

WILLIAMS MULLEN

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September 16, 2015

Re: Special Exception Requests for SP201500023

Ms. Baldwin:

Fifth Street Station Ventures, LLC is the owner of approximately 60.56 acres of land identified as Albemarle County tax map parcel numbers 76M1-2A, 76M1-2B, and 76M1-4A (the "Ventures Property") and Avon Holdings, LLC is the owner of approximately 21.38 acres of land identified as Albemarle County tax map parcel numbers 77-E1 (the "Avon Property"). The Ventures Property and Avon Property are referred to collectively hereafter as the "Property", and Fifth Street Ventures, LLC and Avon Holdings, LLC are referred to collectively as the "Owners".

On behalf of the Owners of the Fifth Street Station Development, we formally request the following special exceptions to accompany our Special Use Permit request for drive-throughs within the Fifth Street Station Development. Both of these requests are reflected in the proposed conditions that accompany SP201500023.

Special Exception #1: 4.12.17 (c) 2- Travelway Width

One-way access aisles. One-way circulation is allowed provided the circulation loop or pattern is contained within the site or sites. Public streets or private roads shall not be used as part of the circulation loop or pattern. The minimum travelway width for oneway access aisles shall be twelve (12) feet,

We request a minimum travel width of 11 feet for one way access aisles servicing drive-throughs. This width comfortably accommodates vehicles approaching and travelling through a drive-through, while allowing more room for other design features on site such as planted buffers.

Special Exception #2: 4.12.6 MINIMUM NUMBER OF REQUIRED PARKING SPACES FOR SCHEDULED USES-for Financial Institution and Restaurant.

Financial institution: One (1) space per one hundred fifty (150) square feet of gross floor area. This requirement may be reduced by twenty-five (25) square feet per drive-in aisle. Each drivethrough lane serving a financial institution shall provide a minimum of five (5) stacking spaces that shall not impede any required parking or loading spaces or any pedestrian or vehicular circulation aisles. (Amended 2-5-03)

Restaurant: Thirteen (13) spaces per one thousand (1,000) square feet of gross floor area including areas for accessory dancing. Drive-through lanes serving restaurants shall provide a minimum of five (5) stacking spaces that shall not impede any required parking or loading spaces or any pedestrian or vehicular circulation aisles. The five (5) stacking spaces shall be provided at the order board and additional spaces may be provided at the payment or pick-up windows. (Added 2- 5-03)

The Special Use Permit request includes a condition for 100 feet minimum drive-through lane length, with the option to potentially reduce the lane length with an approved study. This length is measured from the center of first window or service point. We request a waiver from the

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above drive-through lane information included within the parking standards for financial institutions and restaurants requiring 5 stacking spaces plus room for the car at the service window. The current County interpretation of this standard would require 120 feet of stacking, while 100 feet of drive-through lane is adequate for the uses contemplated at Fifth Street Station. Both staff and the Owners have reviewed multiple studies to confirm that 100 feet is a reasonable standardized number to use as a condition for the multiple drive-throughs.

Thank you for your assistance during this process, and we appreciate your consideration of these two Special Exception requests. Please let us know if you need any additional information.

Sincerely,


Valerie Long