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 SIDEWALK 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 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 internal new streets in the development include sidewalks on both sides of the new streets.

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 sidewalk requirement along portion of Private Road "A" as marked on the exhibit attached. 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 been granted. A variation or exception to allow a rural cross-section has been not granted nor requested. The applicant is providing sidewalks on the majority of Private Road "A." An exception is requested for segment of the roadway that does not front townhome units, where pedestrian traffic is not anticipated. To ensure safe and logical pedestrian connectivity throughout the development, the developer will provide multiple road crossings at strategic locations as shown on the circulation exhibit below.

(ii) A surface other than concrete is more appropriate for the subdivision because of the character of the proposed subdivision and the surrounding neighborhood. A surface other than concrete is not proposed; this request is for a waiver from the requirement to provide sidewalks on both sides of portion of Private Road "A" as shown on the exhibit attached.

(iii) Sidewalks on one side of the street are appropriate due to environmental constraints such as streams, stream buffers, steep slopes, floodplain, or wetlands, or because lots are provided on only one side of the street. Environmental constraints are not a factor in this waiver request as there are no

environmentally sensitive features on property. There are no lots provided in areas where portions of the sidewalk waiver are requested.

(iv) The sidewalks reasonably can connect into an existing or future pedestrian system in the area. The sidewalks reasonably can connect into an existing or future pedestrian system in the area. Portion of the Private Road "A" that is requested to be waived from the sidewalk requirement does not limit connection into the existing public roads, as shown on the Attachment 2.

(v) The length of the street is so short and the density of the development is so low that it is unlikely that the sidewalk would be used to an extent that it would provide a public benefit. The length of the portion of Private Road "A" subject to waiver is so short and the density of the development is so low that it is unlikely that the sidewalk would be used to an extent that it would provide a public benefit.

(vi) An alternate pedestrian system including an alternative pavement could provide more appropriate access throughout the subdivision and to adjoining lands, based on a proposed alternative profile submitted by the subdivider. An alternate pedestrian system including a pedestrian crossing could provide more appropriate access throughout the subdivision and to adjoining lands, please see Attachment 2 for details.

(vii) The sidewalks would be publicly or privately maintained. The sidewalks would be privately maintained.

(viii) The waiver promotes the goals of the comprehensive plan, the neighborhood model, and the applicable neighborhood master plan. The waiver promotes the goals of the Crozet Master Plan. By reallocating space from a sidewalk to an open or green area, a development can provide more communal space for recreation, aesthetics, or stormwater management. This aligns with the plan's focus on high-quality, well-integrated public spaces that contribute to a more scenic and connected community. Additionally, pedestrian connectivity is maintained through alternative pathways as illustrated on the pedestrian circulation exhibit attached.

(ix) Waiving the requirement would enable a different principle of the neighborhood model to be more fully achieved. Granting this modification would allow for the consolidation of open areas, resulting in larger, more coherent green spaces within Windy Knoll. These expanded green spaces would enhance the overall environmental quality of the neighborhood, support passive recreation, and contribute to a stronger sense of place and community identity.

ATTACHMENTS:

Please see next page.



Attachment 1. Waiver Exhibit



Attachment 2. Vehicular and Pedestrian Circulation Exhibit.