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MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
Phone: 434.882.0121
www.meridianwbe.com

May 5, 2023

Francis McCall
Chief of Zoning
County of Albemarle
401 McIntire Road
Charlottesville, VA 22902

RE: ZMA2022-00012 – ARBOR OAKS TOWNES
SECTION 14-422(F) - EXCEPTION REQUEST FOR PLANTING STRIP

Dear Francis;

This Exception Request is part of the ZMA application to rezone TMP 06100-00-00-03800 from R-4 to R-15. The concept plan shows 14 townhouses with one 180-foot private street and on street parking. The Concept Plan is proffered as part of this rezoning.

Section 14-422 (A) of the current Albemarle County Ordinance requires a 6' wide planting strip and 5' wide concrete sidewalk 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. This Request is for approval of an exception for not providing 6' planting strips on both sides of the private street. There will be 6' sidewalks adjacent to curb on both side of the private street.

Section 14-422(F) Variation of or exception to planting strip requirements.

1. Information to be submitted

(i) In order to achieve a density that is consistent with the goals of the comprehensive plan and existing density on the adjacent parcels, on street parking must be provided for the townhouses. For safe access from the parking spaces to the townhouses the sidewalk must be located adjacent to the curb. A planting strip would make it difficult for pedestrians to get from their cars to the sidewalk. The existing developments, Arbor Crest Apartments and Georgetown Green, adjacent to TMP 06100-00-00-03800 both have on street parking with sidewalks adjacent to the curb.

(ii) A vicinity map at a scale of 1" = 600' is attached as Exhibit B.

(iii) Refer to Sheet Z-104 for a Concept Plan of the subdivision and boundary at a scale of 1" = 20'

(iv) Refer to Sheet Z-104 for existing and proposed 4' contour intervals.

(v) There are no streams, streams buffers, floodplains, or wetlands on or within 500' of the property. There are no critical slopes on this property.

(vi) Refer to Sheet Z-104 for proposed layout of private street, lots, unit types, uses, and location of parking.

2. Consideration

(i) Not applicable.

(ii) A sidewalk variation or exception is not required for this development.

(iii) Approval of this planting strip exception would promote the following goals of the Comprehensive Plan, Neighborhood Model, and Places 29 Master Plan.

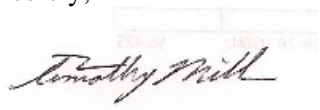
- Comprehensive Plan: Without this exception, TMP 06100-00-00-03800 will remain a 0.96-acre property that is designated as 'Neighborhood Density' on the Comprehensive Plan but will only be allowed to have a maximum of 3 single family dwellings.
- (2) Neighborhood Friendly Streets & Paths: The private street in this development will be consistent with the existing private streets in the adjacent neighborhoods.
- (3) Interconnected Streets: There are no adjacent streets to connect with.
- Places 29 - Future Land Use North Master Plan: Without this exception, TMP 06100-00-00-03800 will remain a 0.96-acre property that is designated as 'Neighborhood Density' on the Comprehensive Plan but will only be allowed to have a maximum of 3 single family dwellings.

Approval of this planting strip exception would enable the following goal of the neighborhood model.

- (1) Pedestrian Oriented Neighborhood: Sidewalk connections between smaller blocks of a neighborhood allow for pedestrian access to friend's homes and parks.

Please let me know if you need additional information.

Sincerely,



Timothy Miller, P.E., L.S.
Principal