



PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

March 18, 2019
Revised May 2, 2019

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

Regarding: ZMA2018-00019 (3226 Proffit Road)
Request for Sidewalk and Planting Strip Exceptions (Sections 14-422(E) & 14-422(F))

To Whom It May Concern,

Per Sections 14-422(E) and 14-422(F), the Albemarle County Subdivision Ordinance permits the commission to vary or except the requirement for sidewalks and planting strips. In conjunction with the above referenced rezoning (ZMA 2018-00019 3226 Proffit Road), we are requesting an exception from sidewalk and planting strip requirements outlined in Section 14-422(A) requiring sidewalks and planting strips to be established on both sides of each new street within a subdivision.

Sidewalks and pedestrian paths within the development will be provided in general accord with the Concept Plan, dated December 7, 2018 and last revised May 2, 2019. There will be pedestrian connections and landscape design provided throughout the development, however, sidewalks and planting strips may not be provided on *both* sides of the street on every new subdivision street. Given the orientation of the lots, some streets may only have a sidewalk and planting strip provided on one side.

In your review of this request, please consider the following:

1) Section 14-422 (E)-1:

(viii) the waiver promotes the goals of the comprehensive plan, the neighborhood model, and the applicable neighborhood master plan

The proposed residential units are designed to front on Proffit Road and to have vehicular access from the rear via an internal road. The residential units fronting on Proffit will have pedestrian facilities in the form of a multi-use path that will be constructed adjacent to Proffit Road. The internal network revolves around a central recreational area where several homes front. The development is designed to allow all residents in the development convenient pedestrian access to the recreational area and Proffit Road.

(ix) waiving the requirement would enable a different principle of the neighborhood model to be more fully achieved.

The development design features relegated parking, establishes a streetscape along Proffit Road complete with a multi-use path, and includes landscape design and structures to define a central greenspace. Residential units throughout the development primarily gain vehicular access from the rear of the unit, in essence Private Road B and a portion of Private Road C, although designed to relevant standards, will function as alleys and therefore may not feature sidewalks and planting strips on both sides of the street. Please see the attached "Sidewalk and Planting Strip Exceptions Exhibit" dated May 2, 2019 to provide further clarity regarding the general applicability of this request to certain areas of the site.

Please authorize an exception for sidewalks on both sides of all new streets, consistent with the concept plan, for this proposed development. As always if you have any questions or concerns about this request please feel free to call us at (434) 227-5140 and we are happy to discuss in further detail.

Best Regards,

Justin Shimp

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