COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 **Fax (434) 972-4126**

To: Albemarle County Planning Commission
From: Andy Reitelbach
Date: March 23, 2021
Re: **SE202100005 and SUB202100009 Request for Private Street Authorization and Modification of street standards for sidewalk and planting strips (Old Trail Village Block 32).**

TMPs:	055E0-01-32-06400; 055E0-01-32-06600
Magisterial District:	White Hall
School Districts:	Western Albemarle H.S.; Henley M.S.; Brownsville E.S.
Zoning District:	NMD- Neighborhood Model District in accordance with ZMA2015-001

Summary of Request for Special Exception:

March Mountain Properties, LLC, has submitted a request and justification (Attachment 1) for the following:
1. Private street authorization (Sections 14-233 and 14-234).
2. Modification of street standards
   a. 14-422(E)- Sidewalk along one side of the requested private street
   b. 14-422(F)- Planting strip along one side of the requested private street

This request is associated with a proposed subdivision as depicted on the two exhibits provided by the applicant (Attachment 2). A map has been provided by the applicant depicting the existing private streets, along with the one proposed private street requested with this application, in the Old Trail Village development (Attachment 3). Detailed analysis of these requests in accordance with the requirements of the ordinance is provided in Attachment 4.

Staff Recommendation:

Staff recommends approval of the modification requests as follows:

1. Private street authorization (Sections 14-233 and 14-234).
   Staff recommends approval with the following conditions:

   1. The private street, which is called Bishopgate Place (or Bishopgate Lane Extended), also identified as Fire Access Lane, and the associated subdivision must be in general accord with the layout as depicted on "Exhibit A," dated March 16, 2021, exhibit prepared by Timmons Group, which is included in Attachment 2 of this staff report.

   2. Bollards must be provided at the end of the private street where the street will transition into emergency access.

2. Modification of street standards.

   a. 14-422(E)- Sidewalk along one side of the requested private street.

   Staff recommends approval with the following condition:

1. Sidewalk must be provided along the north/northwest side of Bishopgate Place (or Bishopgate Lane Extended), also identified as Fire Access Lane, as shown on "Exhibit A," dated March 16, 2021, exhibit prepared by Timmons Group, which is included in Attachment 2 of this staff report.

b. 14-422(F)- Planting strip along one side of the requested private street.

Staff recommends approval with the following condition:

1. Planting strips must be provided along the north/northwest side of Bishopgate Place (or Bishopgate Lane Extended), also identified as Fire Access Lane, as shown on "Exhibit A," dated March 16, 2021, exhibit prepared by Timmons Group, which is included in Attachment 2 of this staff report.

Attachments:

1 – Applicant Justification and Request
2 – Subdivision Exhibits
3 – Old Trail Village Private Street Map
4 – Staff Modification Request Analysis