ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Proposal: SUB202100060 Glenbrook at Foothills Phase III – Special Exceptions to planting strips and sidewalks	**Staff:** Mariah Gleason, Senior Planner II
Planning Commission Public Hearing: September 28, 2021	**Board of Supervisors Hearing:** Not applicable
Owner: Glenbrook LLC	**Applicant:** Scott Collins, Collins Engineering
Acreage: 19.94 acres	**Rezone from:** Not applicable **Special Use Permit for:** Not applicable
TMP: 05600-00-00-057D0, 05600-00-00-057B1, and 056A2-01-00-06200 (portion) **Location:** Undeveloped land generally located in the remaining portions of the Glenbrook development east of Hill Top St, south of Three Notched Rd and the railroad, west of Claibourne Rd, and north of a local stream.	**By-right use:** R6 Residential - residential (6 units/acre and up to 9 units/acre bonus level) under §18-16 of the zoning ordinance.
Magisterial District: White Hall	**Proffers/Conditions:** Proposed **EC:** Yes
Proposal: Request for a variation to the sidewalk and planting strip requirements of Section 14-422.	**Requested # of Dwelling Units:** None
DA: **RA: X**	**Comp. Plan Designation:** Neighborhood Density Residential – 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Density Residential – 6-12 units /acre; supporting uses such as religious institutions, schools, commercial, office and service uses; and Greenspace – public parks, open space, environmental features in the Crozet Master Plan Area.
Character of Property: The subject property of the proposed preliminary plat is an undeveloped portion of the Glenbrook at Foothills development. Grading activities have commenced in this area.	**Use of Surrounding Properties:** Properties surrounding to the subject property are zoned for residential uses and are largely developed with single-family attached and detached dwelling units.
Factors Favorable: 1. The proposed variations are consistent with the recommendations of the Crozet Master Plan in that they are promoting the goals of the Neighborhood Model. 2. The proposed variations are along a short segment of a private street (approximately 150 feet in length). 3. Sidewalks and planting strips will still be provided along all public streets. 4. No concerns with the proposed variations have been identified by other County staff or partner agencies.	**Factors Unfavorable:** None
Recommendation: Staff recommends approval of the applicant's request with conditions.	

STAFF PERSON: Mariah Gleason, Senior Planner II
PLANNING COMMISSION: September 28, 2021
AGENDA TITLE: SUB202100060 Glenbrook at Foothills Phase III – Special Exceptions to planting strips and sidewalks
APPLICANT: Scott Collins, Collins Engineering
PROPERY OWNERS: Glenbrook LLC

APPLICANT'S PROPOSAL

The applicant is requesting a modification, or variation, to the provision of planting strips and sidewalks along a single private street proposed within the development, along Lots 56-65 and Lots 86-97 as shown in the preliminary plat titled "Glenbrook at Foothills – Phase III, Initial Site Plan & Preliminary Plat," prepared by Collins Engineering, last revised May 20, 2021. See Attachments 2 and 3 for a copy of the applicant's waiver request and the aforementioned plan, respectively.

Instead of locating planting strips and sidewalks along the private street, as required by the subdivision ordinance, the applicant is requesting permission to locate these features between the proposed units and abutting open spaces which will serve as amenity areas.

COMPREHENSIVE PLAN

The subject property, comprised of TMP 56-57B1, TMP 56-57D, and a portion of TMP 56A2-01-62, is located within the Crozet Master Plan area. The Master Plan recommends Neighborhood Density Residential, Urban Density Residential, and Greenspace land uses on the property. Explanations of each of those categories is provided below:

- Neighborhood Density Residential – 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses.
- Urban Density Residential – 6-12 units /acre; supporting uses such as religious institutions, schools, commercial, office and service uses.
- Greenspace – public parks, open space, environmental features.

The development proposed by the preliminary plat generally aligns with the land use recommendations of the Crozet Master Plan. In addition, the preliminary plat demonstrates a development pattern that is consistent with the Master Plan's recommendation for new development to reflect the principles of the Neighborhood Model.

RELEVANT PLANNING AND ZONING HISTORY

The proposed development is considered by the developer to be Phase III of the build out of the larger Glenbrook subdivision area. While some portions of Glenbrook are guided by a previously approved rezoning and proffers (ZMA201600005), the subject property lies outside of the rezoned area, in the by-right portion of the subdivision. Phases of development that have preceded this Phase include Phase I, Phase IIA, Phase IIB, and Phase V.

REASON FOR PLANNING COMMISSION REVIEW

Sidewalks and planting strips are required to be established on both sides of each new street within a subdivision in the development areas under Section 14-422. The applicant has requested a variation to these requirements.

In accordance with Section 14-422(E) and Section 14-422(F), the requirements for sidewalk and planting strips may be varied by the Planning Commission as provided in Section 14-203.1(B). Staff is not able to approve these requests administratively. Also, per the County Ordinance, these variations must be approved prior to the approval of a preliminary plat.

STAFF ANALYSIS

Staff has reviewed the evaluation criteria for both variations requested by the applicant, as contained in Section 14-422(E) and Section 14-422(F). A copy of these County Code sections is provided in Attachment 4.

Staff find both variation requests to be generally acceptable. The applicant in this case is not requesting the removal of either the sidewalk or the planting strip requirements, but rather a relocation of these amenities from the street to an internal location between the proposed units and planned open spaces that will be centrally-located amenity spaces for the development. The proposed private street is approximately 150 feet in length. Thus, the proposed variations are limited in scope, relative to the overall development. Also, the preliminary plat shows sidewalks and planting strips located along all public roads proposed by the development.

The modified design requested by the applicant is consistent with the Neighborhood Model District (NMD) design principles which is a development pattern that is encouraged by the County and recommended by the Comprehensive Plan. Specific principles supported by the proposed variation request include:

- Parks and open space – The proposal highlights open spaces as an integral aspect of the overall design.
- Pedestrian orientation – The varied sidewalk and planting strip location supports safe, convenient, and comfortable pedestrian travelways that connect and orient users towards destination areas.
- Interconnected streets and transportation networks – The modifications allow greater interconnectivity and variety in pedestrian and vehicular travelways.
- Relegated parking – The variations will functionally allow the lots to be accessed from the perceived rear of the property by vehicles. This allows the relegated parking principle to be more fully achieved.

In addition, alleyways without sidewalks and planting strips are encouraged under the Neighborhood Model for blocks that provide rear access to proposed lots. As such, the variation requests allow an alleyway cross-section to be achieved. This, in turn, allows for a more orderly development pattern and cross-section as the preliminary plat shows the short private street connecting to an alleyway.

Due to the subject property's designation as a conventional R-6 Residential zoning district, the development requires the requested variations. If this development were in an NMD district, the proposed design would be approvable.

As no other modifications, beyond the altered placement of the sidewalk and planting strips, are requested by the applicant, staff recommends the following conditions to ensure that all other design aspects of the sidewalk and planting strips are consistent with the provisions of the County Ordinance and facilitate an orderly development pattern.

1. The design of the sidewalk and planting strips must be in accord with the provisions of Section 14-422, with the exception of the location of these elements which may be located in general accord with the layout shown for Lots 56-65 and Lots 86-97, as shown in the preliminary plat titled "Glenbrook at Foothills – Phase III, Initial Site Plan & Preliminary Plat," prepared by Collins Engineering, last revised May 20, 2021.
2. A maintenance agreement for the sidewalks and planting strips associated with the private street must be recorded with the final plat.

SUMMARY

Staff has identified the following factors which are favorable to this request:

1. The proposed variations are consistent with the recommendations of the Crozet Master Plan in that they are promoting the goals of the Neighborhood Model.
2. The proposed variations are along a short segment of a private street (approximately 150 feet in length).
3. Sidewalks and planting strips will still be provided along all public streets.
4. No concerns with the proposed variations have been identified by other County staff or partner agencies.

Staff has not identified any unfavorable factors to this request.

RECOMMENDATION

This proposal meets the requirements of the ordinance; therefore, staff recommends approval of the applicant's request for a variation to the private street sidewalks and planting strips with the following conditions:

1. The design of the sidewalk and planting strips must be in accord with the provisions of Section 14-422, with the exception of the location of these elements which may be located in general accord with the layout shown for Lots 56-65 and Lots 86-97, as shown in the preliminary plat titled "Glenbrook at Foothills – Phase III, Initial Site Plan & Preliminary Plat," prepared by Collins Engineering, last revised May 20, 2021.
2. A maintenance agreement for the sidewalks and planting strips associated with the private street must be recorded with the final plat.

ATTACHMENTS

Attach. 1: SUB2021-60: Vicinity Map
Attach. 2: SUB2021-60: Applicant's Waiver Request
Attach. 3: SUB2021-60: Glenbrook at Foothills Phase III – Preliminary Plat (deferred to allow for the Planning Commission's consideration of sidewalk and planting strip variation requests)
Attach. 4: SUB2021-60: Section 14-422 of the Albemarle County Code