



9100 Arboretum Parkway, Suite 140
Richmond, VA 23236
804.893.8200

August 15, 2024
Revised July 28, 2025
Via Upload

Albemarle County
Community Development
401 McIntire Road
Charlottesville, VA 22902

Attn: Cameron Langille

Re: Project Narrative
Chick-fil-A #3187 Pantops
1626 Richmond Road
Charlottesville, VA 22911
Albemarle County
VAB220079.00

Dear Mr. Langille:

This special exception request is being made to allow a reduction in required parking from 63 spaces to 61 spaces. The current required parking is 63 spaces based on the calculation of 13 spaces per 1,000 square feet of building area. With the proposed modifications, there will be 61 spaces proposed on site. A reduction in parking is being requested to improve site and drive through traffic circulation by expanding the drive thru entrance to two lanes. There are no changes proposed to the building area. The expanded drive through will allow additional cars to stack in the drive through and remain separate from site circulation. This project does not propose additional vehicle trip generation, as the existing building area is unchanged. An existing trip generation table has been included on the application exhibit for reference. There are multiple sites in the surrounding areas with a similar building and layout operating with 61 spaces or fewer, including Waynesboro FSU, Virginia Center FSU, and Chesterfield Plaza FSU. Alternatives to the parking reduction were considered, however, existing topographical constraints and required landscaping along the frontage limit onsite parking expansion. Off-site parking was also pursued within the center but ultimately negotiations were unsuccessful. This special exception request is being made in advance of a planned minor site development plan amendment that will reflect the layout shown.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (804) 893-8200.

Sincerely,

Bohler Engineering VA, LLC

A handwritten signature in dark ink, appearing to read "Stuart Sheffield".

Stuart Sheffield, P.E.

SS/gh/je
H:\2022\VAB220079.00\Permitting\Applications\Special Exception\250725 Revisions\250725 Project Narrative.docx

CONCEPT PLAN NOTES

1. THIS CONCEPT WAS PREPARED BASED UPON BOHLER SURVEY DATED JANUARY 14, 2017, REVISED JUNE 29, 2022 AND PREVIOUSLY APPROVED PLANS, DATED SEPTEMBER 17, 2021, REVISED JULY 5, 2022.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING AND CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND/OR FIELD SURVEY.

PARKING TABULATIONS

REQUIRED:	13 SPACES PER 1000 SF OF GFA BUILDING AREA:
	TOTAL GROSS FLOOR AREA = 4,827 SF
	4,827 SF/1000 SF = 4.827 SPACES
	4.827 SPACES * 13 = 63 SPACES
EXISTING:	64 SPACES
PROVIDED:	61 SPACES

NOTE: NO NEW TRIPS ARE PROPOSED WITH THIS CHANGE. TRIP GENERATION BELOW WOULD REFLECT AN EXISTING CONDITION

Trip Generation								
Land Use	ITE Code	Size Units	Average Weekday Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit	Enter	Exit
Fast Food Restaurant w/ Drive-Thru Window	934	4,827 s.f.	1,129	1,129	110	105	83	77
Pass-By Trip Reduction:								
ITE Code 934 - 50% AM / 55% PM			-593	-593	-54	-54	-44	-44
Total Primary Trips			536	536	56	51	39	33

