



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Date: November 15, 2023
Re: **SE202300028 Mechums Trestle Parking Special Exception**
Parcel ID: 05700-00-00-031A0
Magisterial District: White Hall
School Districts: Ivy E.S., Henley M.S., Western Albemarle H.S.
Zoning: C1 Commercial

Summary of Request for Special Exception:

The applicant requests a special exception to reduce the minimum number of parking spaces otherwise required by County Code § 18-4.12.6, which requires restaurant uses to provide 13 parking spaces per 1,000 square feet of gross floor area. This special exception request is pursuant to County Code § 18-4.12.2(c), which permits modifications to certain parking requirements. The applicant requests a special exception to provide 51 spaces rather than the required 59 spaces. The reduction request is based on an analysis of parking requirements of similar jurisdictions. Staff has also compared that information to the Institute of Transportation Engineers (ITE) trip generation data for restaurants of the same size, which require fewer spaces than the current County Code requires. The applicant has also indicated site constraints hinder adding more parking spaces to the site. (Attachment A).

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the proposed special exception.

Attachments:

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Resolution