



County of Albemarle
Department of Community Development

Memorandum

To: Judy Wiegand, Senior Planner
From: Susan Stimart, Business Development Facilitator
Division: Community Development
Date: August 24, 2007
Subject: Willow Glen Project Proposal (CPA2006-00003/ZMA 2006-00019)

Albemarle County's 1995 Economic Development Policy, an element of the County Comprehensive Plan, contains the following County policies: i) "Plan for land and infrastructure to accommodate future business and industrial growth", ii) "Provide local business development opportunities", and iii) "Provide work force opportunities." In September 2007, staff will share with the Board of Supervisors updated data from the 1995 policy, which indicates there is significant shortage of available land for commercial-industrial growth and activity. In considering a comprehensive plan amendment to change the current Industrial Service designation for the Willow Glen housing proposal, there are several important aspects to consider, particularly in regard to the County's overall economic vitality and future sustainability of commerce:

1. Diminishing reserve of Industrial Service land designated in the Comprehensive Plan
2. Vacant land zoned for industrial uses is also comparatively low
3. Existing businesses need for expansion
4. Clustering - options for new businesses to locate near existing, compatible industry
5. Land assemblage, near the airport
6. Commercial location outside of the entrance corridor overlay

Land designated for Industrial Service in the Comprehensive Plan has decreased from a 1993 level of 1,381 acres to the 2005 level of 932 acres, according to a recent analysis by the GDS staff of the current Comprehensive Plan (prior to Places 29). This demonstrates an inventory shortage compared with years past.

Land zoned for light industrial activity is also in short supply. Excluding the University research parks, 2005 records indicate 300 acres zoned for light industrial uses and presently underutilized, based on an improvement value of \$20,000 or less. An analysis of this land zoned for light industrial uses indicates the average parcel size is 4 acres and the median parcel size is even less - 2 acres. The data indicates we have very little "product" for our existing businesses should they need to expand (to keep pace with our community growth), causing some of our existing businesses to look for space outside the County. We are also witnessing a trend for existing contractors and local service providers to locate outside Albemarle County, including Zion's Crossroads, where there is more land available for these LI uses.

A site-specific consideration is the reduced opportunity for land assemblage for commercial activity next door to the airport. Willow Glen (TM 32, Parcels 49F, 49G, 49I, 49J, 49K) is near land already zoned LI (TMP32-57A and TMP 32-56, should it convert from mobile homes). Additionally, Willow Glen includes and is adjacent to several parcels designated for Industrial Service in the Comprehensive Plan, 32-49, 49A, 49A1. Once Willow Glen's housing is developed, the adjoining parcels' functional utility for light-industrial activity drops significantly.

A final, site-specific consideration is that this area affords relief from our County's entrance corridor guidelines and, therefore, can offer more affordable building options for a new commercial enterprise. This is an important consideration for an emerging industry, bio-technology. Depending on the stage of a bio-tech company's evolution, these companies with growth needs may not be able to afford higher development costs sometimes associated with our entrance corridor requirements.

Attachment 1-- 2005 GDS & CAMA Records on Comprehensive Land Uses & Zoning

Buildable Vacant Acres by Growth Area, 1993											
Growth Area	VR	LD	MD	HD	NS	CS	RS	OS	IS	ORS	Total
Neighborhood 1	0	0	41	30	0	12	49	0	30	0	162
Neighborhood 2	0	600	75	25	4	45	0	14	0	0	763
Neighborhood 3	0	398	78	90	7	20	56	0	0	236	885
Neighborhood 4	0	719	36	42	0	0	0	0	225	0	1022
Neighborhood 5	0	307	37	103	12	10	40	2	0	0	511
Neighborhood 6	0	449	0	0	3	0	0	5	0	0	457
Neighborhood 7	0	122	0	38	0	0	0	4	0	0	164
Hollymead	0	190	0	127	10	30	77	65	709	0	1208
Crozet	0	640	154	0	12	15	0	0	214	0	1035
Piney Mountain	0	5	20	0	0	0	0	0	203	0	228
Rivanna	897	0	0	0	0	0	0	0	0	0	897
Earlysville	246	0	0	0	5	0	0	0	0	0	251
North Garden	972	0	0	0	5	0	0	0	0	0	977
TOTAL	2115	3430	441	455	58	132	222	90	1381	236	8560

Source: Albemarle County Department of Planning and Community Development, 1993, using a planimeter

Legend
 VR - Village Residential
 LD - Low Density
 MD - Medium Density
 HD - High Density
 NS - Neighborhood
 CS - Community Service
 RS - Regional Service
 OS - Office Service
 IS - Industrial Service
 ORS - Office/Regional Service

Buildable Vacant Acres by Growth Area, 2005												
Growth Area	CS	IS	I	ND	NS	OS	O/RS	RS	TC	T	UD	Total
Neighborhood 1	16.38	0.00	5.39	2.64	0.00	2.96	0.00	35.60	0.00	36.89	79.12	178.98
Neighborhood 2	35.82	0.00	10.22	338.14	2.41	7.36	0.00	3.24	0.00	0.00	127.45	524.64
Neighborhood 3	7.34	0.00	0.00	250.87	2.80	0.00	159.61	33.35	0.00	0.00	75.14	529.11
Neighborhood 4	49.19	31.79	33.50	207.06	0.00	0.00	0.00	0.00	0.00	9.43	93.34	424.31
Neighborhood 5	18.68	0.00	0.00	135.62	0.00	3.54	0.00	41.72	0.00	0.00	95.70	295.26
Neighborhood 6	1.55	0.00	64.99	277.73	7.69	12.09	0.00	0.00	0.00	0.00	4.11	368.16
Neighborhood 7	0.00	0.00	6.13	9.40	0.00	6.16	0.00	0.00	0.00	0.00	48.88	70.57
Hollymead	11.29	697.97	33.23	780.88	1.01	11.49	0.00	0.00	8.05	13.61	159.38	1,716.91
Piney Mountain	0.00	202.87	0.00	81.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	284.46
Rivanna Village	64.53	0.00	0.00	356.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.51
Total	204.78	932.63	153.46	2,440.91	13.91	43.60	159.61	113.91	8.05	59.93	683.12	4,813.91

Growth Area	D	PFED	CT3	CT4	CT5	CT6	Total
Crozet	3.37	0.00	303.67	151.44	55.47	9.60	523.55

Source: Albemarle Department of Community Development, 2007

Note: The figures listed above do not include land which is in the floodplain (100 Yr.) or has a slope of 25% or greater. All acreages are based on GIS polygon acreage - not actual deeded acreage. All parcels queried for this analysis have a building/improvement value of \$20,000 or less. This query was based on end of year 2005 parcel and CAMA data.

CS - Community Service
 IS - Industrial Service
 I - Institutional
 ND - Neighborhood Density
 NS - Neighborhood Service
 OS - Office Service
 O/RS - Office/Regional Service
 RS - Regional Service
 TC - Town Center
 T - Transitional
 UD - Urban Density
 D - District
 PFED - Potential Future Employment District
 CT3 - Urban Edge [CT3]
 CT4 - Urban General [CT4]
 CT5 - Urban Center [CT5]
 CT6 - Urban Core [CT6]

2005 GDS & CAMA Records on Light Industrial Zoned land

	Deeded Acreage	GIS Polygons (acreage)
Total	923.38	644.67
Total Minus UVA	445.71	301.96
Average (ac.)	5.79	3.92
median (ac.)	2.53	2.03
No of Parcels	77	77
	Total Albemarle County Square-miles	726
	Conversion factor: acres/square-mile	640
	Total Albemarle County acres	464,640
	Percent Vacant LI	0.1%
		0.06%