

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	February 6, 2023
Action Required:	Consideration of an application for a Critical Slope Waiver
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	Considering a Critical Slope Waiver request for 345 US 250 Bypass (250 Bypass Fire Station) (1 reading)

Background

Scott Hendrix, City Senior Project Manager is requesting a waiver from Section 34-1120(b) of the City Code (Critical Slope Ordinance) to allow for a development of a new City fire station and supporting infrastructure. The applicant is proposing to construct a new 8,000 square foot station to the south of an existing stub road, eventually replacing the existing City Fire Station #1. Through this process the applicant is proposing to disturb critical slopes (as defined in section 34-1120(b)). In order to keep the existing fire station in operation until its replacement is completed, the new building will be located to the south, encroaching into nearby critical slopes. Existing critical slopes areas located on this Property include 4.24 acres or 2.9 percent of the site. 0.08 acres of critical slopes will be disturbed.

Discussion

The Planning Commission held a hybrid virtual and in-person joint Public Hearing with City Council on January 10, 2023 on this matter. The Planning Commission and City Council had the following comments or concerns:

- Questions regarding the chosen location of the new station
- Noting that the existing critical slopes are man-made along existing roads

The applicants clarified that the new station is designed to minimize land disturbance, and the old station must be kept in operation to provide services until the new facility is complete. The Commission was very supportive of the new fire station, and recommended approval of the waiver with no recommended conditions.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 34:00 mark.

[Link to Recording of Public Hearing](#)

Staff note: The full application for this project can be found at the following link. Materials start on

page 69.

[Link to Staff Report and Application Materials](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves the Special Use Permit request, the project could contribute to Goal 3: A Beautiful and Sustainable Natural and Built Environment, Item 3.2: Provide reliable and high quality infrastructure.

Community Engagement

Under the City's Zoning Code, a Critical Slope Waiver Application does not require a Public Hearing or community engagement meeting. However, the applicant did hold a community meeting for a Special Use Permit for the Subject Property on August 24, 2022. Several members of the public were in attendance at the meeting.

Staff has received no emails or phone calls expressing concerns with the development.

On January 10, 2023 the Planning Commission and City Council held a joint Public Hearing. The Public Hearing was a hybrid meeting with the public able to join online and in person. During the Public Hearing three members of the public participated. No comments or concerns were related to the critical slope waiver request.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

The Planning Commission voted 7-0 to recommend the application be approved.

Alternatives

City Council may deny or indefinitely defer the requested Critical Slope Waiver:

- (1) Denial: "I move to deny the Critical Slope Waiver requested with application P22-0091"
- (2) Deferral: "I move to defer Council action on Critical Slope Waiver P22-0091"

Attachments

None