



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Date: April 5, 2023
Re: **Little Explorers Discovery School Special Exceptions**
SE202200071 Parking Lot Aisle Width Reduction
SE202200072 Sidewalk and Street Tree Modification
Parcel IDs: 056A2-01-00-01600
Magisterial District: White Hall
School Districts: Crozet (Elementary).; Henley (Middle); Western Albemarle (High)
Zoning: DCD Downtown Crozet District

Summary of Request for Special Exception:

The Applicant proposes two special exceptions associated with the Little Explorers Discovery School site plan:

1. SE202200071 Parking Lot Aisle Width Reduction

To modify County Code § 18-4.12.16(c)(3), which requires a minimum aisle width for 60-degree angled parking of 16 feet, to reduce aisle width in two locations to 14 feet and 15 feet, for a one-way travel aisle (as shown on proposed plans).

2. SE202200072 Sidewalk and Street Tree Modification

To modify County Code §18-20B.7, which requires a minimum eight-foot-wide sidewalk, to reduce the sidewalk width to six feet. A grass strip three-feet wide would be provided adjacent to Tabor Street, and street tree requirements met on-site behind the sidewalk.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolutions (Attachments D and E) to approve the proposed special exceptions.

Attachments:

- A. Applicant Request
- B. Staff Analysis
- C. Location Map
- D. Resolution to approve SE202200071
- E. Resolution to approve SE202200072