



Major Site Plan Amendment
(SDP201800040 An Amendment to SDP201600012)
Critical Slopes Waiver Request

TMP: 07800-00-00-049A0
Date: April 15, 2019
Revised: October 22, 2019

Request:

In conjunction with a major site plan amendment application, the Applicant requests a waiver of Section 4.2 (Critical Slopes) of the Albemarle County Zoning Ordinance to allow disturbance of slopes greater than 25%.

Specifics of Request:

- ☐ *The slopes in question are man-made slopes created by the construction of Hunter's Way (S.R. 1146) and approved Site Plan SDP198600029.*
- ☐ *The area of critical slopes disturbance is approximately 2,488 square feet*
- ☐ *Critical Slope Disturbance is necessary to avoid use of retaining walls adjacent to the entrance corridor*

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 cutting into existing native soils and the scale and nature of the disturbance does not present high probabilities of erosion. Erosion control measures shall be installed in accordance with the water protection ordinance to prevent any erosion from leaving the site.*
- ☐ **Excessive Storm Water Runoff:** *The proposed construction will provide stormwater conveyance structures and stormwater detention structures for the proposed development. Additionally, protection of downstream channels will be provided. The stormwater detention and conveyance system represent an improvement to the current conditions at the site. These measures will protect against adverse impacts related to the disturbance of critical slopes.*
- ☐ **Siltation of Natural or Man Made Bodies of Water:** *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. The slopes are not adjacent to any water features or sensitive environmental features.*
- ☐ **Loss of Aesthetic Resource:** *The subject parcel is adjacent to other HC zoned parcels and in close proximity to several LI parcels. The critical slopes on this parcel were created during previous construction and do not offer an aesthetic resource in this setting.*

In summary, the reasons for the request are to allow a small disturbance of manmade slopes of 25% or greater for the purposes of redeveloping TMP 07800-00-00-049A0. Please reference the included Critical Slopes Exhibit for the location of disturbed slopes.

Prepared and submitted on behalf of the Applicant by:

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