Land Available for Development and Capacity Analysis Work

Joint CACs meeting
October 6, 2016
Growth in Each Development Area

- What is being planned and built right now?
- How much land is left to be developed?
Planned and Built in Each Development Area
What we can tell you about what has been approved by ZMA/SP

The “Pipeline” of Rezoned/SP Approvals

<table>
<thead>
<tr>
<th>approved by ZMA since 2001</th>
<th>approved units</th>
<th>built</th>
<th>unbuilt</th>
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<td>ZMA 04-17 Wickham Pond I</td>
<td>107</td>
<td>91</td>
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<td>ZMA 04-24 Old Trail</td>
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<td>1887</td>
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<table>
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<th>under ZMA/SP review</th>
<th>units proposed</th>
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<tr>
<td>ZMA201500008 Adelaide</td>
<td>80</td>
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<td>SP201600003 West Glen - max with SP</td>
<td>74</td>
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<tr>
<td>ZMA201600005 Foothills Daily Property</td>
<td>180</td>
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This is not yet automated….we are working on it…..
Planned and Built in Each Development Area
By-Right: Site Plans and Subdivision Plats

- **We can tell you:**
  - Projects currently under review
  - Preliminarily approved by-right projects & units for a defined time period

- **We can’t tell you**
  - What has been built until construction is complete

- **Primary difficulty**
  - Preliminary approval doesn’t mean it will be constructed
  - Final approval may be for only a phase of what was approved preliminarily
  - Phase lines can and often do change
  - Combination of by-right and rezoned developments with the same name makes tracking difficult

- We are working on how to tie units approved on a plan to units that have been constructed by right
Reporting to CACs on Projects Under Review

If Planning staff is coming to your meeting, we can bring a list of projects under review;

If we are not attending, we can send a list to the chair with descriptions and contact info; but....
Remember CountyView Web is available
Conducting a Residential Capacity Analysis

- **Buildable Vacant Residential Acreage**
- **Low-High Density Range from Existing Zoning And Land Use Plan**
- **# of Units Possible on Vacant Buildable Land**
- **Unbuilt Pipeline Units**
- **Future Housing Capacity (potential additional dwellings)**
Conducting a Residential Capacity Analysis
Step 1: Identify all properties in the study area by:

- Parcel #
- Zoning
- Land Use Plan designation
Step 2: Separate constrained land from unconstrained land

- chuck the unconstrained land for CP designation
Step 3: Separate larger properties with small improvement value
Step 4: Look at properties with "0" improvements – potentially, "vacant" land
PL29 Small Area Plan Example

**Step 5:**
Look at properties currently under development review – include or not include as undeveloped vacant land?

Steps 1 – 5 = vacant land
Conducting a Residential Capacity Analysis
**Step 6:**
Multiply vacant developable acreage by density range for designated land use from Master Plan

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<tr>
<th>GIS-Web Link</th>
<th>ParcelID</th>
<th>Zoning</th>
<th>CP Name</th>
<th>CP Land Use</th>
<th>Area Acres</th>
<th>90% Res.; 10% Non-Res.*</th>
<th>Low Units</th>
<th>High Units</th>
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Step 7:
Multiply vacant gross acreage by density range for zoning district (gross acreage)
PL29 Small Area Plan Example

Land Capacity For Additional Dwellings under Comprehensive Plan

Land Capacity for Residential Growth

- Buildable Vacant Residential Acreage: 67.07 acres
- Low-High Density Range from Existing Zoning Land Use Plan: 6 – 34 du/ac
- # of Units Possible on Vacant Buildable Land: 189 - 1681
- Unbuilt Pipeline Units: 109
- Future Housing Capacity (potential additional dwellings): 298 - 1790
PL29 Small Area Plan Example

Land Capacity For Additional Dwellings under Comprehensive Plan

- Buildable Vacant Residential Acreage: 97.03 acres
- Low-High Density Range from Existing Zoning: 6 – 20 du/ac
- # of Units Possible on Vacant Buildable Land: 445 – 814
- Unbuilt Pipeline Units: 109
- Future Housing Capacity (potential additional dwellings): 1254 - 1623
Gross v. Net Density

- Zoning: gross density – all acreage on a parcel
- Master Plan: net density – only acreage designated for development

Zoning: 81 ac
- 81 x 4 du/ac = 324 dwellings
- 81 x 6 du/ac = 648 dwellings

Master Plan: 53 ac
- 53 x 3 du/ac = 159 dwellings
- 53 x 6 du/ac = 318 dwellings
Gross v. Net Density –
Should Zoning and Master Plan recommendations be the same?

*Strategy 8c:* Review zoning standards for calculating density, and, if necessary, amend the Zoning Ordinance to better align density allowances with the Comprehensive Plan.

Will Need to be Added to CDD Work Program
Community Development Major Initiatives

Community Development Dept. (CDD) Work Program is driven primarily by:

- Board’s Annual Strategic Planning and associated Priority-Driven Budget Process.
- Mandated development review and management processes (site plan/subdivision plat review; ZMAs and SP reviews, Water Protection Ordinance administration, zoning enforcement, building permitting processes).
- Other Comprehensive Plan priorities.
- CDD resources are allocated based on the scope, timing and volume of work to address items, above.
- CDD work Program is set by the BoS annually.
Community Development Major Initiatives

Priority-Driven Budget Process

- Under BoS review now. Will establish priorities for county resources for the next 2 years
- Will have a significant impact to the CDD Work Program
- Tier 1 Priorities involving CDD (18 total objectives to implement):
  - Redevelop Rio/Route 29 intersection to create a more vibrant urban environment
  - Revitalize aging urban neighborhoods.
    some draft objectives include:
    - Accelerate revitalization of Rio Rd./Rt. 29 interchange area.
    - Establish and Implement a plan to complete proactive rezonings to reflect Board land use aspirations and intentions including enacting regulatory reforms/redefining zoning districts and encouraging desired form by right.
    - Evaluate use of urban service district to fund enhanced services and infrastructure in DAs
    - ...enhance Rivanna River corridor by completing updated Pantops Master Plan including Rivanna River Corridor Small Area Plan.
    - Develop an approach to “small” small area planning to address neighborhood level issues, needs and opportunities (blight remediation, spot improvement).

Mandated development review and management

- Current trend in project submittals consistent with pre-recession rate/amount
Current Projects

- **Rio Rd./Rt. 29 Small Area Plan** - Phase I by April 2017, with high priority to process implementation measures soon after.

- **ZTA for farm wineries, farm breweries, and farm distilleries** – under review with Planning Commission (consider amending the zoning regulations to strengthen the relationship between activities and events at FWBDs and their agricultural nature and minimize the possible adverse impacts on other properties resulting from such activities and events, all in a manner consistent with State law).

- **Other ZTAs**, including Inns, Restaurants and Taverns in historic properties in the RA

- **Blight Ordinance** for blighted structures – under review by BoS

- **Prep work for Pantops Master Plan update** - (2018 target, pending BoS priorities and resources)

- **Residential Development Impact Work Group** – to discuss approach the address impact of residential development post-proffer/cash proffer regulatory and policy changes

- **Collaborative approach to Redevelopment Project at Southwood** – partnership with Habitat for Humanity in efforts to improve Southwood

- **Capacity analysis for DAs** – as part of annual report on the Comp Plan to the PC (Spring, 2017)

- **Development applications**