

RESOLUTION

Granting a critical slope waiver for property located at 1709 Jefferson Park Avenue

WHEREAS Neighborhood Investments, LLC (“Landowner”) is the owner of certain land identified within the City of Charlottesville Real Estate Assessor’s records as Real Estate Parcel Identification No. 160010100, said parcels having current street addresses of 1709 Jefferson Park Avenue (the “Subject Property”); and

WHEREAS the Subject Property contains critical slopes, over and within an area of approximately 0.21 acre, which is approximately 70% of the area of the parcels that constitute the Subject Property, and Landowner is requesting a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6)(b), in connection with the Owner’s plan to construct a multifamily residential development on the Subject Property (the “Project”); and

WHEREAS the Project is described in more specific detail within the application materials submitted in connection with waiver application no. P23-0049, as required by City Code §34-1120(b)(6) (collectively, the “Application Materials”); and

WHEREAS the Planning Commission considered and recommended approval of this application at their September 12, 2023, meeting, subject to conditions proposed within the Staff Report; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that a waiver is hereby granted of the critical slopes requirements for the Project, to allow for the development of the multifamily residential development as described within the Application Materials, subject to the following conditions:

- 1) The applicant shall implement measures indicated within their Low Impact Development (LID) worksheet (page 8 of application SP23-00005 and sheet 36 of the application materials. These include:
 - a. Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be $>/- 5\%$ of impervious drainage area. 8 points or 1 point for each 10% of site treated.
or
 - b. Green rooftop to treat $>/- 50\%$ of roof area. 8 points.
- 2) The applicant shall provide a minimum of 2,400 square feet of Tree Canopy as illustrated in their application.