

December 13, 2017

Christopher Perez
Senior Planner
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

SUB2017-67

RE: Dunlora Park– REQUEST FOR SPECIAL EXCEPTION
Maximum Front Yard Exception Request for R-4 Non-Infill Zoning

Dear Chris Perez:

Please allow this letter to serve as our official request for a special exception for the maximum front yard setback within the R-4 zoning for the Dunlora Park project. The following information and attached exhibits is a description why that the special exception is being sought and the reason for the special exception. Also included with this information is the proposed modification to the front yard setback that would be part of the approval if the special exception is accepted.

A special exception is being proposed for the Dunlora Park Residential Development, specifically lots 7, 8, 10 and 11 within the Dunlora Park Subdivision. These (4) lots were created under the R4 by-right zoning for the development and are located at the end of a cul-de-sac road (Marin Court). This project utilizes the non-infill setbacks for residential lots within a development area, which include a 10' side yard building separation, a 20' rear yard setback, and a 5' minimum and 25' maximum front yard setback. The comprehensive plan for this development area indicates a density of 3 to 6 residential units on the property. This property is proposed to be developed at a density of 4.87 units. A bonus density for affordable housing is being utilized within this development to achieve a density higher than 4 units per acre. Four (4) affordable houses are proposed within the development, which allows for the construction of four (4) additional market rate units. This bonus density helps achieve the recommended density on the parcel, matching the intent of the comprehensive plan. The project was also developed with a minimum of 25% open space to preserve the existing streams and preserved slopes on the property. The development includes (2) cul-de-sac road designs, due to the existing streams and preserved slopes on (3) sides of the property. In addition, this development is an infill development within an existing residential neighborhood, where no future road connections were established for a connection to this property.

A special exception is proposed for these (4) residential lots that are located on a cul-de-sac within the proposed R-4 development. Based on the proposed design, the front of the lots narrow down at the right of way from the proposed cul-de-sac and widens out as the lot gets deeper. Within the 25' maximum front yard setbacks, these lots vary in width between 38' and 45'. On behalf of the owners of the property, we are requesting a special exception to increase the maximum front yard setback from 25' to 50'. This increase of the front yard setback will allow the proposed construction of the single family detached houses, as shown in the attached Exhibit A. As shown in this exhibit, the increase in the front yard setback will still allow all the houses around the proposed cul-de-sac to be developed within the same building plane (along the

solid red line illustrated in the attached exhibit). The purple line illustrates the existing 25' maximum front yard setback around the cul-de-sac, and the blue line represents the existing right of way. By allowing the additional 25' front yard setback, the single family detached houses can be developed in a manner that relegates the garages behind the front porches of the proposed units. Exhibit B illustrates how these (3) lots would meet the 25' maximum front yard setback. Lots 7 and 11 would extend a garage out from the front of the house to the front yard setback to meet the requirement. Lot 8 and 10 would extend the porch approximately 3 feet to meet this requirement. Lot 9 currently meets the 25' maximum front yard setback.

Under the Non-infill Setback requirements within section 4.19 of the Albemarle County Zoning document, a special exception may be granted for the maximum front setback of a lot within the R-4 district to accommodate low impact design, unique parking or circulation plans, or a unique target market design. With this proposed exception request, the development is achieving (2) of the above justifications for a special exception. First, the special exception allows for a better parking and circulation plan with the garages relegated by the front porches or fronts of the houses on these (4) lots. Second, by relegating the garages, the design meets the target market design of the neighborhood and a design principle of the Neighborhood model within the Comprehensive plan for this area (relegating parking). If this development was a R-1 or R-2 development, no special exception would be required because there is no maximum front yard setback. Additionally, all other lots within the proposed development meet and comply with the maximum 25' front yard setback.

As illustrated in the attached exhibits, the proposed special exception for the front yard setback within this proposed development creates a better design for the neighborhood, and helps achieve relegated parking within the development, which is a design principle of the Neighborhood model within the Comprehensive plan for Albemarle County. The homes on these (4) lots will be consistent with the other homes in the development, and all the houses will be constructed on the same plane, creating a homogeneous streetscape. Approval of this special exception request for the maximum front yard setback helps achieve a development that is consistent with the comprehensive plan its development principles.

Thank you again for the consideration of this special exception request, and please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins



