



Albemarle County

Legislation Text

File #: 21-271, **Version:** 1

AGENDA DATE: 5/5/2021

TITLE:

Private Streets Overview

SUBJECT/PROPOSAL/REQUEST: Work session to discuss the approval process, requirements, and standards for private streets.

ITEM TYPE: Regular Information Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Herrick, Filardo, McCulley, Pohl, Rapp, Nedostup

PRESENTER (S): Megan Nedostup

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The Board has recently expressed concerns regarding private streets and interest in considering changes that would reduce the number of new private streets. The main concerns are that over a long period of time, private streets may go unmaintained due to property owners not having the ability to fund proper maintenance. Unmaintained roads can impact safe and convenient access for property owners and emergency services.

STRATEGIC PLAN: Thriving Development Areas - Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods

DISCUSSION: Staff's analysis (Attachment A) examines the current regulations for private vs. public streets, outlines the pros and cons of each, and provides potential options to reduce the number of new private streets for the Board's consideration, including the potential for changes to the private street regulations and process. Staff notes that some of the potential changes to regulations would need consideration and prioritization by the Board in the context of the Community Development Department's work program.

Staff will present background information and various options to address private street requirements in the Zoning and Subdivision Ordinances, as well as other potential solutions that could be accomplished under the current work program.

BUDGET IMPACT: No budget impacts are associated with this work session.

RECOMMENDATION:

Staff welcomes Board questions and feedback regarding the analysis and solutions presented.

ATTACHMENTS:

A - Staff analysis

B - Private Improvement Maintenance Declaration Template