County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To:	Albemarle County Planning Commission
From:	Rebecca Ragsdale, Planning Manager
Date:	June 14, 2022
Re:	SUB202100179 Galaxie Farm Road Plan Sidewalk and Planting Strip Waivers for a Private Street
TMP:	09100-00-00-00900 and 09100-00-00-01500
Magisterial District:	Scottsville
School Districts:	Mountain View E.S.; Walton M.S.; Monticello H.S.
Zoning:	PRD Planned Residential

Summary of Requests:

The applicant has submitted a request and justification (Attachment 1 and 2) for the following:

1. Private street authorization (Sections 14-233 and 14-234) for Vera Rubin Place.
2. Modification of street standards for Vera Rubin Place:
   a. 14-422(E)- Waive sidewalk along both sides of the requested private street for the segment north of Mary Jackson Court; waive sidewalk on the west side of the segment south of Mary Jackson Court.
   b. 14-422(F)- Waive the planting strip along both sides of the Vera Rubin Place.

This request is associated with a proposed site plan, road plan, and subdivision plat, and variations to the application plan for Galaxie Farm, a Planned Residential Development. Staff analysis is provided as Attachment 3.

Staff Recommendation:

Staff recommends the Planning Commission motion to approve the street standard modification requests below, including the recommended condition of approval. No Planning Commission action is needed on the private street request.

Modification of street standards.

a. 14-422(E)- Waive sidewalk along both sides of the requested private street for the segment north of Mary Jackson Court; waive sidewalk on the west side of the segment south of Mary Jackson Court.

   1. Sidewalks must be provided in accord with the Galaxie Farm Road Plan Overall Layout Plan prepared by Collins Engineering and dated March 8, 2022.

b. 14-422(F)- Waive the planting strip along both sides of the Vera Rubin Place.

Attachments:

1. Applicant Request
2. Proposed Plan
3. Staff Analysis