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County of Albemarle - Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: Montgomery Ridge Phase IV (SUB2022-00178) – Waiver of one or more Street Standards along a Public Street

Dear Planning Commissioners,
I'm writing to request a waiver by the commission to the street standards and requirements (Section 14-422 (A & D) for the Montgomery Ridge Phase IV project. This waiver request accompanies the Preliminary plat for the Montgomery Ridge Phase IV development, which is a proposed development plan for 14 lots on a parcel connected to the existing Montgomery Ridge Neighborhood (TMP 46-24). The property, which is 14.01 acres, connects to the Montgomery Ridge neighborhood through a parcel of land reserved for dedication to Albemarle County. The developer has worked out an agreement with the Montgomery Ridge Homeowners association to allow the connection, and the parcel of land will be dedicated to public use for a roadway connection with the final subdivision plat for the Phase IV development.

Specifically, we are requesting a waiver for the following:

1. Section 14-422 (A) – Sidewalks and planting strips for street trees and other vegetation shall be established on both sides of each new street within a subdivision creating lots for single family detached and single family attached dwellings in the development areas
2. Section 14-422 (D) - Planting Strip Design – Each planting strip shall be a minim of six feet in width except that the minimum width may be less in areas of transition between rural cross-section and urban cross-section streets.

The first waiver request is for a modification to the sidewalk requirements along portions of the public streets proposed within an urban development. The entrance road to the Montgomery Ridge property will connect from the existing Montgomery Ridge subdivision to the new property. When Montgomery Ridge was originally developed, a parcel of land was reserved for dedication to public use on demand by Albemarle County. This parcel of land provides the public street access to the property for development. The developer has worked out an agreement with the Montgomery Ridge Homeowners association for the dedication of the property to public use with the final subdivision plat for the development. The parcel of land is 40' wide for the roadway extension. This width is wide enough to accommodate a 24' public road, (1) 6' planting strip on one side of the road, (1) 5' sidewalk on the same side of the road, a 1' buffer between the sidewalk and the right of way, and a 3' planting strip on the other side of the road from the curb to the right of way. The preliminary plat for Montgomery Ridge Phase IV provides the street plan and cross section for this proposed roadway (Settlers Ridge Road). Since the width of the public road right of way is limited by the existing parcels adjacent to the parcel of land, a 5' sidewalk and 6' planting strip can only be accommodated on one side of the roadway. Therefore, the developer is requesting a relief of the requirement for accommodating a sidewalk on both side of the roadway, along this portion of the road.

In addition, the developer is also seeking a waiver request to eliminate the requirement for a portion of the required 5' concrete sidewalk within the limits of the development along Settlers Ridge Road. This portion of the roadway located on the subject property has no single family attached or detached homes adjacent to it. Approximately 350 linear feet of Settlers Ridge Road within the limits of the development is proposed to accommodate a 5' concrete sidewalk only on one side of the roadway. This would leave additional area on the northwest side of the roadway for buffer screening and planting within the Open Space A. The removal of the sidewalk on this side of the roadway would not prohibit pedestrian traffic, as this side of the roadway does not

have a sidewalk connection to the existing Montgomery Ridge neighborhood, due to the limitations noted above and illustrated in the preliminary plat. Residents would cross the street at the intersection of Monaco Court and Settlers Ridge Road, and this intersection will be designed for a pedestrian friendly access connection with grades meeting ADA accessible route requirements.

The final waiver request is for a relief to the requirement of providing a minimum 6' planting strip along a portion of Settlers Ridge Road. The portion of Settlers Ridge Road right of way on the Montgomery Ridge parcel of land is not wide enough to accommodate a 6' planting strip on both sides of the roadway. The required 6' planting strip has been added along the southern portion of the roadway, but there is only enough room for a 3' planting strip along the northern portion of the roadway. The remaining areas along both roadways within the subject property will have a 6' wide planting strip on either side of the roadway, as required. The developer is requesting relief from the minimum planting strip widths to accommodate a roadway connection within the existing limits of the Montgomery Ridge neighborhood parcel.

We ask that staff and the Commission grant the waivers for these proposed modifications to the sidewalks and planting strips within the development to work with the existing conditions of the development. The previously approved right of way for public use dedication within the existing Montgomery Ridge subdivision will only accommodate a 5' concrete sidewalk and 6' planting strip on (1) side of the roadway. A 3' panting strip will be installed on the other side of the roadway, as shown on the attached preliminary application plan. In addition, as shown on the plans, the 5' concrete sidewalk along the northwest side of Settlers Ridge Road (where no lots front on the road) is proposed to be eliminated to provide additional open space area for buffer plantings between the (2) neighborhoods. The principles of Neighborhood design and planning are still being met with the proposed design and this waiver request, and pedestrian access is being provided through the property to the existing Montgomery Ridge neighborhood. In addition, a primitive pedestrian trailway will be installed within Open Space C (4.679-acre open space area). This trailway will connect to the proposed right of way within Phase IV and to the existing trails within Montgomery Ridge neighborhood, creating a pedestrian network through the property for walking trails.

Thank you for considering this request.

Scott Collins, PE