SHIMP ENGINEERING, P.C.
Design Focused Engineering

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

RE: SE2025-000XX WINDY KNOLL PLANTING STRIP WAIVER REQUEST

To whom it may concern,

Pursuant to Section 14-203.1, of the Code of Albemarle County Planning Commission may vary or except the requirements of sections 14-422(D) of the Subdivision Ordinance. The developer for Windy Knoll (TMP 56-96A, 56-96B1, and & 56-96B2) requests a waiver from the requirements of Section 14-422(A) which requires that the planting strip must be located between the curb and the sidewalk and requires large shade street trees.

The applicant for Windy Knoll seeks a rezoning from R-1 to R-6. If approved, this project could develop a maximum of 18 units. Vehicular access to the development is provided by private driveway coming off Cory Farm Road and Private Road "A" coming off Colony Drive.

We request an exception for the planting strip requirement along portion of Private Roads "A" as marked on the exhibit attached.

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 been granted. A variation or exception to allow a rural cross-section has been not granted nor requested. The project will feature curb and gutter urban street sections, however along portion of the street where sidewalk is not proposed the developer requests a correlated waiver from the requirement to provide planting strips.

(ii) A sidewalk variation or exception has been granted. A sidewalk waiver request for portions of Private Roads "A" is included with this request;

(iii) Reducing the size of or eliminating the planting strip promotes the goals of the comprehensive plan, the neighborhood model, and the applicable neighborhood master plan. A modification of the planting strip within Windy Knoll does not contradict goals of the comprehensive plan, the neighborhood model, or Crozet Master Plan; while planting strips to be provided where sidewalks are proposed, a sidewalk waiver request for portion of the Private Roads "A" is being pursued. A sidewalk waiver along portion of

Private Roads “A” would allow for more greenspace on the property. Without a sidewalk, a planting strip cannot be located “between curb and the sidewalk,” as required by Sec. 14-422(D).

(iv) Waiving the requirement would enable a different principle of the neighborhood model to be more fully achieved. By consolidating green space elsewhere in a development, rather than maintaining a narrow planting strip, the community could gain a larger, more meaningful recreational or ecological features.

ATTACHMENTS:

Please see next page.



Attachment 1. Waiver Exhibit