -5.5-ft**Sections 34-2.4.4.B.3 and 34-2.10.11.B**

Sections 34-2.4.4.B.3 and 34-2.10.11.B require the Finished Floor Elevation of the Ground Story to be located no more than 2-ft below the average grade. The applicant requests to modify the requirement to 5.5-ft below average grade to accommodate site grading and accessible space.

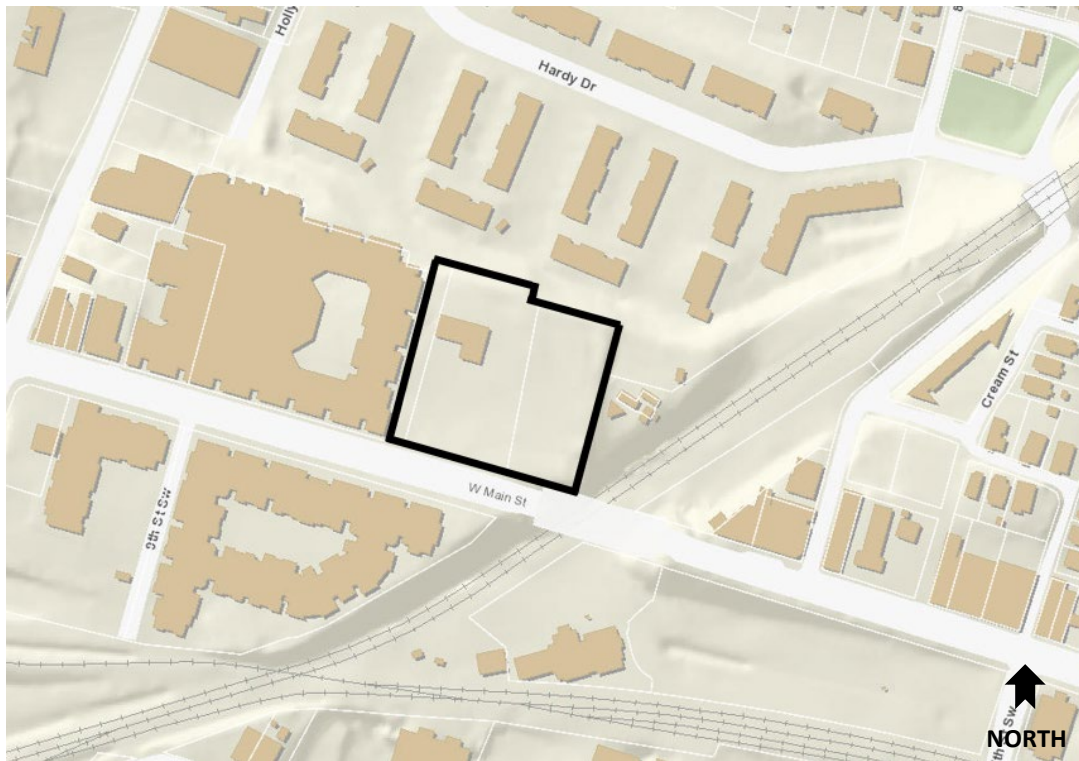
Request 4: Street-Facing Entry Spacing modification from 40-ft to 136-ft**Sections 34-2.4.4.B.5 and 34-2.10.13**

Sections 34-2.4.4.B.5 and 34-2.10.13.A.2.a require pedestrian street-facing entries on the Ground Story spaced no more than 40-ft along the street-facing façade. Two street-facing entries are proposed to provide access to the café space and lobby, but site grading prevents additional accessible entrances in the vicinity of the fitness center. The applicant requests to modify to requirement from 40-ft to 136-ft to permit the project as shown.

Request 5: Bicycle Parking Space Dimension modifications from 2.5-ft wide to 1.4-ft wide and from 3-ft spacing from obstacles to 0-ft**Section 34-4.5.2**

Section 34-4.5.2.C.2.a requires bicycle parking spaces to be a minimum of 2.5-ft wide and placed at least 3-ft from all obstacles such as walls to provide clear and maneuverable access. The applicant requests to modify the requirements for the long-term bicycle spaces provided within the building in order to utilize a two-tiered space-saving rack system (Dero Decker).

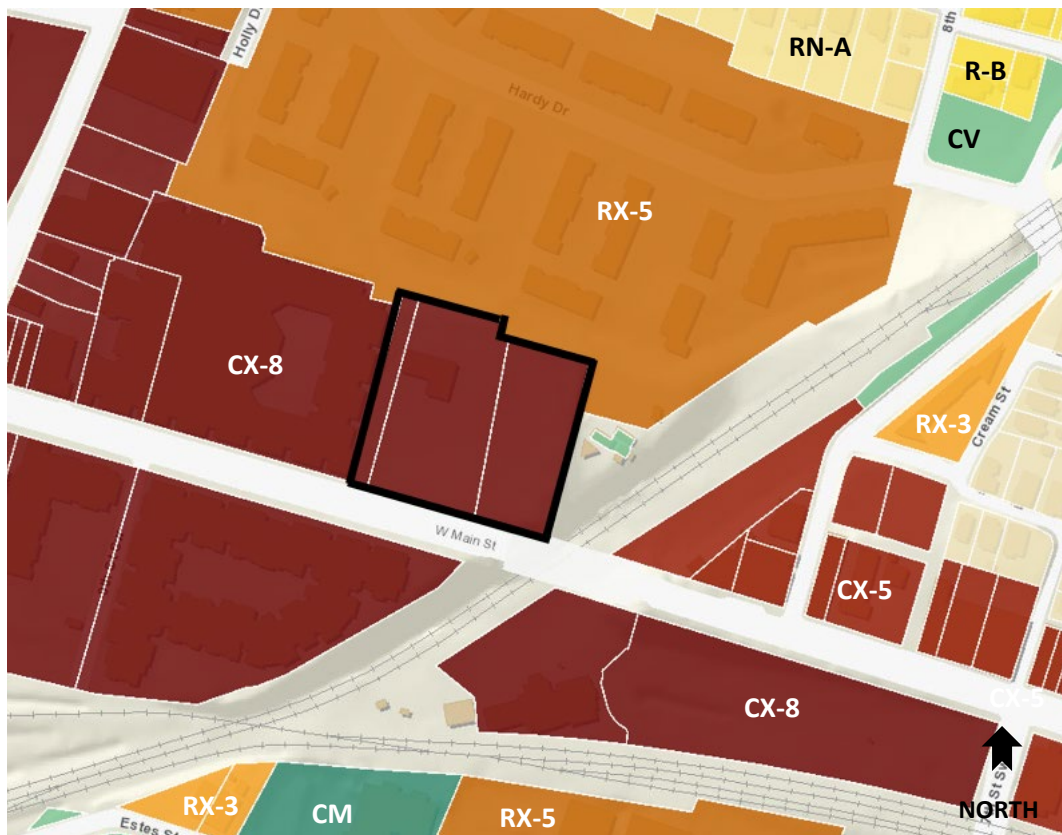
Vicinity Map



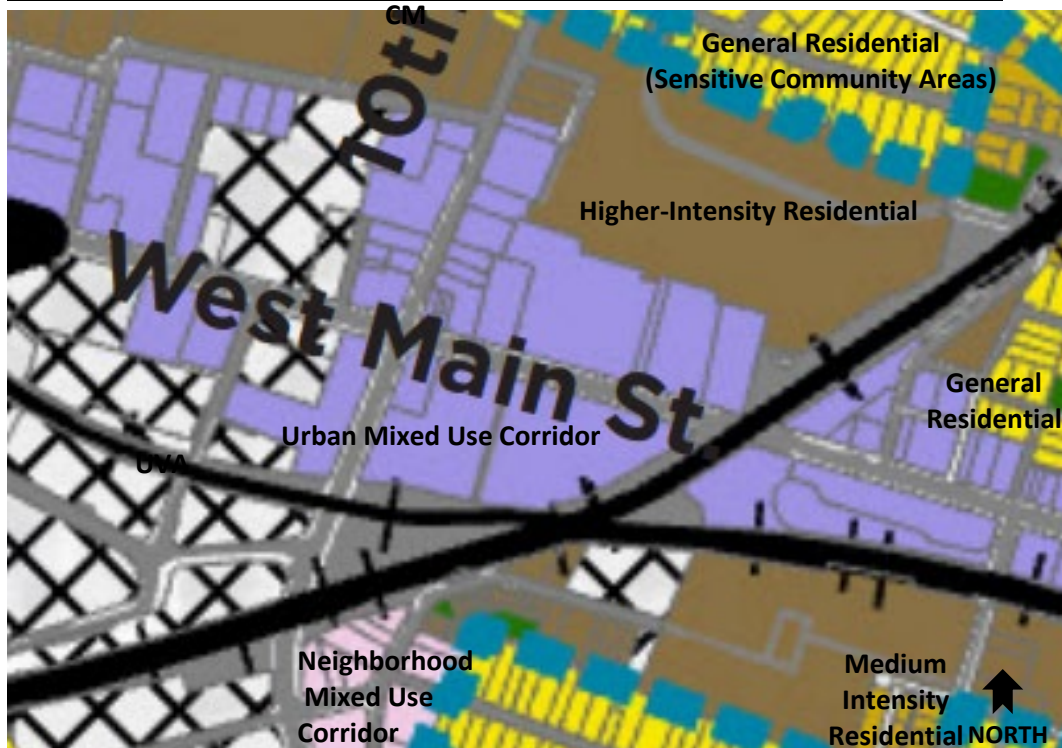
Context Map 1



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 redevelopment of the Subject Properties for 182 residential units with café space in an eight (8) story building as shown in the Appendix in **Attachment A** and the Final Site Plan Plan (**Attachment B**).

Staff Analysis: The Subject Properties are adjacent to other multifamily housing uses and commercial uses such as restaurants and retail. The Board of Architectural Review granted a Certificate of Appropriateness with conditions on June 16, 2026, finding the proposed development compatible with the Architectural Design Control (ADC) District. Please see **Attachment D** for more information. The Board found no adverse impact to the ADC District by the proposed modifications within this Special Exception Permit application which impact the exterior building design germane to the Board's review on September 15, 2026. Please see **Attachment C** for more information. 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:

Chapter: Land Use, Urban Form, and Historic & Cultural Preservation

Objectives for Mixed-Use Areas Support the redevelopment of "underutilized" gray-field sites along community corridors.

Objectives for Mixed-Use Areas Provide opportunities to develop a variety of housing options near employment and community services.

Chapter: Transportation

Goal 1 Create and maintain a connected network of safe, convenient, and pleasant accommodations for pedestrians, bicyclists, and transit riders, including people of all ages and abilities.

Staff Analysis: The Future Land Use Plan of the 2021 Comprehensive Plan designates the Subject Property as Urban Mixed Use Corridor, described as areas with *higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city*. The project proposes 182 residential units along with café space along the W Main Street corridor.

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

The code sections from which the applicant requests relief seek to facilitate the creation of a convenient, attractive, and harmonious community by promoting high-quality ground story spaces that encourage visual connections between the public realm and the exterior of the building (Section 34-2.10.11); by minimizing the impact of inactive spaces on the public realm (Section 34-2.10.10.B); providing visual interest along the public realm, and promote greater use and activation of the public sidewalk by limiting distance without physical connections between the public realm and the interior of a building (Section 34-2.10.13); and by facilitating transportation by promoting bicycling as an alternative to motor vehicle transportation and help ensure safe, secure, accessible, and convenient storage of bicycles for all users (Section 34-4.5.2).

The project proposes a ground story which is activated by a café, fitness center, lobby area, and two (2) entrances. The project provides a public plaza adjacent to W Main Street to provide visual interest and activation of the public realm. A pedestrian accessway connects W Main Street through the project to adjacent property, creating additional connection and visual interest. The project proposes providing long-term bicycle parking spaces through a commercially available stacking rack product which minimizes space impacts to the project while providing all required spaces. As the application aligns with the Comprehensive Plan, existing patterns of development, and the Development Code's emphasis on active spaces and visual interest along the public realm, staff finds granting the Special Exception Permit is consistent with good zoning practice and general public welfare.

Recommendation by the Board of Architectural Review Per Section 34-5.2.15.C.1.c

The Board of Architectural Review considered this Special Exception Permit application at their September 15, 2026 meeting. By a vote of 8 to 0, the Board found no adverse impact to the

West Main Street Architectural Design Control District by the proposed modifications which impact the exterior building design germane to the Board's review. Please see **Attachment C** for more information. A Certificate of Appropriateness was granted by the Board with conditions on June 16, 2026 for the exterior building design and a Certificate of Appropriateness for the landscaping plan was granted by the Board with conditions on September 15, 2026. Please see **Attachment D** for more information.

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 modify the Ground Story Height, Active Depth, Finished Floor Elevation, Street-Facing Entry Spacing, and Bicycle Parking Space requirements as shown in the Appendices of **Attachment A**.

Recommended Conditions

Staff does not recommend any conditions be placed on this Special Exception Permit.

Suggested Motions

1. I move to recommend approval of this application for a Special Exception Permit in the CX-8 Corridor Mixed Use district for Tax Map and Parcels 310183000, 310175000, and 310174000 as requested, with no reservations or conditions to:
 1. Reduce the Ground Story Height requirement of Section 34-2.4.4.B.3 for Section D, as identified in Attachment A, from 14-ft to 6.25-ft,
 2. Reduce the Active Depth requirement of Section 34-2.4.4.B.2 for Section D, as identified in Attachment A, from 15-ft to 0-ft,
 3. Modify the Finished Floor Elevation requirement of Section 34-2.4.4.B.3 for Sections B and C, as identified in Attachment A, from -2-ft to -5.5-ft,
 4. Modify the Street-Facing Entry Spacing requirement of Section 34-2.4.4.B.5 from 40-ft to 136-ft;
 5. Modify the Bicycle Parking Space requirements of Section 34-4.5.2.C.2.a from 2.5-ft wide to 1.4-ft wide and from 3-ft spacing from obstacles to 0-ft.

OR,

2. I move to recommend denial of this application for a Special Exception Permit in the CX-8 Corridor Mixed Use district for Tax Map and Parcels 310183000, 310175000, and

310174000 to permit the modification of the standards of Sections 34-2.4.4.B.2, 34-2.4.4.B.3, 34-2.4.4.B.5, and 34-4.5.2.C.2.a.

Attachments

- A. Special Exception Request Narrative and Appendices
- B. Final Site Plan (Submitted July 13, 2026)
- C. Recommendation by the Board of Architectural Review (Issued September 15, 2026)
- D. Certificates of Appropriateness (Granted June 16, 2026 and September 15, 2026)