



# 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

<i>approved by ZMA since 2001</i>		<i>approved units</i>	<i>built</i>	<i>unbuilt</i>
ZMA 04-17	Wickham Pond I	107	91	16
ZMA 04-24	Old Trail	2,200	313	1887
ZMA 05-18	Wickham Pond II	106	50	56
ZMA 07-12	Blue Ridge Co-housing	26	0	26
<i>under ZMA/SP review</i>		<i>units proposed</i>		
ZMA201500008	Adelaide	80		
SP201600003	West Glen - max with SP	74		
ZMA201600005	Foothills Daily Property	180		

**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**

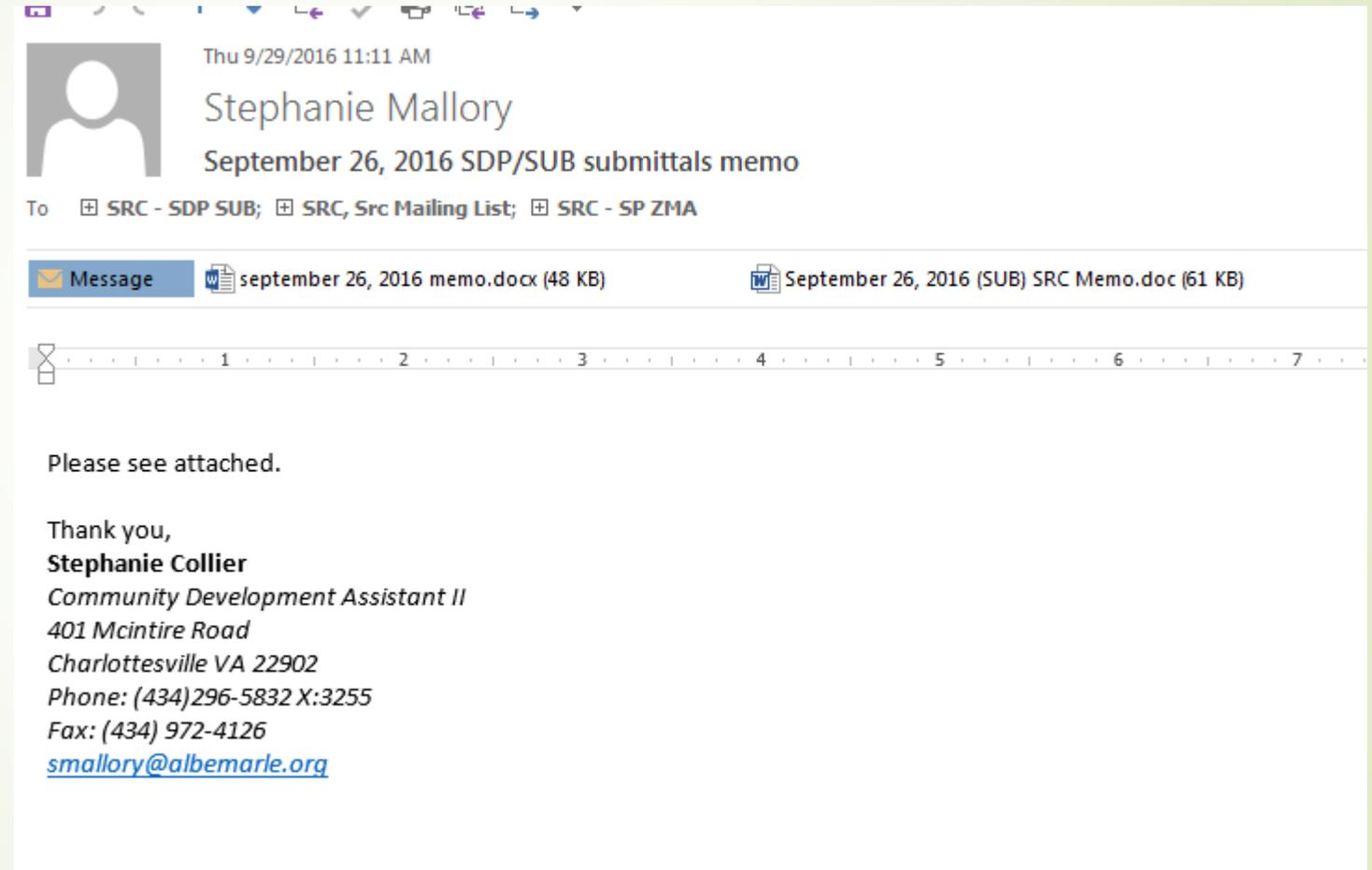
- Preliminary approval doesn't mean it will be constructed
- Final approval may be for only a phase of what was approved preliminarily
- Phase lines can and often do change
- Combination of by-right and rezoned developments with the same name makes tracking difficult

- 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

- Search & Navigation

Search By: Web\_Planning Application Number ▾

- Criteria

PLApplication ApplicationNumber Starts with:

- Results

PL Application ApplicationNumber	VIEW_CurrentStatus_PlanningApplications CurrentStatus
SDP201600056	Under Review
1	

- Permit Page 1

**Planning Application Information**

Application #

Application Type  ▾

Project Name

Received Date

Total Fees \$ 1,945.00

Submittal Date

Total Paid \$ 1,730.00

Current Status

**Under Review**

Proffers?

Comments:

**Legal Ad:** PROJECT: SDP201600056 5th Street Commercial Development â Initial  
 MAGESTERIAL DISTRICT: Scottsville  
 TAX MAP/PARCEL: 076000000055A0, 076M1000000100  
 LOCATION: East side of 5th Street approximately 700 ft. north of the I-64 interchange; south of Moore's Creek.  
 PROPOSAL: Request for initial site plan approval for 3 commercial buildings and associated parking: 9,500 sq. ft. commercial building with drive-thru; 9,500 sq. ft. commercial building; 8,500 sq. ft. daycare building with playground.  
 ZONING: HC Highway Commercial â commercial and service; residential by special use permit (15 units/ acre); LI Light Industrial â industrial, office, and limited commercial uses (no residential use).  
 OVERLAY DISTRICT: EC - Entrance Corridor; AIA - Airport Impact Area; FH â Flood Hazard; Preserved Steep Slopes

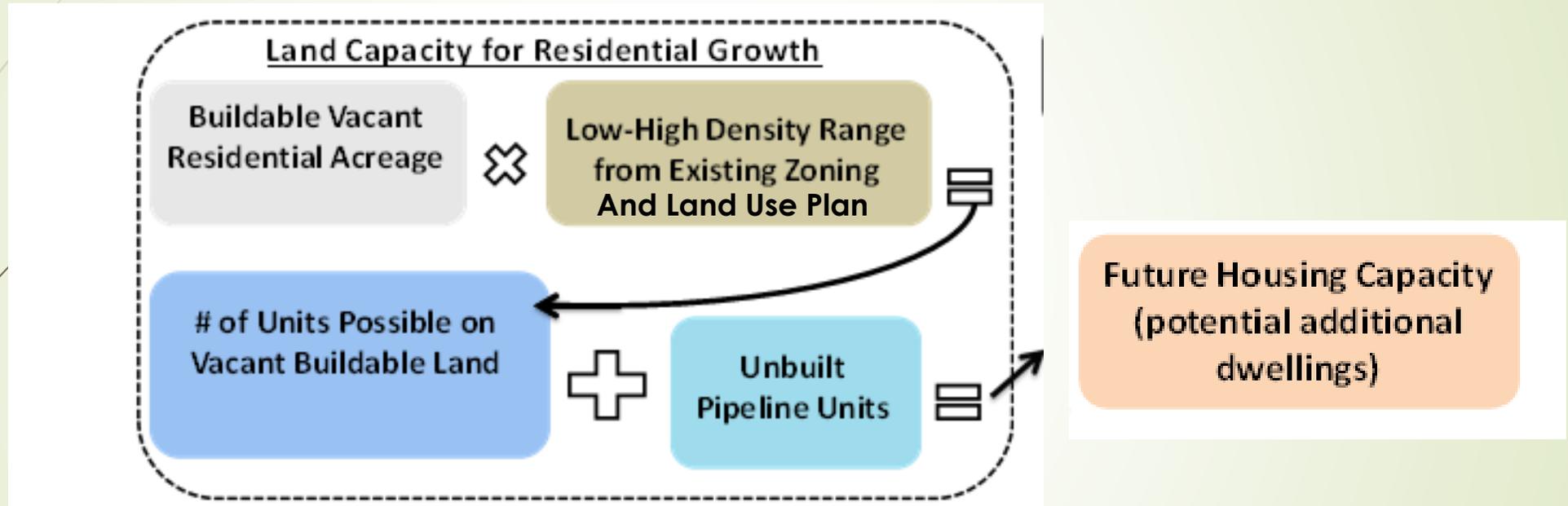
**Navigation**

I would like to view:

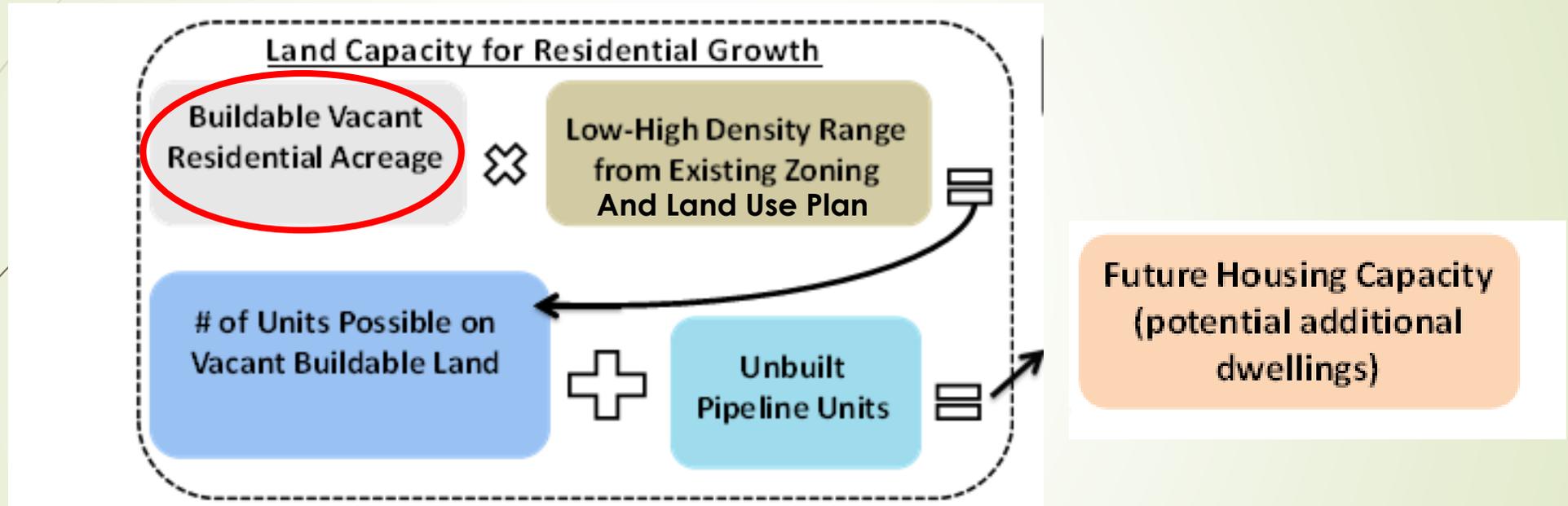
I would like to go to:

If you have questions regarding County View please send an e-mail to: [County View FAQ](#)

# Conducting a Residential Capacity Analysis



# Conducting a Residential Capacity Analysis



# PL29 Small Area Plan Example

## Step 1:

Identify all properties in the study area by:

- Parcel #
- Zoning
- Land Use Plan designation

	GIS-Web Link	PI	ParcelID	Zoning	CP_Name	CP_LandUse
3	<a href="#">45-2</a>		045000000026A	NMD	PL29 N1	Office / R & D / Flex / Light Industrial
4	<a href="#">45-67A</a>	#	045000000067A0	RA	PL29 N1	Commercial Mixed Use
5	<a href="#">45-67A</a>	#	045000000067A0	RA	PL29 N2	Commercial Mixed Use
6	<a href="#">45-68C</a>	#	045000000068C0	HC	PL29 N1	Office / R & D / Flex / Light Industrial
7	<a href="#">45-68C</a>	#	045000000068C0	HC	PL29 N1	Urban Density Residential
8	<a href="#">45-68C</a>	#	045000000068C0	HC	PL29 N1	Urban Mixed Use (in areas around Centers)
9	<a href="#">45-68C</a>	#	045000000068C0	HC	PL29 N1	Office / R & D / Flex / Light Industrial
10	<a href="#">45-68C</a>	#	045000000068C0	HC	PL29 N1	Urban Density Residential
11	<a href="#">45-68C</a>	#	045000000068C0	HC	PL29 N1	Urban Mixed Use (in areas around Centers)
12	<a href="#">45-68C2</a>	#	045000000068C2	R15	PL29 N1	Office / R & D / Flex / Light Industrial
13	<a href="#">45-68C2</a>	#	045000000068C2	R15	PL29 N1	Urban Density Residential
14	<a href="#">45-68C2</a>	#	045000000068C2	R15	PL29 N1	Office / R & D / Flex / Light Industrial
15	<a href="#">45-68C2</a>	#	045000000068C2	R15	PL29 N1	Urban Density Residential
16	<a href="#">45-68C2</a>	#	045000000068C2	R15	RA	NONE
17	<a href="#">45-68D</a>	#	045000000068D0	R15	PL29 N1	Commercial Mixed Use
18	<a href="#">45-68D</a>	#	045000000068D0	R15	PL29 N1	Urban Density Residential
19	<a href="#">45-68D</a>	#	045000000068D0	R15	PL29 N1	Urban Mixed Use (in areas around Centers)
20	<a href="#">45-68D</a>	#	045000000068D0	R15	PL29 N1	NONE
21	<a href="#">45-68D</a>	#	045000000068D0	R15	PL29 N1	Urban Density Residential
22	<a href="#">45-68D</a>	#	045000000068D0	R15	PL29 N1	Urban Mixed Use (in areas around Centers)
23	<a href="#">45-68D1</a>	#	045000000068D1	CO	PL29 N1	Urban Density Residential
24	<a href="#">45-68D1</a>	#	045000000068D1	HC	PL29 N1	Urban Density Residential
25	<a href="#">45-68D1</a>	#	045000000068D1	HC	PL29 N1	NONE
26	<a href="#">45-68D1</a>	#	045000000068D1	CO	PL29 N1	Urban Density Residential
27	<a href="#">45-68D1</a>	#	045000000068D1	HC	PL29 N1	Urban Density Residential
28	<a href="#">45-68D1</a>	#	045000000068D1	HC	RA	NONE
29	<a href="#">45-68D7</a>	#	045000000068D7	R15	PL29 N1	Urban Density Residential
30	<a href="#">45-68D7</a>	#	045000000068D7	R15	PL29 N1	Urban Density Residential
31	<a href="#">45-68E</a>	#	045000000068E0	R15	PL29 N1	Office / R & D / Flex / Light Industrial
32	<a href="#">45-68E</a>	#	045000000068E0	R15	PL29 N1	Urban Density Residential
33	<a href="#">45-68E</a>	#	045000000068E0	R15	PL29 N1	NONE

# PL29 Small Area Plan Example

## Step 2:

Separate  
constrained land  
from unconstrained  
land

– chuck the  
unconstrained land  
for CP designation

A	D	E	F	G
S-Web Li	Zonin	CP_Nan	CP_LandUse	Constraint
<a href="#">45-100</a>	C1	PL29 N1	Urban Density Residential	Constrained
<a href="#">45-100</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-100A</a>	C1	PL29 N1	Urban Density Residential	Constrained
<a href="#">45-100A</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-100B</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-100C</a>	C1	PL29 N1	Urban Density Residential	Constrained
<a href="#">45-100C</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-101</a>	C1	PL29 N1	Urban Density Residential	Constrained
<a href="#">45-101</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-101</a>	C1	PL29 N1	Urban Mixed Use (in areas around Centers)	Unconstrained
<a href="#">45-101B</a>	C1	PL29 N1	Urban Density Residential	Constrained
<a href="#">45-101B</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-102</a>	C1	PL29 N1	Urban Density Residential	Constrained
<a href="#">45-102</a>	C1	PL29 N1	Urban Density Residential	Unconstrained
<a href="#">45-102</a>	C1	PL29 N1	Urban Mixed Use (in areas around Centers)	Unconstrained
<a href="#">45-102A</a>	HC	PL29 N1	Office / R & D / Flex / Light Industrial	Constrained
<a href="#">45-102A</a>	HC	PL29 N1	Urban Mixed Use (in areas around Centers)	Constrained
<a href="#">45-102A</a>	HC	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained



# PL29 Small Area Plan Example

**Step 4:**  
Look at properties  
with “0”  
improvements –  
potentially,  
“vacant” land

	ParcelID	Zoning	CP_Name	CP_LandUse	Constraint	Improve_Val	Area_Acres
1	04500000068C0	HC	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	0	0.061
2	04500000068C0	HC	PL29 N1	Urban Mixed Use (in areas around Centers)	Unconstrained	0	5.584
3	04500000068C2	R15	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	0	2.639
4	04500000068D0	R15	PL29 N1	Urban Density Residential	Unconstrained	0	0.221

The screenshot displays a GIS web application interface. The main map area shows several parcels outlined in orange and purple, with parcel numbers like 614, 612, 613, 614, 615, and 616. A scale bar indicates 38 feet. The interface includes a search bar, selection tools, and a detailed information panel on the right. The information panel is titled 'Parcel ID 04500-00-00-16200' and provides the following details:

- GPIN:** 489491918905
- Full Property Information:** [More Info -->](#)
- Owner Information:**
  - Owner: BUONO, TONNA, TRUSTEE
  - Address: PO BOX 314 GREENWOOD VA, 22943
- Other Information:**
  - Primary Prop: N/A
  - Address: N/A
  - Other Address: N/A
  - Total Acres: 0.30
  - Subdivision: Greenfields
- Most Recent Assessment Information:**
  - Year: 2016
  - Assessment Date: 01/01/2016
  - Assessment Reason: Reassessment
  - Land Value: \$210,300
  - Land Use Value: \$0
  - Improvements Value: \$0
  - Total Value: \$210,300
- Most Recent Sales History:**
  - Previous Owner: HAMMER, C D OR JOANNE P
  - Owner: BUONO, TONNA, TRUSTEE
  - Sale Date: 12/21/2012
  - Sale Price: \$0

# PL29 Small Area Plan Example

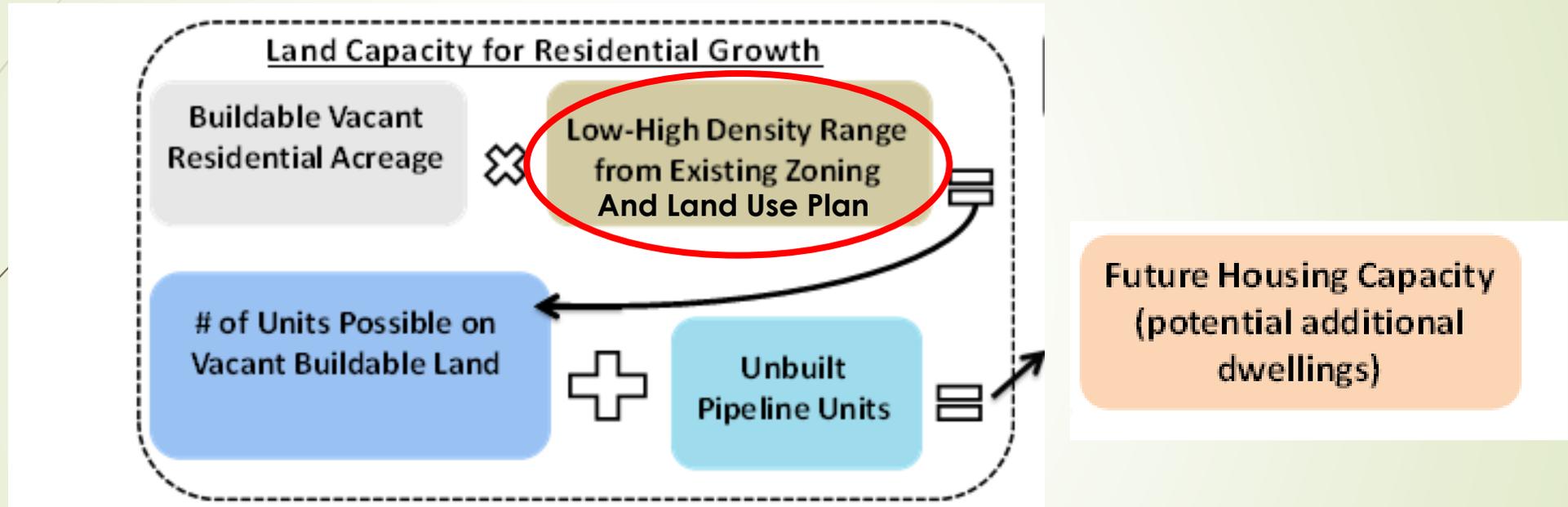
## Step 5:

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

1	GIS-Web Link	ParcelID	Zoning	CP_Name	CP_LandUse	Constraint		ImproveVal	Area_Acres
2	<a href="#">45-112</a>	04500000011200	R6	PL29 N1	Commercial Mixed Use	Constrained	Constrained	0	0.002
3	<a href="#">45-112</a>	04500000011200	R6	PL29 N1	Office / R & D / Flex / Light Industrial	Constrained	Constrained	0	0.002
4	<a href="#">45-112</a>	04500000011200	R6	PL29 N1	Commercial Mixed Use	Unconstrained	Unconstrained	0	0.020
5	<a href="#">45-112</a>	04500000011200	R6	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	Unconstrained	0	2.709
6					part of BerkBusPark zma				
7									
8	<a href="#">45-112B</a>	045000000112B0	HC	PL29 N1	Commercial Mixed Use	Constrained	Constrained	0	0.021
9	<a href="#">45-112B</a>	045000000112B0	HC	PL29 N1	Office / R & D / Flex / Light Industrial	Constrained	Constrained	0	0.452
10	<a href="#">45-112B</a>	045000000112B0	HC	PL29 N1	Commercial Mixed Use	Unconstrained	Unconstrained	0	1.179
11	<a href="#">45-112B</a>	045000000112B0	HC	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	Unconstrained	0	2.394
12					part of Better Living site plan				
13	<a href="#">45-112E</a>	045000000112E0	R6	PL29 N1	Office / R & D / Flex / Light Industrial	Constrained	Constrained	1100	0.050
14	<a href="#">45-112E</a>	045000000112E0	R6	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	Unconstrained	1100	1.682
15					redev. part of BBP plan				
16									
17									

Steps 1 – 5 = vacant land

# Conducting a Residential Capacity Analysis



# PL29 Small Area Plan Example

## Step 6:

Multiply vacant developable acreage by density range for designated land use from Master Plan

GIS-Web Link	ParcelID	Zoning	CP_Name	CP_LandUse	Area_Acres		Low Units	High Units
					90% Res.; 10% Non-Res.*	6.01 - 34 du/ac		
<a href="#">45-68D</a>	045000000068D0	R15	PL29 N1	Urban Density Residential	0.221	0.20	1	7
<a href="#">45-68D1</a>	045000000068D1	CO	PL29 N1	Urban Density Residential	1.353	1.22	7	41
<a href="#">45-68D1</a>	045000000068D1	HC	PL29 N1	Urban Density Residential	1.107	1.00	6	34
<a href="#">45-68D7</a>	045000000068D7	R15	PL29 N1	Urban Density Residential	9.592	8.63	52	294
<a href="#">45-68E</a>	045000000068E0	R15	PL29 N1	Urban Density Residential	1.739	1.56	9	53
<a href="#">45-86A1</a>	045000000086A1	R6	PL29 N1	Urban Density Residential	0.516	0.46	3	16
<a href="#">45-87</a>	04500000008700	R6	PL29 N1	Urban Density Residential	1.690	1.52	9	52
<a href="#">45-88</a>	04500000008800	R6	PL29 N1	Urban Density Residential	1.706	1.54	9	52
<a href="#">45-90</a>	04500000009000	R6	PL29 N1	Urban Density Residential	3.679	3.31	20	113
<a href="#">45-91C</a>	045000000091C0	R6	PL29 N1	Urban Density Residential	0.604	0.54	3	18
<a href="#">45-94</a>	04500000009400	R6	PL29 N1	Urban Density Residential	0.461	0.42	2	14
<a href="#">45-100</a>	04500000010000	C1	PL29 N1	Urban Density Residential	0.943	0.85	5	29
<a href="#">45-101B</a>	045000000101B0	C1	PL29 N1	Urban Density Residential	0.516	0.46	3	16
<a href="#">61-124E</a>	061000000124E0	HC	PL29 N2	Urban Density Residential	0.203	0.18	1	6
<a href="#">61-124E</a>	061000000124E0	HC	PL29 N2	Urban Density Residential	2.350	2.12	13	72
					33% Res; 67% Retail, Service, Office*	6.01 - 34 du/ac		
<a href="#">45-110C</a>	045000000110C0	HC	PL29 N2	Commercial Mixed Use	3.239	1.07	6	36
<a href="#">45-111</a>	04500000011100	HC	PL29 N2	Commercial Mixed Use	4.527	1.49	9	51
<a href="#">45-111C</a>	045000000111C0	HC	PL29 N2	Commercial Mixed Use	1.049	0.35	2	12
<a href="#">45-112G</a>	045000000112G0	C1	PL29 N1	Commercial Mixed Use	3.644	1.20	7	41
<a href="#">45B1-04--1</a>	045B1040000100	CO	PL29 N2	Commercial Mixed Use	1.853	0.61	4	21

# PL29 Small Area Plan Example

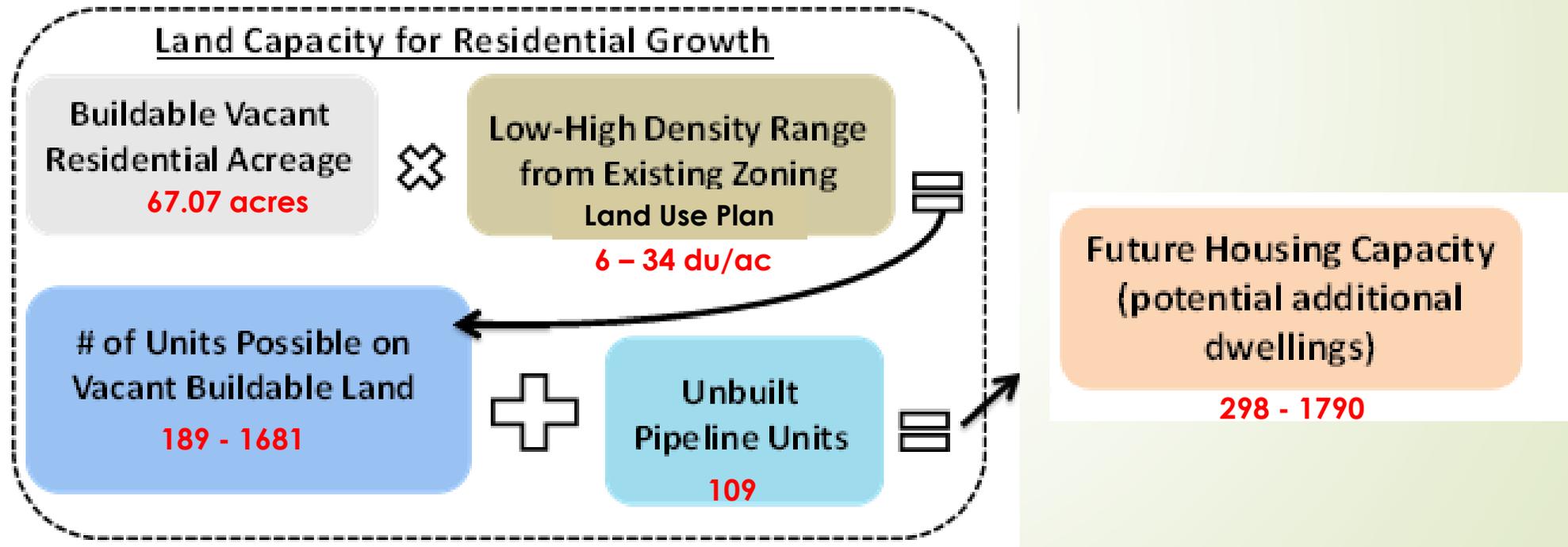
## Step 7:

Multiply vacant gross acreage by density range for zoning district (gross acreage)

A	D	E	F	G	H	I	J	K	L
GIS-Web Link	ParcelID	CP_Name	Zoning	Area Acres	% res	Res. Acres	Low	High	Range
<a href="#">45-86A1</a>	045000000086A1	PL29 N1	R6	0.500	0.980	0.490	3	4	6-9
<a href="#">45-87</a>	04500000008700	PL29 N1	R6	1.500	0.980	1.470	9	13	
<a href="#">45-88</a>	04500000008800	PL29 N1	R6	2.530	0.980	2.479	15	22	
<a href="#">45-90</a>	04500000009000	PL29 N1	R6	4.340	0.980	4.253	26	38	
<a href="#">45-91C</a>	045000000091C0	PL29 N1	R6	0.410	0.980	0.402	2	4	
<a href="#">45-94</a>	04500000009400	PL29 N1	R6	5.910	0.980	5.792	35	52	
<a href="#">45-82</a>	04500000008200	PL29 N1	R6	0.660	0.980	0.647	4	6	
<a href="#">45-82A</a>	045000000082A0	PL29 N1	R6	0.200	0.980	0.196	1	2	
<a href="#">45-85+</a>	04500000008500	PL29 N1	R6	1.000	0.980	0.980	6	9	
<a href="#">45-112F1</a>	045000000112F1	PL29 N1	R6	0.580	0.980	0.568	3	5	
<a href="#">45-112F2</a>	045000000112F2	PL29 N1	R6	0.540	0.980	0.529	3	5	
<a href="#">45-68D</a>	045000000068D0	PL29 N1	R15	5.940	0.900	5.346	53	107	15-20
<a href="#">45-68D7</a>	045000000068D7	PL29 N1	R15	17.060	0.900	15.354	154	307	
<a href="#">45-68E</a>	045000000068E0	PL29 N1	R15	2.180	0.900	1.962	20	39	
<a href="#">45-68D</a>	045000000068D0	PL29 N1	R15	5.940	0.900	5.346	53	107	
<a href="#">45-68C2</a>	045000000068C2	PL29 N1	R15	2.720	0.900	2.448	24	49	

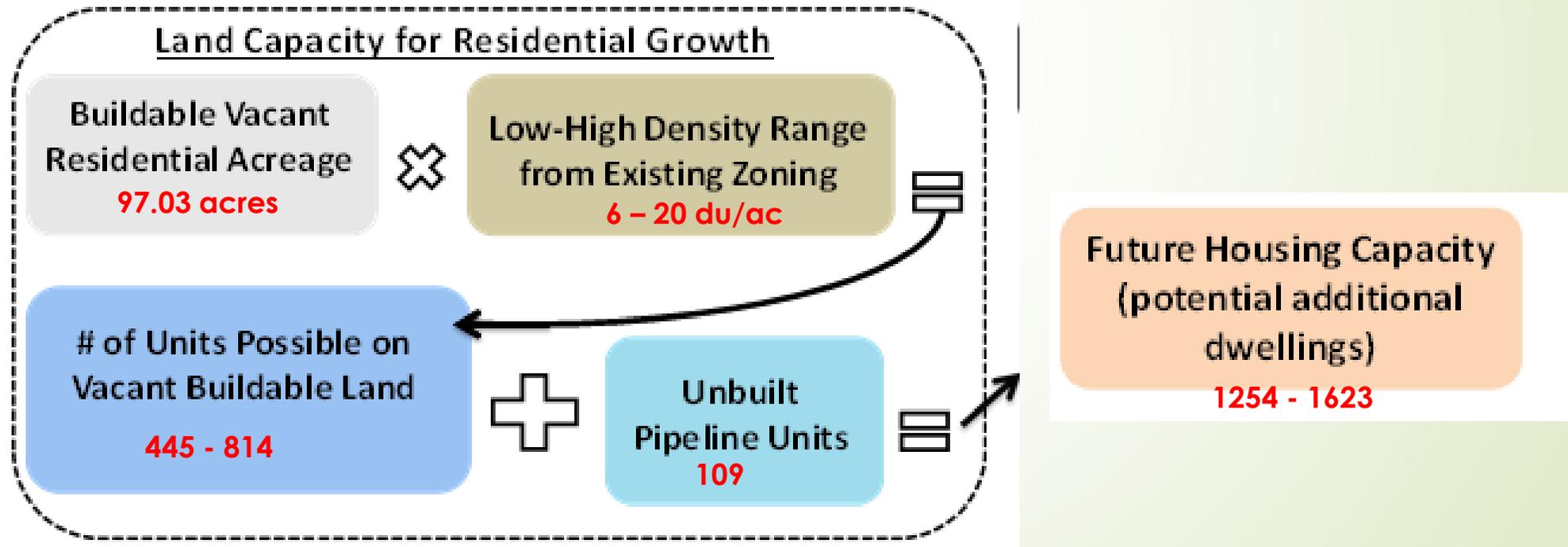
## PL29 Small Area Plan Example

### Land Capacity For Additional Dwellings under Comprehensive Plan



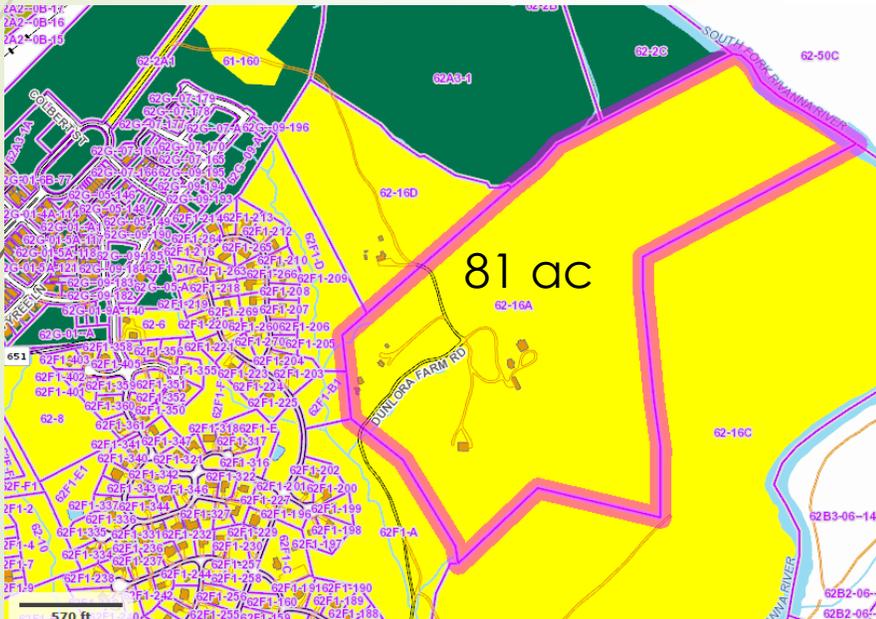
## PL29 Small Area Plan Example

### Land Capacity For Additional Dwellings under Comprehensive Plan



# Gross v. Net Density

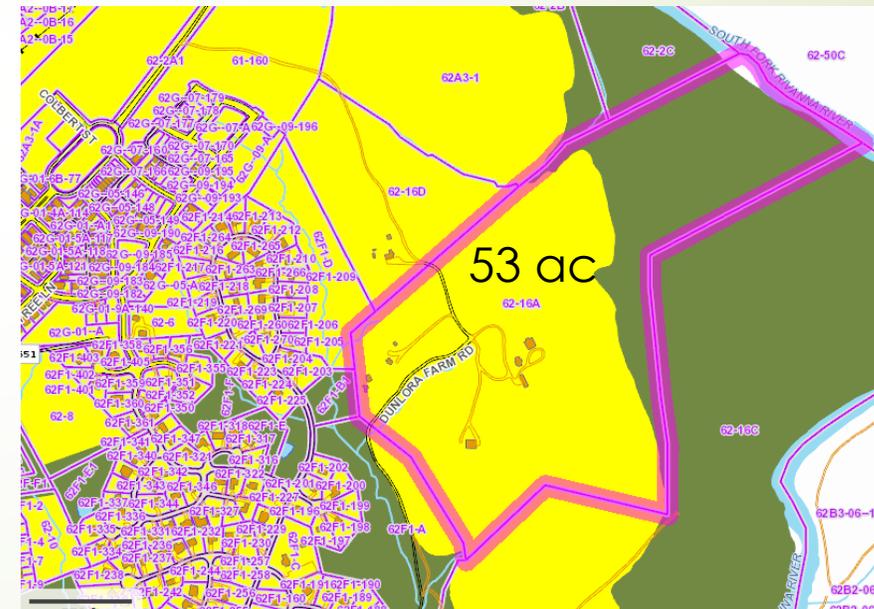
- Zoning: gross density – all acreage on a parcel
- Master Plan: net density – only acreage designated for development



Zoning

81 x 4 du/ac = 324 dwellings

81 x 6 du/ac = 648 dwelling



Master Plan

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**