

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	March 6, 2023
Action Required:	Consideration of an application for a Critical Slope Waiver
Presenter:	Matthew Alfele, City Planner
Staff Contacts:	Matthew Alfele, City Planner
Title:	Considering a Critical Slope Waiver Application request at 1000 Cherry Avenue (Buford Middle School) (1 reading)

Background

Michael Goddard, City of Charlottesville Facilities Development Manager is requesting a waiver from Section 34-112(b) of the City's Critical Slope Ordinance as part of the renovations and reconfiguration to Buford Middle School. The City is in the process of upgrading the public education facilities and infrastructure on the campus of Buford Middle School, The Boys and Girls Club, and Smith Aquatic Center. This is a multiyear project that will be phased dependent on funding. As part of the renovations, disturbance to Critical Slopes around the athletic field will be required.

Discussion

The Planning Commission held a hybrid virtual and in-person meeting on February 14, 2023 where this item was on the consent agenda. Planning Commission passed the consent agenda and amended the recommendation of approval to include staff's condition that the applicant work with the City's Urban Forester on tree preservation and replanting.

Staff note: A recording of the meeting can be found at the following link. Passage of the consent agenda starts at the 00:37:30 mark.

[Link to Planning Commission Recording](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 5.

[Link to Staff Report and background materials](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves the Critical Slope Waiver Application, the project could contribute to Goal 3: A Beautiful and Sustainable Natural and Built Environment, 3.1 Engage in robust and context sensitive urban planning and implementation.

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 has done community engagement for this project through other methods, such as meetings related to the redevelopment and expansion of Buford Middle School. In addition, a Site Plan Conference for this project was held on January 4, 2023, and six members of the public attended.

Budgetary Impact

This waiver request has no impact on the General Fund.

Recommendation

The Planning Commission voted 6-0 to recommend the application be approved.

"Suggested motion: "I move the RESOLUTION granting a Critical Slope Waiver for Property located 1000 Cherry Avenue City Tax Map Parcels 230192000." with one condition.

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 P22-0132"
- (2) Deferral: "I move to defer Council action on Critical Slope Waiver P22-132"

Attachments

1. Buford_Middle_School_CS_RES_3_6_23