

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to approve Critical Slope Special Exception at 1000 2nd Street SE</b>
<b>Staff Contact(s):</b>	Benjamin Koby, Planner II, Matthew Alfele, City Planner
<b>Presenter:</b>	<b>Benjamin Koby, Planner II</b>
<b>Date of Proposed Action:</b>	November 17, 2025

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### Issue

Applicant and property owner, Joseph Barber, is proposing improvements to subplot B located at 1000 2nd Street SE ("Subject Property") that could include between two (2) and five (5) residential dwelling units as permitted by the R-A Zoning District. Applicant has yet to determine a final unit count, as securing a Critical Slope Exception is a determining factor that needs to be addressed prior to applicant's development of a Final Site Plan.

### Background / Rule

Any improvements on site will impact Critical Slopes on-site as defined by Development Code ("DC") Section 34-4.10.1.B.1. and must be approved by City Council. Existing Critical Slopes areas located on the Subject Property include around 1,314 square feet or twenty-seven percent (27%) of the total site. Applicant is proposing to disturb one-hundred percent (100%) of the slopes on site. Critical Slopes are defined as: A grade of twenty-five percent (25%) or greater; a portion of the slope has a horizontal run of greater than twenty (20) feet; an area of 6,000 square feet or greater; and a portion of the slope is within two-hundred (200) feet of any waterway protected by the Standard and Design Manual or Chapter 10 of the Charlottesville Code of Ordinances, or shown on the map entitled "Properties Impacted by Critical Slopes," maintained by Neighborhood Development Services ("NDS"); (DC Sec. 34-4.10.1.B.2).

### Analysis

The Planning Commission ("PC") held a hybrid virtual and in-person regular meeting on October 14, 2025, on this matter. The Planning Commission reviewed the application based on the standard of review under Section 34-5.2.16 and had no concerns with the request. The PC recommended approval of the Critical Slope Special Exception with conditions as listed in the NDS Staff Report.

### Financial Impact

This has no impact on the City's General Fund.

### Recommendation

NDS Staff recommends City Council adopt the attached Resolution approving the Critical Slope Special Exception for 1000 2nd Street SE.

### Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution approving the Critical Slope Special Exception for 1000 2nd Street SE."

### Attachments

1. CSEResolution

