

September 21, 2015 (Updated 5/16/16)

Megan Yaniglos
County of Albemarle - Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: Brookhill Zoning Map Amendment ZMA2015-007 – Request for Authorization of a Private Street and Waiver of one or more Street Standards along the Private Street

Dear Megan Yaniglos,

I'm writing to request a waiver by the commission for the authorization of private streets in the development area for the Brookhill project. The waiver request is consistent with section 14-233 of the Albemarle County Subdivision Ordinance under Section 14-233.A.1.(iii) – rear vehicular access to buildings would be provided so that the buildings may face a common amenity. In the proposed rezoning, the code of development has been written for the ability to allow attached and detached housing to front on the public park amenities within the project. Private streets are being pursued to allow access to these lots from the rear of the parcels and allow attached housing lots to front on the Open space within the development. This concept would allow the lots to front on the public park amenity within the development. Therefore, we are requesting this waiver to allow private streets within this development, giving the ability for these lots to front on the public park. The design of these lots fronting on a public amenity with access through a private street from the rear of the lot would meet all other the subdivision ordinance requirements for the zoning district.

In addition, we are requesting a waiver to the street standards and requirements (Section 14-422 (E) & (F)) along the private street behind the proposed housing fronting on public park amenities. Specifically, we are requesting a waiver for the planting strips and sidewalks along this private street. In this situation, the sidewalk and planting strips shall be installed along the front of the lots within the public amenity area and the intent of having a planting strip and sidewalks in front of lots in the development area will be achieved with these features within the public amenity. The private streets that serve as access to the lots will be consistent with the design guidelines for streets and private roads as specified in the County design manual. They will have a curb and gutter along the street (roll top curbing as allowed by Engineering) and allow the drainage to be captured with inlets along the curb and gutter.

Finally, we are requesting a waiver to section 32.3.5 (B) along the private streets behind the proposed housing fronting on public park amenities to allow the street trees to be planted within the proposed planting strips along the front of the lots within the public amenity area. The street trees would be installed within the planting strips adjacent to the proposed sidewalks and along the property lines creating the separation between public amenity space and the private front yards of the lots.

The waiver requests, as outlined above, are graphically depicted within the street sections in the Code of Development for the Brookhill property. These waivers will provide the flexibility to create a vibrant community with interactive streets and public amenities through innovative neighborhood designs. The specific blocks included for this waiver request are Block 10, Blocks 12&13, and Blocks 17&18, as shown on the Application plan and Code of Development

We ask that staff and the Commission grant the waivers and authorization for private streets within these specific blocks for this proposed development plan. The principles of Neighborhood design and planning are better met with the proposed design and these waiver requests.

Thank you for considering this request.

Scott Collins, PE