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Design Focused Engineering

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County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: SDP2020-63 – HTC Area C, Block II (TMP 32-41J)
Request for Waiver from Section 14-422(D)
Block II, Road "A" & "B" – Planting Strips

To Whom It May Concern,

Pursuant to Section 14-422(F), the Albemarle County Planning Commission may vary or except the requirements of sections 14-422(D) of the Subdivision Ordinance. The developer for HTC Area C, Block II (TMP 32-41J) requests a waiver from the requirement that the planting strip must be located between the curb and the sidewalk.

The site plan for HTC Area C proposes 56 townhome units in Block II. Block II has two 20' urban section roads that provide vehicular access to rear-loaded garages for lots 1-33 and front-loaded garages for lots 34-56.

Proposed Road	Location of Planting Strip Waiver Request	Location of Planting Strip Waiver Request	Concurrent Sidewalk Waiver Request	Presence of On-Street Parking
Private Road A (Orchid Bend)	West side of Orchid Bend	Lots 1-10	Yes	No
Private Road A (Orchid Bend)	East side of Orchid Bend (portion)	-	No	Yes
Private Road A (Orchid Bend)	North side of Orchid Bend	Lots 11-26	Yes	No
Private Road B1 (Purple Flora Bend)	East side of Purple Flora Bend	Lots 27-33	Yes	No
Private Road B1 (Purple Flora Bend)	West side of Purple Flora Bend (portion)	-	No	Yes

With regard to the planting strip waiver request, please consider the following analysis from Section 14-422(F)(2):

(i) A variation or exception to allow a rural cross-section has not been granted. A curb/gutter or rolltop curb is provided on both sides of the street.
(ii) A sidewalk waiver request is included with the request to waive the planting strip.
(iii) The changed location of the planting strip within Blocks II does not contradict goals of the comprehensive plan, the neighborhood model, the Places29 master plan, or the approved ZMA201700005 (HTC Area C) associated with these blocks. The intent of the landscape

strip is to achieve a more urban streetscape and to provide pedestrian comfort along sidewalks and walkways. As a sidewalk waiver request has been submitted with this waiver, sidewalks are only proposed on one side of Private Road A and a portion of Private Road B1 (see attached Exhibit B), therefore, the planting strip's location cannot be set between the sidewalk and curb. Allowing this waiver for the planting strip location along Private Road A and B1 does not detract from such goals of connectivity and street presence, as the emphasis of an urban street section is externally oriented around Block II rather than internally oriented within these blocks. Where perpendicular parking is proposed on Private Road A and Private Road B1, the sidewalk is placed immediately adjacent to the curb to allow ease of access from the parking area to the residences.

(iv) Waiving the requirement would enable different principles of the neighborhood model to be more fully achieved. Planting strips located beside pedestrian walkways provide a more inviting streetscape. Planting strips and landscape foster pedestrian comfort and safety, while providing pockets of open space within the impervious surroundings. The intent behind the planting strip requirement of the subdivision ordinance is to encourage pedestrian use and create a more urban street section. When taken into consideration with the goals of the neighborhood model, the Places29 master plan and the approved ZMA201700005, primary pedestrian circulation should be guided around these blocks, where street activity will predominately take place in this county-identified Center. The main function of the private roads proposed in Blocks II is to provide vehicular access to the rear-loaded garages, rather than contribute multimodal connections within HTC. A waiver for the sidewalks along the internal roads of Block II is simultaneously being requested with the planting strip waiver, as sidewalks on both sides of Private Road "A" and Private Road "B1" are not needed, as they do not necessarily contribute to the overall goals of connectivity and urban design put forth by the neighborhood model, the master plan and the approved rezoning. Please refer to the sidewalk waiver for further details. In accordance with this request, planting strips would not be able to be located beside sidewalks along the internal private roads, however, they will still be included to provide pockets of greenspace between residents' driveways. Furthermore, street tree requirements set forth by the Albemarle County Zoning Ordinance are met within these pockets of greenspace along the proposed streets.

Please grant this request to allow for a planting strip along one side of Block II, Private Road A and B1, so as to enhance the overall connectivity of Hollymead Town Center, as well as supporting the comprehensive plan's goals in achieving an active streetscape within a mixed-use center. Please feel free to contact me with any questions or concerns regarding this request.

Regards,

Keane Rucker