



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES
MEMO**

To: City of Charlottesville Planning Commission
From: Brian Haluska, AICP
CC: Jim Tolbert, AICP; Missy Creasy, AICP
Date: April 5, 2011
Re: Critical Slopes Ordinance Discussion

Background

At the March work session, the Planning Commission clarified the process by which they would like to see the draft critical slope ordinance “tested” prior to the May public hearing. The Commission stated that they would like to see a variety of prior applications as well as potential sites of future development in a table format. The table should also list the specific details of those sites that would be used to determine if they were subject to review under the draft critical slope ordinance.

Table

Included in the table attached to this memo are 23 previous and potential development sites.

1. The Brookwood Development
2. The Fontaine Fire Station
3. The site of the approved William Taylor PUD
4. The approved Grove Square Development
5. Tax Map 48A, Parcel 39 – the old sewage treatment plant in the Locust Grove area of the City.
6. The proposed Willoughby Place Development off of Fifth Street.
7. A proposed development at 901 River Road.
8. Tax Map 25, Parcel 4 – vacant property located on Fifth Street.
9. The approved Kroger Fuel Center project on 29 North.
10. The approved YMCA project.
11. The River Bluff PUD development
12. The Main Street Train Station property
13. The completed Carter’s View Subdivision
14. The completed St. Charles PUD
15. The Timberlake PUD
16. The previous proposed subdivision on Davis Avenue.

17. Tax Map 61, Parcel 35 – a vacant parcel on Monticello Avenue.
18. The 1600 Monticello development
19. Student housing project located at 1115 Wertland Street
20. The completed Boys and Girls Club/Smith Aquatic Center project
21. The completed student housing project at 1707 Jefferson Park Avenue.
22. A proposed subdivision at 400 Harris Road.
23. Tax Map 57, Parcel 115 – vacant land at the corner of Monticello Road and Bainbridge Street.

The table is sorted by the column headings. The Commission should note that some of the numbers in the table are approximations based on the City's GIS system or the applicant's site plans.

Suggested discussion topic

The current draft ordinance defines a site that would be subject to critical slope waiver review by the Planning Commission as follows:

Definition of critical slope. A critical slope is any slope whose grade is more than 25% and which meets the following conditions:

- (1) Its run is greater than 20 feet; AND its total area is greater than 2,000 square feet; OR*
- (2) It is within 200 feet of a stream as identified in the City's Comprehensive Plan; OR*
- (3) It contains significant and unique natural or topographic features.*

Disturbance of critical slopes could create negative environmental impacts and should be avoided if at all possible.

The City staff inserted the numbers 20 and 2,000 into the draft ordinance as merely illustrative numbers. These numbers were not based on any research by staff. Staff would request that the Commission substitute acceptable numbers based on the information presented, as well as the desire of the Commission to limit the review to sites that the Commission feels warrant review.