Consideration of a
BOUNDARY LINE ADJUSTMENT TO THE
SOUTHERN URBAN NEIGHBORHOOD
Background

- June 10, 2015      BOS Resolution of Intent
- July 7, 2015       Community Meeting
- July 21, 2015      PC WS
- July 30, 2015      Community Meeting
- August 12, 2015    Community Listening Session
- August 18, 2015    PC Public Hearing
- Sept. 2, 2015      BOS WS
- Sept. 9, 2015      BOS PH (scheduled)
Existing Land Use Plan

Hedgerow (Heyward) Park

Area Under Consideration

Regional Mixed Use Neighborhood Density Residential

Parks and Green Systems

Density Residential

Residential

Parks and Green Systems
Environmental Features

Hedgerow (Heyward) Park

Area Under Consideration

Mountain Protection Area

Slopes > 25% grade

Stream buffer
Summer View from Mountain View Dr.
Current Zoning

Area Under Consideration
Jurisdictional Area for Water and Sewer

Area Under Consideration
Potential Change to Land Use Plan
Potential Change to Land Use Plan

Areas for Environmental Protection
Potential Change to Land Use Plan
• Industrially designated area for target industries that need location near I-64, UVA, downtown Cville

• Specific industry types:
  - R&D with associated light industry
  - Specialty food production and distribution
  - Adult beverage and distribution
  - Other small distribution facilities ancillary to a production operation
  - Business and financial processing operations
Habitat protection noted as a purpose for P&G syst. designation

Passive recreation in P&G syst. area; long term preservation encouraged

Creativity in site design – buildings to fit terrain rather than extensive grading

Interconnections to Regional Mixed Use Center

Protect nearby properties from noise and odors

Emphasize need for interchange improvements to keep from making interchange situation worse; find alternatives for truck traffic to avoid need for a signal

Infrastructure improvements should be provided concurrent with or in advance of development
Answers to Questions of PC Members from July 21 Meeting
Vacant Buildable * Portions of Properties Zoned for Industrial Type Uses

<table>
<thead>
<tr>
<th>Developable area on parcel</th>
<th>Developable and zoned</th>
<th>Developable and zoned in pipeline</th>
<th>Unlikely to develop near term or at all due to a) ownership (City, VDOT, RWSA, etc.) or b) remediation</th>
<th>Total buildable parcels in excess of pipeline and potentially to develop based on zoning</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>1 - 2.99 ac</td>
<td>13</td>
<td>3</td>
<td>7</td>
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<tr>
<td></td>
<td>3 - 4.99 ac</td>
<td>9</td>
<td>2</td>
<td>6</td>
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<tr>
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<td>5 - 9.99 ac</td>
<td>8</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>10 - 25 ac</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Above 25 ac</td>
<td>4</td>
<td>2</td>
<td>1</td>
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<tr>
<td>Total</td>
<td>36</td>
<td>9</td>
<td>6</td>
<td>21</td>
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Total Buildable Acreage in excess of pipeline: 118 acres
Vacant Buildable * Portions of Properties Designated on Comprehensive Plan for Industrial Type Uses

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<tr>
<th>Developable area on parcel</th>
<th>Developable and designated</th>
<th>Developable and designated in pipeline</th>
<th>Unlikely to develop near term or at all due to a) ownership (City, VDOT, RWUSA, etc.) or b) remediation</th>
<th>Total buildable parcels in excess of pipeline and potentially to develop based on Comp. Plan designation</th>
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<td>21</td>
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<td>Above 25 ac</td>
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<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>82</td>
<td>8</td>
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<td>64</td>
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</tbody>
</table>

Total Buildable Acreage in excess of pipeline: 379 acres
Effect of Biscuit Run Land to State Park

• 828 acres
• Residentially designated – 3100 units
• Mixed use – 150 K Retail and Service
• No impact on Industrial inventory
• Study led to Comp. Plan Strategy to do Capacity Analysis every 2 years
Environmentally Sensitive Areas – RA or DA?

**RA Zoning**
- No building sites on critical slopes, except by special exception
- WPO – 100’ stream buffer
- Timbering allowed by-right

**DA Zoning**
- No building sites on preserved steep slopes, except by ZMA
- WPO -- 100’ stream buffer, but mitigation to 50’ outside of drinking water watershed
- Timbering not an allowed use; clearing and grading allowed with E&S permit
Protection of Area Designated for Parks and Green Systems

Rural Area
• Protection for habitat is up to property owner
• Property could be developed by-right: R1 and RA uses
• If unbuildable property stays in RA, it will still be available for RA development

Development Area
• To be used industrially, property must be rezoned for more intensive use
• Steep slope overlay protects identified slopes (future zoning action required)
• A rezoning to allow development could include a proffer to retain areas for preservation
Transportation Impacts

• VDOT – significant change to be analyzed at rezoning
• Traffic Study will be required
• County could be in position to apply for funding to accelerate interchange improvements
Water and Sewer Availability

- Both ACSA & RWSA play a role
- ACSA lines would be extended from nearby lines; **not at ACSA expense**
- **Line size depends** on anticipated use
- Water capacity / WW treatment – **RWSA**
- Pipelines from Ragged Mountain and upgrades to the interceptor are **RWSA responsibility**
- **If need exists sooner** than expected, the **RWSA can provide sooner at RWSA expense**; however, their Board makes ultimate decisions on timing
- RWSA believes that **capacity exists**
Mechanics of ZMA Process

- Restrictions on use will relate to future zoning actions
- How/whether the BOS will want to initiate a zoning action is unknown
- What kind of district is unknown
  - could be an area specific district
  - could be conventional district
  - could be an expectation for a property owner to request rezoning
- Important for PC to identify expectations for areas for environmental protection and industry and recommend to BOS
FACTORS FAVORABLE

• Properties could add inventory near interchange
• Other vacant land near urban interchanges is not available
• Site is well suited for particular types of operations
• Reasonable access to utilities
• 85 acres are outside of impt. environmental resources
• Potential for permanent conservation or additional parkland
• Designation could accelerate funding for interchange improvements

FACTORS UNFAVORABLE

• Removal of forest resources – impact to habitat corridors; however, protection not guaranteed in RA
• Interchange needs improvements
• Ec. Dev. office has not had opportunity to complete its inventory assessment, although info provided previously show most is in small parcels
• No current plan of development to totally assess impacts – would occur at rezoning stage
• A new zoning district may be necessary to ensure expectations are met
Staff Recommendation

• Approval of Comp Plan amendment in Attachment B, by map and text to help further economic development activities of the County
PC Action

• Recommend approval of CPA 2015-01 with information in Attachment B.

• Recommend denial of CPA 2015-01 for the following reasons:
Q&A