COLLINS ENGINEERING

200 GARRETT ST, SUITE K CHARLOTTESVILLE VA 22902
434.293.3719 PH 434.293.2813 FX
www.collins-engineering.com

April 6, 2022

Cameron Langille, Senior Planner
Albemarle County, Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Regarding: ***SUB2021-00179 – Galaxie Farm Subdivision – Waiver Request for Private Street Authorization and Waiver request for one or more Street Standards along the Private Street***

Dear Cameron,

I'm writing to request a waiver by the commission for the authorization of private streets in the development area for the Galaxie Farm Subdivision. The waiver request is consistent with section 14-233 of the Albemarle County Subdivision Ordinance under Section 14-233.A.1.(iii) – rear vehicular access to buildings would be provided so that the buildings may face a common amenity. A Private street is being pursued to allow access to these lots from the rear of the parcels and allow attached housing lots to front on the Open space/recreational amenity area within the development. We are requesting this waiver to allow a private street for Vera Rubin Place within this development, giving the ability for a portion of the townhouse lots in the project to front on the public amenity space. The private street (Vera Rubin Place) will be constructed to a design width and pavement thickness to adequately serve as access to the single family attached units and will be designed in accordance with VDOT and Albemarle County street standards. The design of these lots fronting on a public amenity with access through a private street from the rear of the lot would meet all other the subdivision ordinance requirements for the zoning district. A private street was contemplated in the rezoning for this project to allow lots to front on open spaces. While the proposed subdivision and road design modifies the location of the private street from the approved rezoning application plan, the concepts and design features are the same.

In addition, we are requesting a waiver to the street standards and requirements (Section 14-422 (E) & (F)) along the private street behind the proposed housing fronting on public park amenities. Specifically, we are requesting a waiver for the planting strips and sidewalks along this private street. In this situation, the sidewalk and planting strips shall be installed along the front of the lots within the public amenity area and the intent of having a planting strip and sidewalks in front of lots in the development area will be achieved with these features within the public amenity. The private streets that serve as access to the lots will be consistent with the design guidelines for streets and private roads as specified in the County design manual. They will have a curbing along the street and allow the drainage to be captured with inlets.

Finally, we are requesting a waiver to section 32.3.5 (B) along the private streets behind the proposed housing fronting on public park amenities to allow the street trees to be planted within the proposed planting strip along the front of the lots within the public amenity area. The street trees would be installed within the planting strips adjacent to the proposed sidewalks and along the property lines creating the separation between public amenity space and the private front yards of the lots.

The waiver requests, as outlined above, are graphically depicted within the road and utility application plan for the Galaxie Farm project. These waivers will provide the flexibility to create a vibrant community with interactive streets and public amenities through innovative neighborhood designs.

We ask that staff and the Commission grant the waivers and authorization for private streets for this proposed development plan. The principles of Neighborhood design and planning are better met with the proposed design and these waiver requests.

Thank you for considering this request.

Scott Collins, PE