



Memorandum

To: Albemarle County
From: Julia W. Skare, Draper Aden Associates
Date: January 20, 2015
Project Name: Franklin Street TM07700-00-00-040B0
Project Number: C14143C-01
Subject: Zoning Application for Steep Slopes
cc: Realty IX LLC

Narrative of the project proposal:

The Zoning Application is being proposed to address the issue of access and use for the parcel known as TMP 07700-00-00-040B0.

The owners are working to develop the property for a use with an Industrial Building, a permitted use by right. The public benefit to developing the site is a developed property and business generating new jobs for the community and addition of commercial tax base.

To accomplish this, there needs to be access to the site. The property is bounded by Broadway Street, Moores Creek Lane and Franklin Street.

Frontage on Broadway is limited to 110 feet from the property corner in Franklin Street. Not only is access not permitted this close to the intersection, the topography adjacent to Broadway is shown as preserved slope area.

Frontage on Moores Creek Lane, a privately owned and maintained lane, the topography adjacent to Moores Creek Lane is shown as preserved slope area.

The majority of the site frontage is along Franklin Street (475 feet total). There is approximately 100 feet of frontage, north of Moores Creek Lane, which is not shown as managed or preserved slope. The entrance could not be built with property dimensions within this area.

We believe the safest location for the approach would be centered along Franklin Street, between Broadway Street and Moores Creek Lane.

Narrative of Proposed projects consistency with Comprehensive Plan:

The comprehensive plan Land Use Plan, Map C (attached) Urban Neighborhood 3, indicates the property as Industrial which is consistent with the proposed use.

Narrative of proposed projects impact on public facilities and public infrastructure:

Based on information provided by Albemarle County Service Authority there are sanitary and water mains adjacent to the site. Electrical power is also available in the area.

Narrative of the proposed public impacts on Environmental features, including steep slopes:

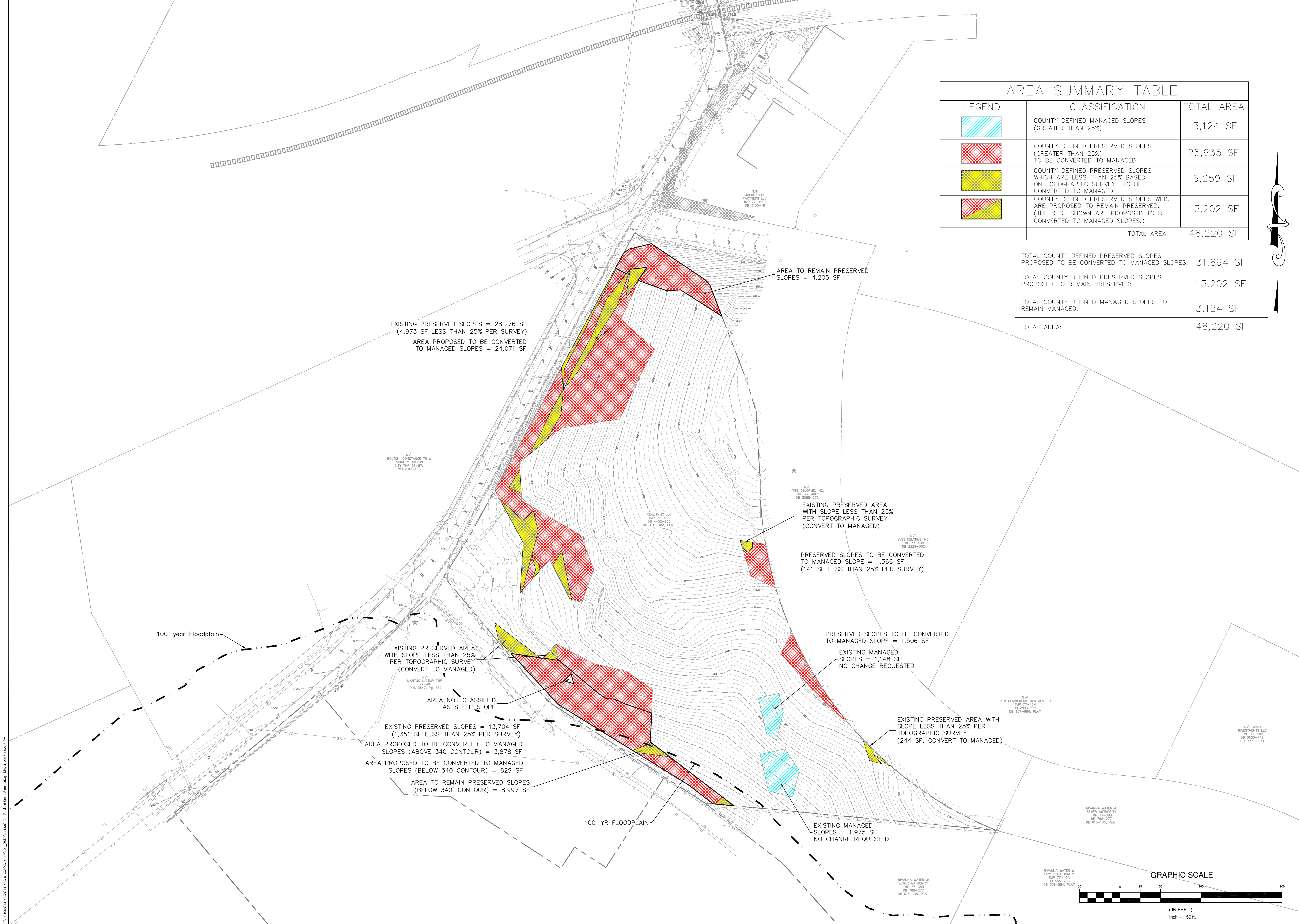
As can be seen on the topographic survey of the site, there are portions of the site limiting use such as steep slopes, flood plan, parcel shape, and access to the site.

The attached plan labeled "Revised Steep Slopes" shows the "Preserved" and "Managed" slopes as shown on County mapping. We believe the "Preserved" slopes should be considered "Managed" slopes in the locations shown on the "Revised Steep Slopes" plan for the following reasons:

- a. Managed slopes indicate the contiguous area is limited or fragmented. On this site, there are several areas where the slope is not part of a contiguous area. The majority of the site is neither Managed or Preserved slopes. The area shown as Preserved slopes on the County plan is 55,578 SF. The area shown as Managed slopes on the County plan is 3,123 SF. The area with slopes greater than 25% within the steep slope areas after the survey is 9,413 SF.
- b. Managed slopes are not associated with or abutting a water feature: Slopes indicated are not associated with a water feature.
- c. The slopes become steeper as they move closer to Franklin Street and Moores Creek Lane, which indicates a potential for previous fill areas when the streets were constructed.
- d. The slopes are not in the entrance corridor nor considered of significant value to the entrance corridor.
- e. We are not aware of any prior county action regarding the slopes on this property.

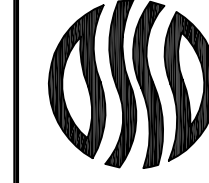
There are no plans to disturb or develop the portion of the site in the floodplain.

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AREA SUMMARY TABLE		
LEGEND	CLASSIFICATION	TOTAL AREA
	COUNTY DEFINED MANAGED SLOPES (GREATER THAN 25%)	3,124 SF
	COUNTY DEFINED PRESERVED SLOPES (GREATER THAN 25%) TO BE CONVERTED TO MANAGED	25,635 SF
	COUNTY DEFINED PRESERVED SLOPES WHICH ARE LESS THAN 25% BASED ON TOPOGRAPHIC SURVEY TO BE CONVERTED TO MANAGED	6,259 SF
	COUNTY DEFINED PRESERVED SLOPES WHICH ARE PROPOSED TO REMAIN PRESERVED. (THE REST SHOWN ARE PROPOSED TO BE CONVERTED TO MANAGED SLOPES.)	13,202 SF
TOTAL AREA:		48,220 SF

TOTAL COUNTY DEFINED PRESERVED SLOPES PROPOSED TO BE CONVERTED TO MANAGED SLOPES:	31,894 SF
TOTAL COUNTY DEFINED PRESERVED SLOPES PROPOSED TO REMAIN PRESERVED:	13,202 SF
TOTAL COUNTY DEFINED MANAGED SLOPES TO REMAIN MANAGED:	3,124 SF
TOTAL AREA:	48,220 SF

**Draper Aden Associates**
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REVISED STEEP SLOPES

FRANKLIN STREET - TM 77-40B

CHARLOTTESVILLE, VIRGINIA

REVISIONS	
5/4/15 - PER COUNTY COMMENTS	
DESIGNED BY:	AJH
DRAWN BY:	BTC
CHECKED BY:	JWS
SCALE:	1" = 50'
DATE:	04-06-2015
PROJECT NUMBER:	C14143C-02
1 OF 1	

