

**RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT
FOR PROPERTY LOCATED AT 400-426 GARRETT STREET**

WHEREAS, landowner NHTE Piedmont Garrett Square Limited Partnership is the current owner of a lot identified on 2025 City Tax Map 28 as Parcel 112 (City Parcel Identification No. 280112000), having an area of approximately 5.3 acres (230,870 square feet) (the "Subject Property"), and

WHEREAS, the landowner proposes to modify the minimum street-facing entry spacing requirements on the Subject Property for Building 12 along 2nd Street SE and Hinton Avenue Extended ("Project"); and

WHEREAS, the Project is described in more detail within the Applicant's application materials submitted in connection with Application PL-25-0021, as required by City Development Code Section 34-5.2.15.B.2 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission made a recommendation of approval at their February 25, 2025 public meeting per City Development Code Section 34-5.2.15.C.2; and

WHEREAS, upon consideration of the Planning Commission's recommendation and the Staff Reports discussing this application, as well as the factors set forth within City Development Code Section 34-5.2.15.D, this Council finds and determines that granting the proposed Special Exception Permit would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code Development Sections 34-2.4.4.B.5 and 34-5.2.15, a Special Exception Permit is hereby approved and granted to authorize the Project and require no minimum street-facing entry spacing for Building 12, as identified in the Application Materials, on the 2nd Street SE and Hinton Avenue Extended facades on the Subject Property with the following conditions:

1. At least two (2) street-facing entries with entry features meeting the requirements of Section 34-2.10.13.B are required on the 2nd Street SE building façade of proposed Building 12, as identified in the Application Materials.
2. Features to promote visual interest in the public realm and maintain walkability and public safety, which may include but are not limited to building-mounted decorative screening, hardscape features, and specialized plantings, are required along 2nd Street SE.