

The Field School of Charlottesville Application (SP201500024)

Critical Slopes Waiver Request

SP Application Attachment

TMP: 06000-00-00-06800

Date: June 6, 2016

Revised: October 27, 2016

Request:

In conjunction with SP2015-00024, a Special Use Permit request to allow a Private School Use in the rural areas, and an associated Boundary Line Adjustment request to create a 25.01 acre parcel 06000-00-00-068; and in accordance with Section 4.2.5 of the Zoning Ordinance; the Applicant requests a waiver of Section 4.2 (Critical Slopes) of the Albemarle County to allow disturbance of slopes greater than 25%.

Specifics of Request:

- The area of critical slopes proposed for disturbance is approximately ~~29,138~~ 36,856 square feet (~~0.67~~ 0.85 acres) and represents approximately ~~17~~ 21% of the existing critical slopes (4.03 acres) on the 25 acre parcel.*
- Approximately ~~75~~ 80% of the slopes in question are man-made slopes created by the construction of an existing entrance to the site and an abandoned waste area for construction debris.*
- The proposed slope disturbances establish **a new turn lane on Barracks Road**, commercial entrance road onto Barracks Road, a ballfield area between the proposed school site, entrance, and existing pond; and an area for overflow parking near the school.*

The primary concerns with development on critical slopes are addressed as follows:

- Rapid or Large Scale Movements of Rock and Soil:** Construction will consist of compacted fill and erosion control measures shall be installed in accordance with the water protection ordinance to prevent large scale erosion.*
- Excessive Storm Water Runoff:** The proposed construction will require a site plan approval with new water quality measures and new or upgraded stormwater conveyance structures and facilities. Additional verifications of downstream channels will be provided in conjunction with site plan approval. The water quality treatment, detention, infiltration, and conveyance system represent an improvement to the current conditions at the site. These measures will protect against any increase in runoff.*
- Siltation of Natural or Man Made Bodies of Water:** As outlined above, all development shall be subject to the current standards of the County Water Protection Ordinance and erosion and sediment control measures shall be installed to prevent siltation of water bodies.*
- Loss of Aesthetic Resource:** This proposal is to provide reasonable access to and development of a site that meets the objectives for school sites as delineated within the Albemarle County Comprehensive Plan. The site is located within an ARB entrance corridor and subject to additional ARB approval.*
- This development is not served by public sewer; however, a private septic system is planned for the development. The areas delineated for onsite septic treatment are not downstream from any proposed for critical disturbance.*

Analysis of Request (Section 4.2.5 (a)-3 of the Zoning Ordinance):

- *An approved site plan for a private school use in accordance with the SP Application Plan would satisfy the intent and purposes of Section 4.2 to at least an equivalent degree as by-right development of the property.*
- *Granting the modification or waiver would serve a public purpose of greater import than would be served by the strict application of the regulations sought to be modified or waived.*

In summary, the reasons for the request are to allow disturbance of manmade slopes of 25% or greater for the purposes of constructing a private school and associated improvements along S.R. 654 (Barracks Road) in accordance with the proposed application plan for SP2015-00024 (The Field School of Charlottesville).

Prepared and submitted on behalf of the Applicant by:

A handwritten signature in cursive script, appearing to read "J. Kelly Strickland".

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