

Policy Briefing Summary

City Council



Regarding:	Resolution Considering a Special Exception Permit Application for 835 West Main Street, 843 West Main Street, and 847 West Main Street (PL-26-0126)
Staff Contact(s):	Carrie Rainey, Urban Designer/City Planner
Presenter:	Carrie Rainey, Urban Designer/City Planner
Date of Proposed Action:	November 2, 2026

Issue

Consideration of an Application for a Special Exception Permit

Background / Rule

Andree Sahakian of LV Collective ("Applicant") has requested a Special Exception Permit ("SEP") to modify Active Depth, Ground Story Height, Finished Floor Elevation, and Street-Facing Entry Spacing, and Bicycle Parking at 835 West Main Street, 843 West Main Street, and 847 West Main Street ("Subject Properties"), pursuant to City Development Code ("CDC") 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. Applicant proposes to redevelop the Subject Properties with 182 multifamily residential units and a café. A public plaza is proposed between the building and West Main Street and public pedestrian access to the adjacent Westhaven property owned by the Charlottesville Redevelopment and Housing Authority.

The Applicant requests to reduce the Ground Story Height within a portion of the proposed building due to existing site grades and access to upper level amenity space, to reduce the Active Depth requirement within a portion of the proposed building where stair access is proposed, to modify the Finished Floor Elevation for a portion of the proposed building to accommodate site grading and accessible space, to modify the Street-Facing Entry Spacing requirement due to site grading and accessible entrance requirements, and to modify the Bicycle Parking Space dimensional requirements to permit the use of a two-tiered space-saving rack system.

Analysis

The Board of Architectural Review ("BAR") considered this SEP application at its September 15, 2026, Meeting and found no adverse impact to the West Main Street Architectural Design Control District ("ADC") by the proposed modifications which impact the exterior building design germane to BAR's review. The full Application for this Project can be found at the following link. Materials start on page 3.

[Link to Staff Report and Application Materials](#)

The Planning Commission ("PC") considered this SEP application at its October 13, 2026, meeting. The PC discussed aspects of the Application, including the interaction between the public plaza and interior building spaces and the usability of the proposed space-saving bicycle parking racks before recommending approval of the Application with no recommended conditions.

A recording of the Meeting can be found at the following link. Discussion starts at the 1:00:07 mark.

[Link to Recording of Regular Meeting](#)

The full Application for this Project can be found at the following link. Materials start on page 25.

[Link to Staff Report and Application Materials](#)

Financial Impact

None.

Recommendation

BAR found no adverse impact on the West Main Street ADC by the proposed modifications, which impact the exterior building design germane to BAR review via a 8-0 affirmative vote. The PC recommended approval of the SEP with no recommended conditions via a 7-0 affirmative vote. Accordingly, NDS Staff recommends City Council adopt the attached Resolution approving the SEP Application for the Subject Properties as presented.

Recommended Motion (if Applicable)

"I move to adopt the attached Resolution approving the SEP Application for the Subject Properties as presented."

Attachments

1. RESOLUTION - Special Exception - 835 843 847 W Main Street