



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner I
Date: June 7, 2023
Re: **SE202300011 Starbucks Parking Special Exception**
Parcel ID: 046B4-00-00-001D1
Magisterial District: Rivanna
School Districts: Baker Butler E.S., Lakeside M.S., Albemarle H.S.
Zoning: Highway 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 the parking requirement. The applicant requests a special exception to provide 32 spaces rather than the required 60 spaces, based on a study of Institute of Transportation Engineers (ITE) trip generation data for coffee shops with drive-through windows. 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