

## Critical Slope Analysis

### **Review of the request by Engineering staff:**

#### **Description of critical slope area and proposed disturbance:**

This is a slope created by the construction of Hunters Way, State Route 1146 off of State Route 250 West of Charlottesville, Virginia. Shown on Site Plan # SDP198600029. The proposed disturbance is for the reshaping of the slope to allow the construction of an Auto Repair Shop.

| Areas                     | Acres                    |                          |
|---------------------------|--------------------------|--------------------------|
| Total site                | 1.46 acres approximately |                          |
| Critical slopes           | 0.33                     | 22.8% of site            |
| Critical slopes disturbed | 0.08                     | 24.1% of critical slopes |

#### **Exemptions to critical slopes waivers for driveways, roads and utilities without reasonable alternative locations:**

This disturbance is not exempt.

#### **Compliance with Zoning Ordinance 18-4.2:**

“movement of soil and rock”

Proper slope construction, control of drainage, and vegetative stabilization will prevent any movement of soil.

“excessive stormwater runoff”

No additional Stormwater runoff in this area, as the slopes will be reshaped and the additional impervious are will be captured and treated per State DEQ requirements.

“siltation”

Inspection and bonding by the County will ensure siltation control during construction. Proper stabilization and maintenance will ensure long term stability.

“loss of aesthetic resource”

This area is visible from the roads and buildings in the development. The slopes were created with the roads and will be gently reshaped in a similar manner as with the road construction.

“septic effluent”

This commercial development is serviced by private sewer.

Based on the review above, there are no engineering concerns which prohibit the disturbance of the critical slopes as shown.

### **Review of the request by Planning staff:**

The following are additional factors in County Code § 18-4.2.5(a)(3) to be considered for this application for a special exception:

- Strict application of the requirements of section 4.2 would not forward the purposes of this chapter or otherwise serve the public health, safety or welfare;
- Alternatives proposed by the developer or subdivider would satisfy the intent and purposes of section 4.2 to at least an equivalent degree;
- Due to the property’s unusual size, topography, shape, location or other unusual conditions, excluding the proprietary interest of the developer or subdivider, prohibiting the disturbance of critical slopes would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the property or adjacent properties; or
- Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.

It is staff's opinion that the proposed disturbance of critical slopes would favorably satisfy factor (a) above because the proposed disturbance would not be a detriment to public health, safety or welfare. Additionally, staff confirms that the majority of the critical slopes being disturbed were created by the construction of the existing travelway into the site as depicted on County Approved Final Site Plan SDP198600029, the remaining portion of slopes being disturbed appear to have been created when State Route 1146, Hunters Way was built.

**Summary:** Based on Engineering and Planning's review above, there are no concerns that would cause staff to object to the approval of the critical slope disturbance request.

**RECOMMENDATION:**

Staff recommends approval of the applicant's request to disturb 3,491 SF of critical slopes as requested.