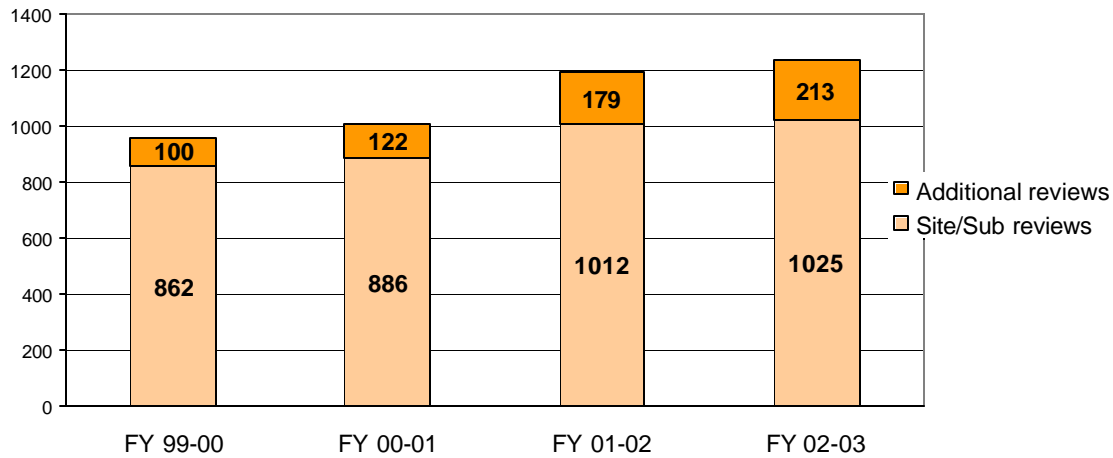


Strategic Direction 2:
Protection of Resources

Development

Development related reviews are increasing



The amount of development related reviews (by-right and special permit/rezoning) are increasing, with total reviews up 29% in the last four years

The Engineering Division’s review history is provided in the chart above for FY99-00, FY00-01, FY01-02 and FY02-03. Stacked columns are presented in the chart with two parts: “site plan-subdivision reviews” and “additional reviews”.

Site Plan-Subdivision Reviews - The “number of reviews” is a tally of the submittals reviewed for each of the following applications:

- final site plan
- final subd. plat
- final major site plan amendment
- preliminary site plan
- preliminary subd. plat
- preliminary major site plan amendment
- minor site plan amendment
- easement plat
- road plan
- stormwater management plan
- grading plan
- mitigation plan
- erosion & sediment control plan
- retaining wall plan
- traffic study

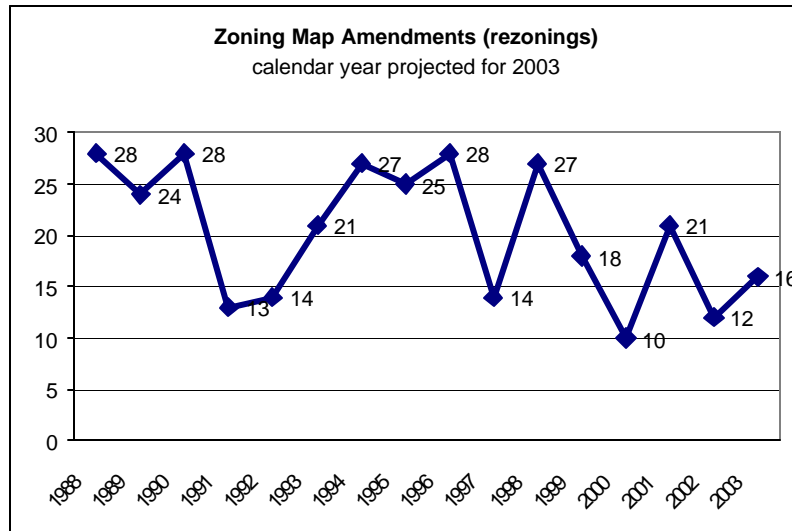
Additional Reviews - The total “number of reviews” is a tally of the site plan-subdivision reviews plus the submittals reviewed for each of the following:

- zoning map amendments (rezonings)
- special use permits
- critical slope waivers
- site plan waivers
- certified engineer reports
- as-built road plans
- CBR reports
- bond estimates
- private road evaluations
- miscellaneous submittals

Source: Department of Engineering & Public Works

Rezoning and special use permit reviews have become more complex with more time, costs and staff effort required for both the County and customers

Although the number of rezonings has not increased, the reviews are still demanding more resources. Changes which have impacted the level and complexity of rezoning (and major special use permit) reviews:



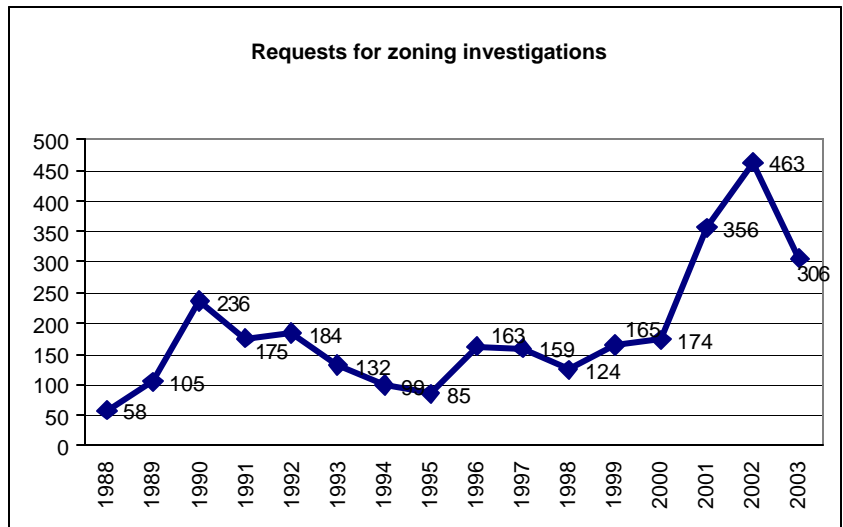
- **The extent of information now expected for review** – the expectation from the Commission and Board to have a clearer understanding and control over the type, scale and character of development being reviewed. This information is also needed to evaluate impacts to important resources identified for protection, and impacts to public services and infrastructure and to ensure consistency with the principles and objectives of the Comprehensive Plan for development, including the Neighborhood Model principles. Today, most rezonings typically require submittal of a more detailed concept plan (more detailed than the bubble diagrams accepted in the 80’s), traffic information/assessment, and a fiscal impact analysis (done by staff). Detailed traffic analyses are required for medium to large-scale developments, (requiring review by VDOT, County Engineering staff and Planning staff). Building orientation, scale/massing, and some basic building design concepts are now more typically reviewed in rezoning proposals. Most rezonings now have concept plans which are proffered with the ZMA approval and establish the parameters for the development of a property.
- **Proffers** – Proffers, voluntary offers or controls proposed by the applicant, are approved with almost all rezonings. Proffers address the negative impacts of proposals and/or serve to control the extent of development (through the proffering of the plans of development/concepts plans). Proffers require an extensive amount of staff time and resources to negotiate, review and approve. The staff involved in the review of proffers includes the lead planner, immediate supervisors (Principal Planner, Chief of Planning, and /or Director), Zoning Department staff, and County Attorney. Other staff/agencies are often involved, such as the Engineering staff, depending on nature of the proffers.
- **New issues to address** – Two related impacts: “New issues to address” really means addressing and implementing ever emerging plans and initiatives. The development of neighborhood plans, Planning and Coordination Council (PACC) Area B Studies and the recommendations and action agendas established in them need to be considered and implemented in rezonings. The adoption of the Open Space Plan, Historic Preservation Plan, Mountain Protection Plan, the Entrance

Corridor Overlay District (and Architectural Review Board) have created additional layers of review of identified resources and recommendations to address in rezonings.

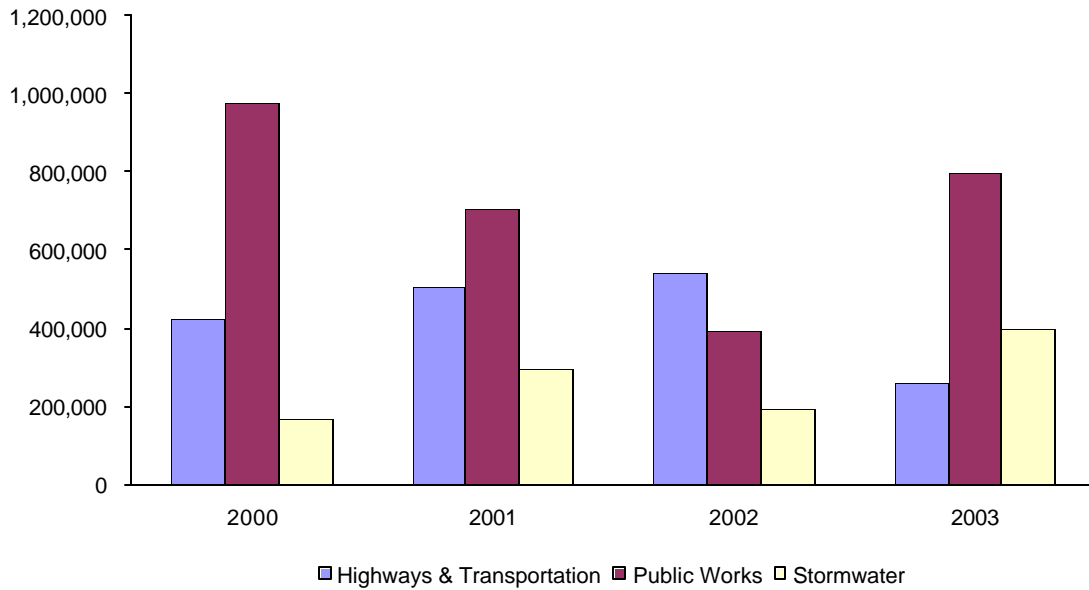
- Conflicts of urbanization** – Rezoning are more complicated today because many are located near existing neighborhoods, which creates the need to address very specific and legitimate “neighbor” issues. This has become more prevalent as the community has urbanized and as we encourage the use and reuse of infill sites. Also, the available land in the Development Area for development typically has more physical constraints (topography, infrastructure). For the most part, the least constrained (or “easiest”) land to develop has already been developed.
- More “front end review” by Planning Commission (work sessions)** – New rezoning reviews incorporate more meetings in the form of worksessions with the Planning Commission. These are needed to obtain more timely input and direction from the Commission on the numerous issues identified during the project review. This benefits the staff and applicant as each moves forward to develop and review plans and proffers for the proposal. This requires more Development Departments staff time to develop reports and evaluate and address results of the discussions.
- More meetings/input with neighbors/citizen groups** – Depending on the complexity and character of the rezoning proposal, staff encourages, and is involved in, meetings with neighbors, citizen associations and/or homeowners associations to discuss projects. These have become more prevalent in recent years.

The above complicating factors contribute to the number of “requests for investigation of possible zoning violations,” which are workload impacts.

Sources: David Benish and Amelia McCulley; Albemarle County Dept. of Community Development



Capital expenditures related to development have fluctuated for the past four years



	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
Highways & Transportation	425,396	506,220	541,138	256,799
Public Works	978,196	703,987	394,221	795,549
Stormwater	168,057	296,287	191,555	395,344
	1,571,649	1,506,494	1,126,914	1,447,692

Source: Albemarle County Department of Finance