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

RE: ZMA202200004 1906 Avon Street
Request for Waiver from Section 14-422(D)
Private Road "A" – Sidewalks

To Whom It May Concern,

Pursuant to Section 14-422(E), the Albemarle County Planning Commission may vary or except the requirements of sections 14-422 of the Subdivision Ordinance. The applicant for the rezoning of tax map parcels 09000-00-00-03300, 09000-00-00-033C, and 09000-00-00-033B0 requests a waiver from the requirements of Section 14-422(A) which requires that the internal new streets include sidewalks on both sides of the new streets.

The application for 1906 Avon Street seeks a rezoning from R-1 Residential to R-15 Residential. If approved, the property could develop a maximum of 38 units. Hathaway Street, an existing public street that currently ends at the shared property boundary with Avon Park, is proposed to extend through the property and stub-out at the northern property line of tax map parcel 90-33B. Private Road A and B are proposed to connect to Public Road A and provide vehicular access to units in Block 1.

We request a waiver for Private Road A to allow for sidewalks only where front doors of homes are positioned, on one side of the street.

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

(i) A variation or exception to allow a rural cross-section has not been requested nor granted.

(ii) A surface other than concrete is not proposed; this request is for a waiver from requirements to provide sidewalks on both sides of both sides of Private Road A.

(iii) Environmental constraints are not a factor in this waiver request as there are no environmentally sensitive features within the property.

(iv) Please see the attached exhibit, which demonstrates that adequate pedestrian circulation internal and external to the site may be achieved with sidewalk on one side of Private Road A. Because the lots along Private Road A are only proposed to front on one side, sidewalks are positioned where front doors of the homes are located on one side of the street. Crosswalks are proposed to connect the Private Road A sidewalk to Private Road B sidewalks, which ties into the proposed sidewalks on both sides of Public Road A. Public Road A is proposed to connect to the existing Hathaway Street right-of-way, located within the adjacent Avon Park development. The proposed sidewalk connection creates pedestrian access along the existing Hathaway Street through Avon Park, along Arden Drive, to Avon

Street Extended. The ZMA concept plan additionally incorporates a direct pedestrian connection from the proposed development to Avon Street. According to the 2021 Avon Street Corridor Study, a sidewalk was planned for along the western side of Avon Street in front of this proposed development. At this time, the construction of this sidewalk by the County has been completed. Across Avon Street, the recently completed Spring Hill Village has constructed a 10' asphalt path that could serve residents as well. With this new infrastructure, pedestrian connectivity along and adjacent to this major transportation corridor is strengthened. Public Road A (extension of Hathaway Street) is proposed to extend through the subject property to the northern property line that is shared with Faith Temple Church. At the time of redevelopment of the Faith Temple Church property, a future sidewalk connection would be able to tie into the proposed sidewalk along one side of Public Road A.

(v) Sidewalks on one side of Private Road A allow for ample pedestrian connectivity throughout the development; there are clear pedestrian pathways between residential units, the adjacent development, and to the shared recreational areas. The proposed sidewalk networks provide a public benefit by creating logical pedestrian connections that will be utilized by residents of this and the adjacent neighborhood.

(vi) Alternative pedestrian systems are not proposed with this waiver.

(vii) The sidewalk along Private Road A is to be privately maintained.

(viii) The waiver promotes the goals of the 2015 Comprehensive Plan. While the Southern and Western Neighborhoods Master Plan recommends the property be developed to Neighborhood Density Residential, the Comprehensive Plan offers that density should be promoted within the Development Areas "to help create new compact urban places" (Development Areas: Objective 5 8.29). The Comprehensive Plan additionally calls for promoting "infill and redevelopment that is compatible with surrounding neighborhoods and uses" (Development Areas: Objective 6 8.32). Although the rezoning application for 1906 Avon Street exceeds the 2015 Master Plan density recommendation, the proposed density is not misaligned with the existing character of the Avon Street corridor. As the corridor features residential densities of both Neighborhood Density and Urban Density Residential, light industrial, and commercial uses, an R-15 rezoning would create density and diverse housing within a strategic location of the County. To further align with the existing urban fabric of the Avon Street corridor, design and architectural techniques, as well as landscaping design would be utilized, as recommended by the Comprehensive Plan; incorporating such elements would allow for more density to be housed within structures that would be similar to the existing development along the Avon Street entrance corridor. In order to achieve R-15 density, a sidewalk waiver is pursued to support efficient use of a redeveloped site, while maintaining safe and convenient pedestrian access throughout the site.

(ix) Waiving the requirement would enable different principles of the neighborhood model to be more fully achieved. For example, granting of this waiver would allow for promoting redevelopment within the Development Areas, while maintaining pedestrian orientation and mixture of housing types and affordability, and robust recreational and open space. Two of the three parcels that consist of the subject property each have one single-family detached unit, and a storage shed is present on the third parcel. The rezoning application requests to develop the property to 11 DUA, with a mixture of single-family attached and multifamily units. Affordable units are proposed with this rezoning. A unique redevelopment of the site

with a sidewalk waiver would establish a neighborhood of compact density, while providing for abundant amenity and open space. Waiving sidewalks on both sides of the street allows for additional area to be utilized towards central recreational spaces and landscaping within the neighborhood to create a holistic R-15 development along a major transportation corridor of the County.