



Comprehensive Plan Update

Planning Commission Review and Discussion

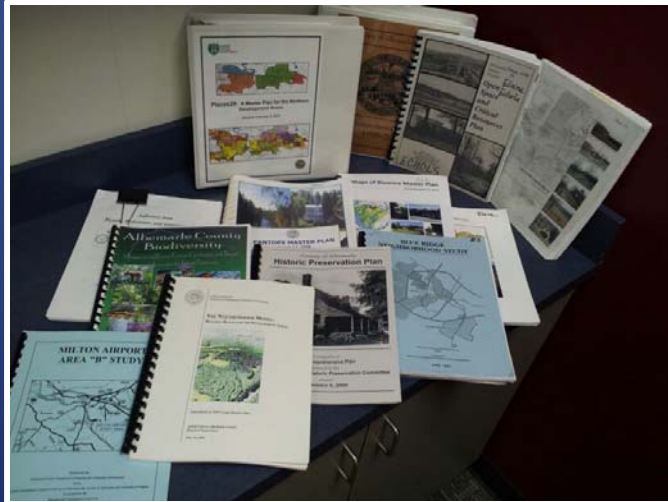
April 30, 2013

Where we are going

Existing Plan

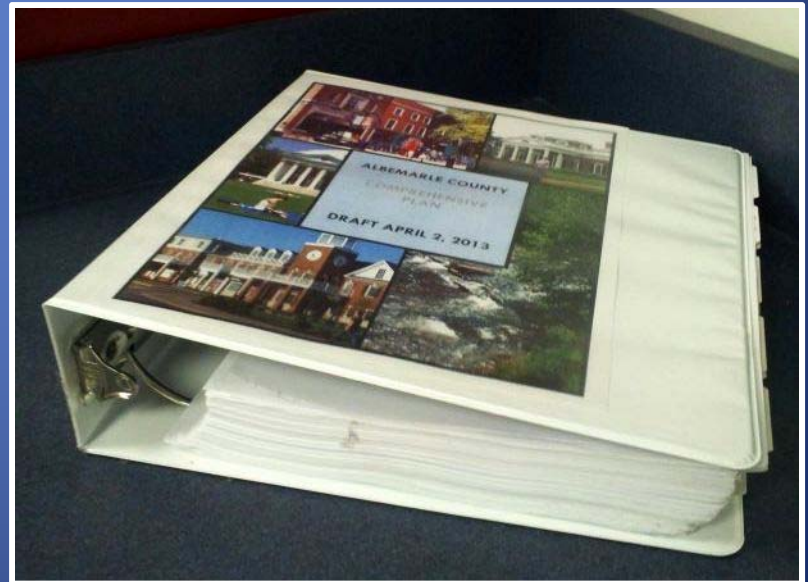


Proposed Plan



Review

- PC direction from last week
- Important things to remember
- Report on Livability Project
- Maps for Natural Resources



Format for Tonight

- Staff presentation by topic
- Planning Commission discussion
- Public comment

Topics

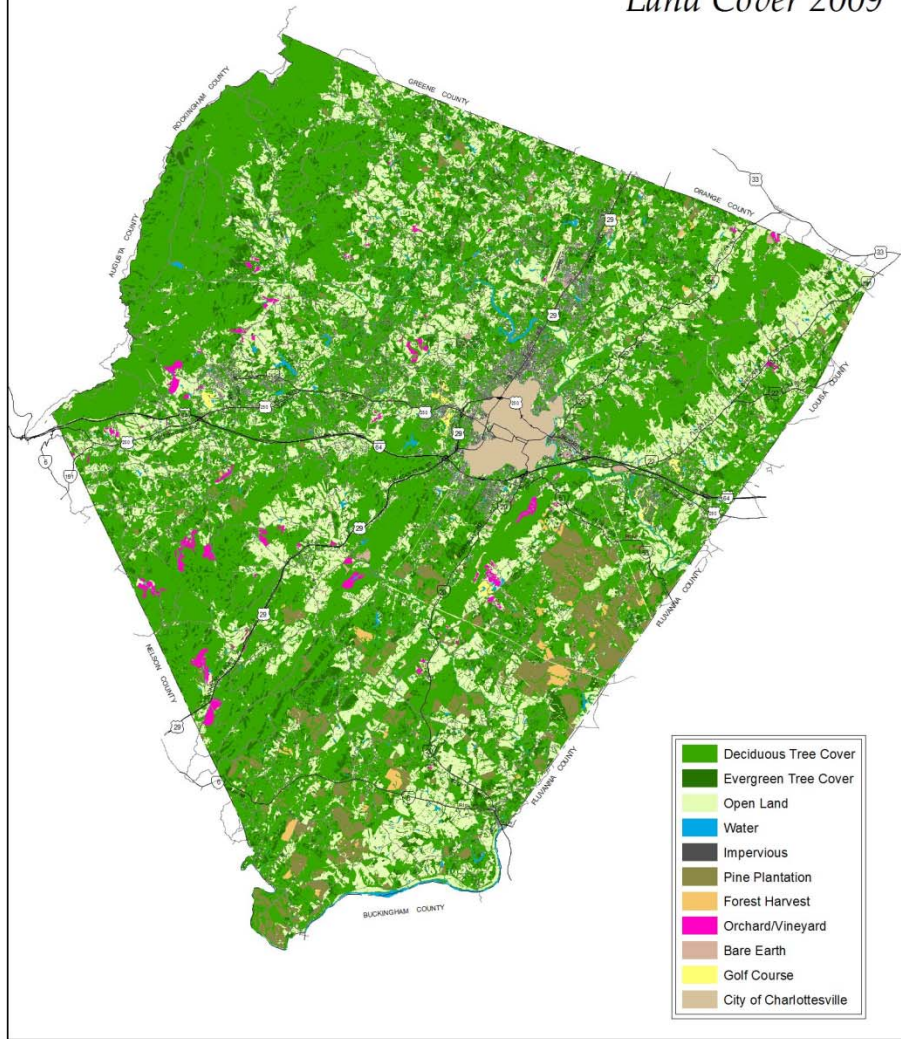
- Natural Resources
 - Maps
 - Baseline information
- Historic Resources
 - Monticello Vistas
- Economic Development
 - Non-residential capacity analysis

Natural Resources

Baseline Conditions

	Natural Resources
Air quality	VADEQ Eight-hour ozone exceedances - Data gathered for Albemarle beginning 2008
Water quality	Streamwatch stream health report
	VADEQ Water quality reports (e.g. Dissolved Metals in James River Basin)
	VADEQ miles of impaired streams - bacteria contamination and impaired biologically
Wetland acreage	US Fish & Wildlife National Wetlands Inventory (map and data)
Vegetated Stream Buffer	CDD staff - land use study, GIS data
Flood levels	FEMA flooding data, Floodplain map overlays

Land Cover 2009

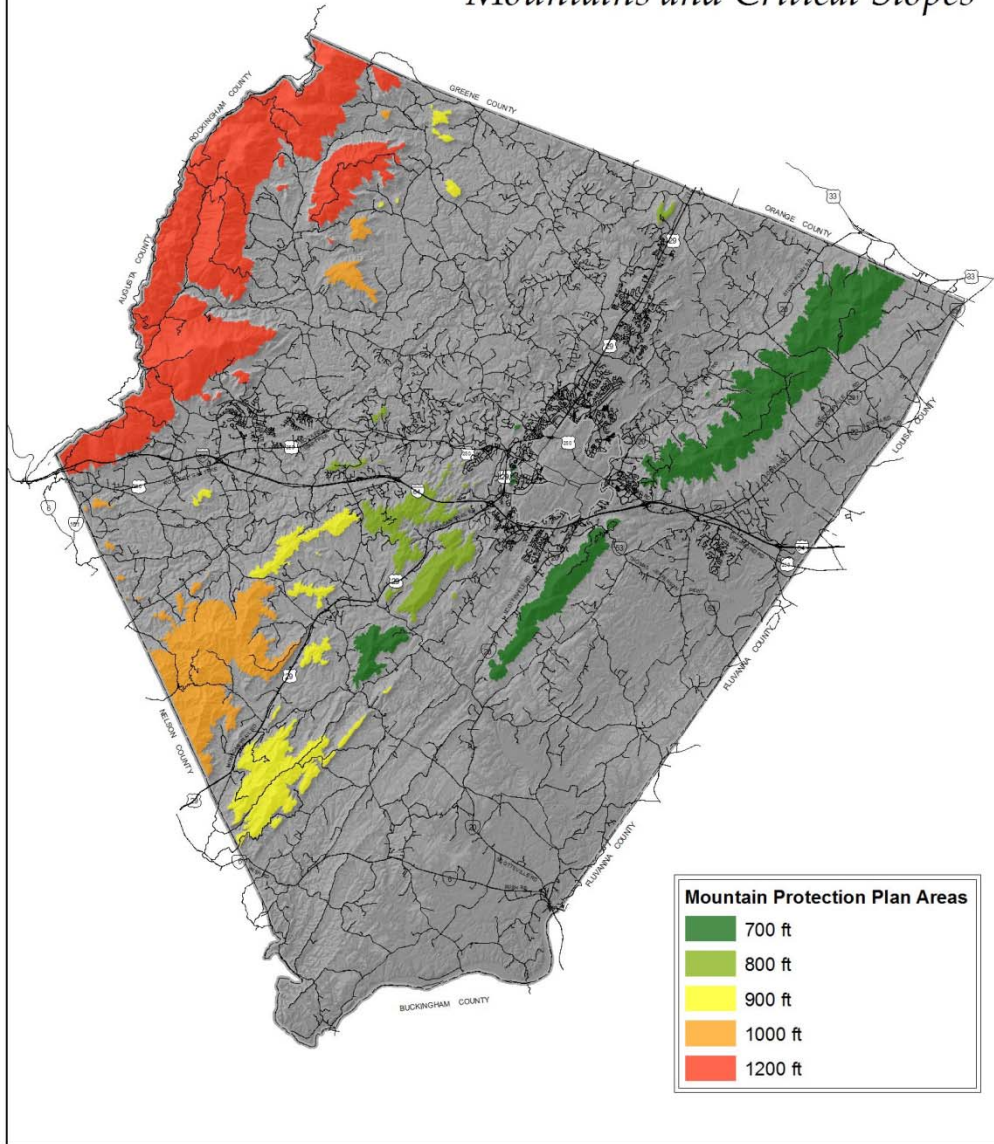


0 2.5 5 10 Miles

Map by Scott Clark, Albemarle County Community Development Dept., August 2012
Data Source: 2009 Albemarle/Rivanna Land Cover Study

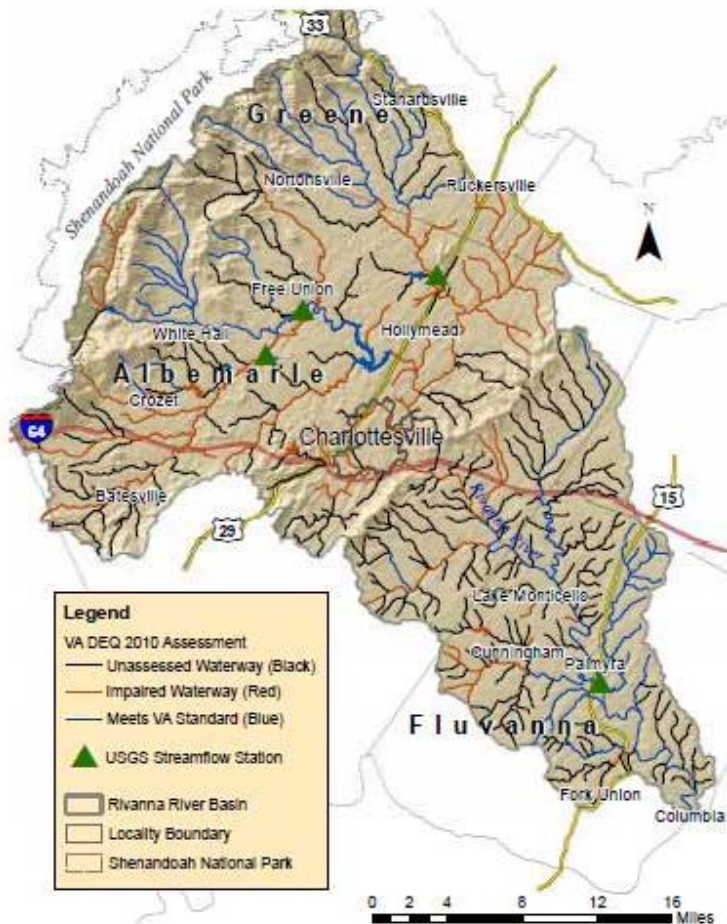
Map Showing Land Cover

Mountains and Critical Slopes

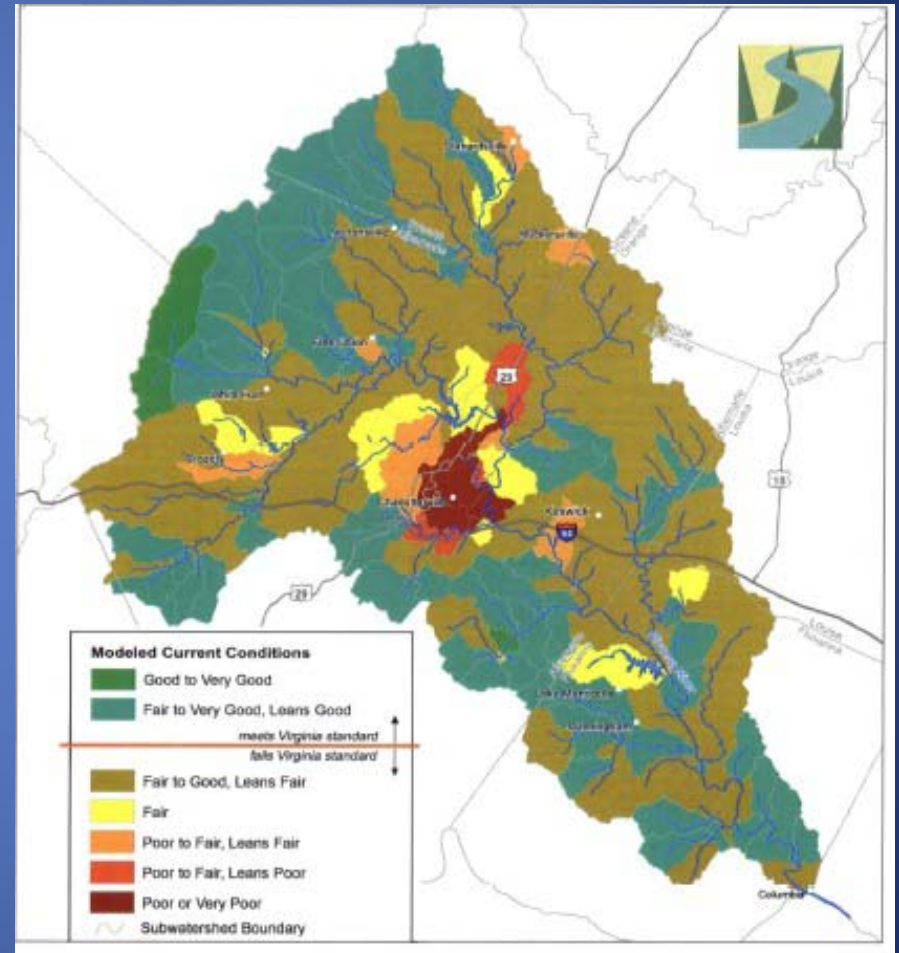


Map Showing
Areas for
Mountaintop
Protection

Water Quality Information



RRBC Snapshot 2013



Streamwatch Data 2012

Comments

- Water resource information
- Biodiversity emphasis is/is not important
- Floodplain/wetlands
- Groundwater

Priorities

- Biodiversity – Development of Action Plan and update Land Cover Map
- Mountains – Critical Slopes changes for DA and TDR work
- Land Cover Near Rivers and Streams – Staff resources to help implement State Watershed Protection Plan and work on other stream buffer preservation, stream restoration
- Water Resources – Staff resources to develop a stormwater program for better management and WPO enforcement and Plan for recreational use of reservoirs
- Mineral Resources -- Soapstone extraction support
- Natural Hazards – Develop debris flow hazard map

Questions of Staff

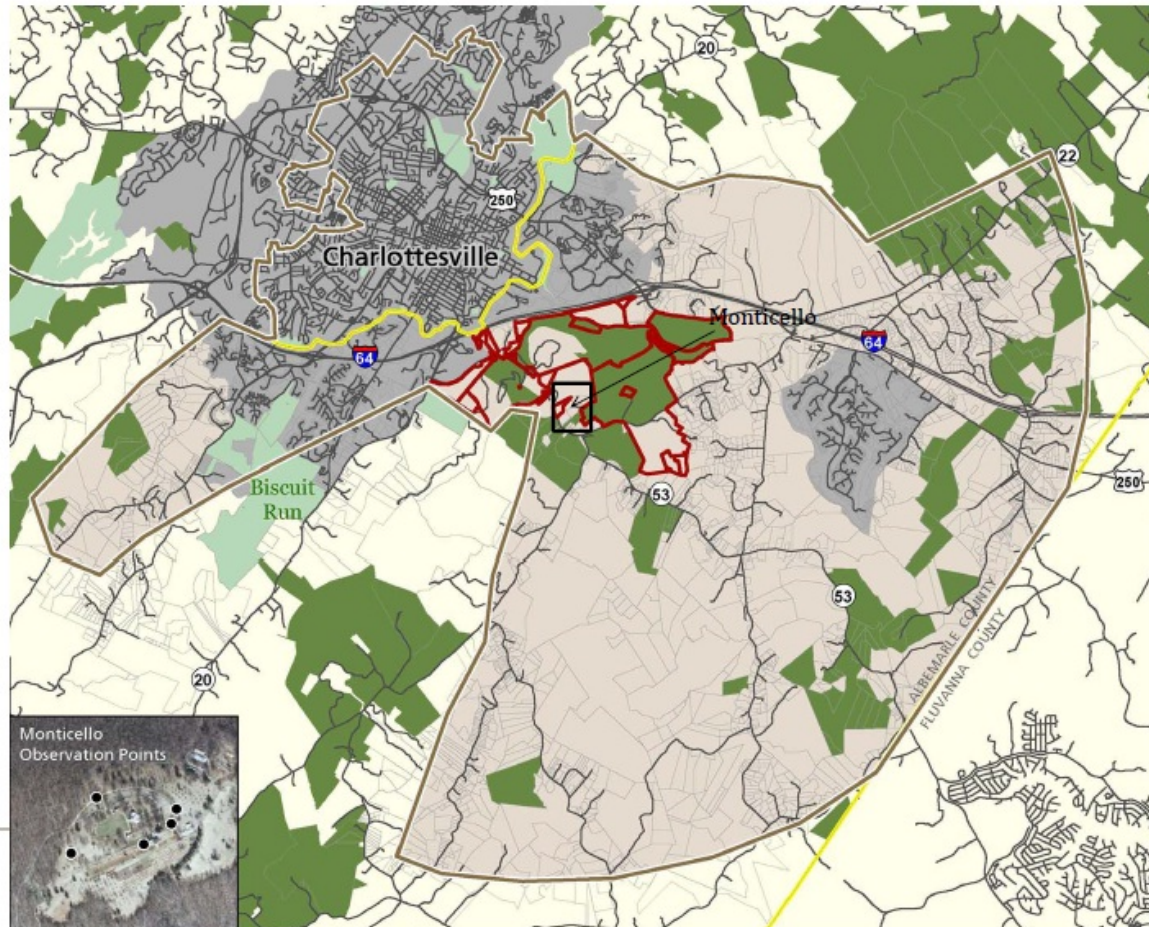
Public Comment

PC Discussion

Historic, Cultural, and Scenic Resources – Baseline Conditions

- List of properties on State and National Register
- List of Scenic Streams
- Number of documented properties before demolition
- % of new property owners notified that their property is on the State or National Register

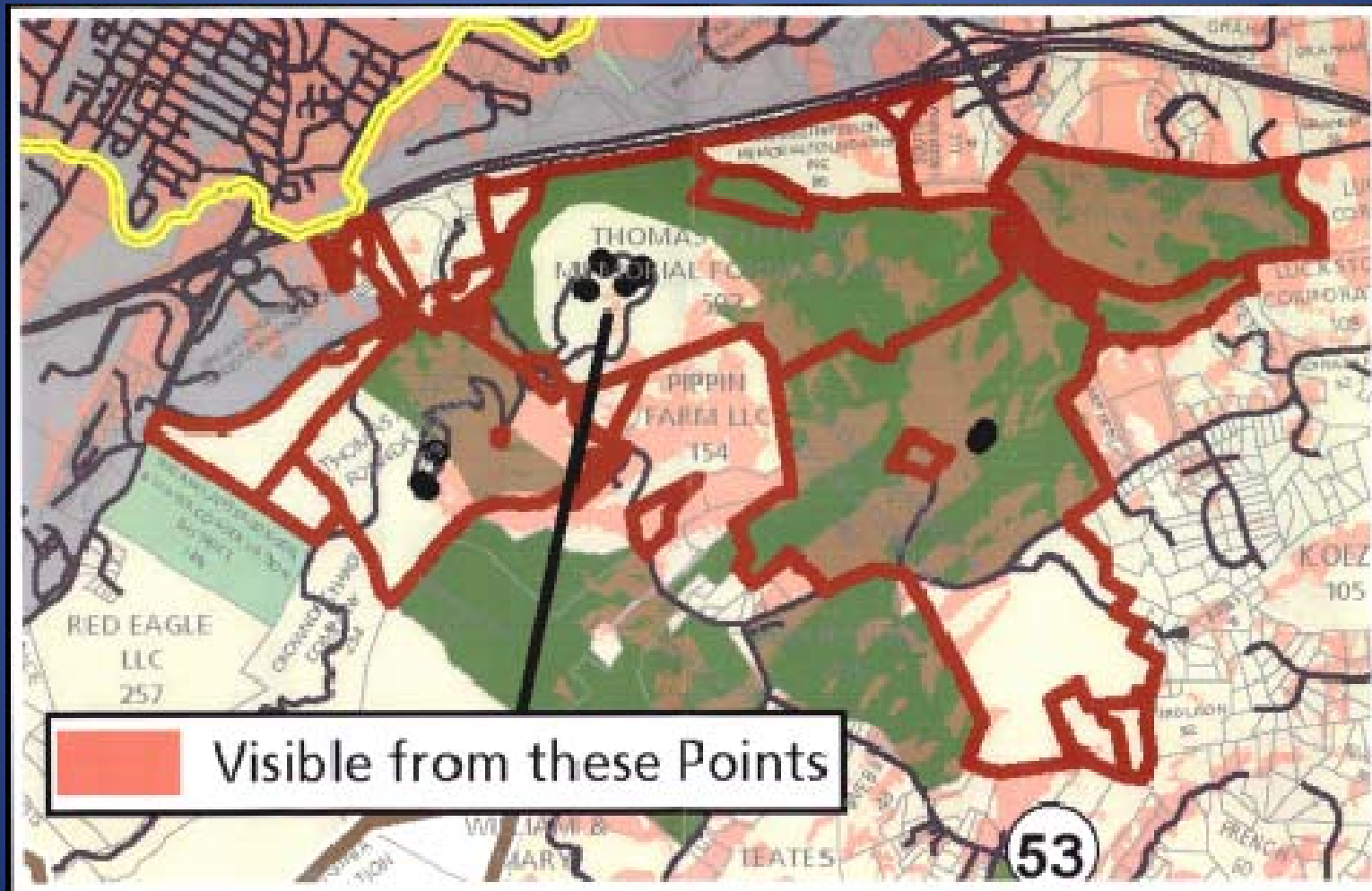
Monticello Vistas Map



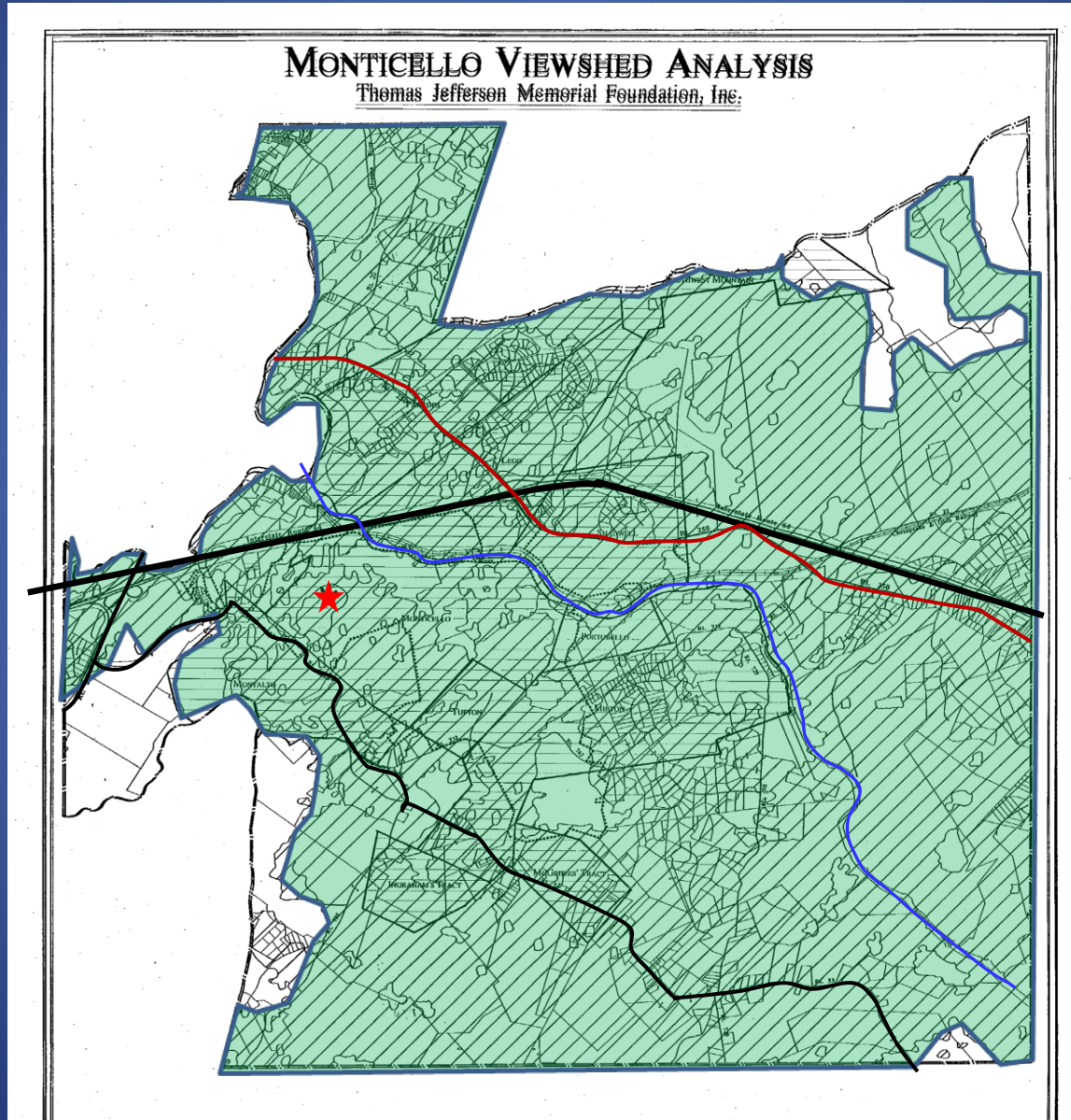
What the Map Represents

- An area within which properties or a portion of properties which might be visible from the Monticello Mountaintop
- A first-cut for a property owner, staff, or the Thomas Jefferson Foundation to know if a property might be visible so that the owner can contact the TJF to find out if it is visible
- If it is visible, TJF would like to work with a property owner to minimize visual impacts to Monticello

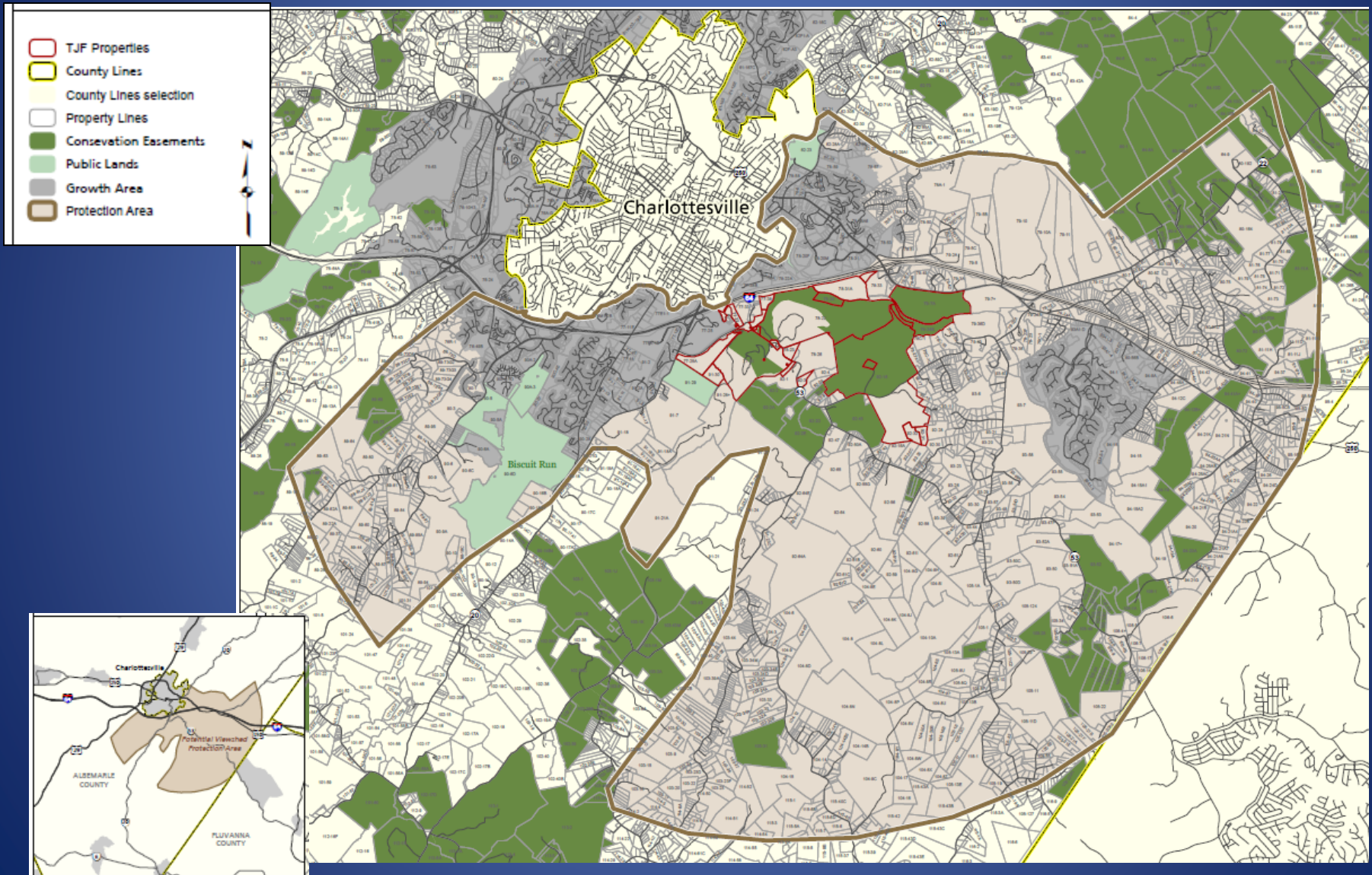
Monticello Vistas



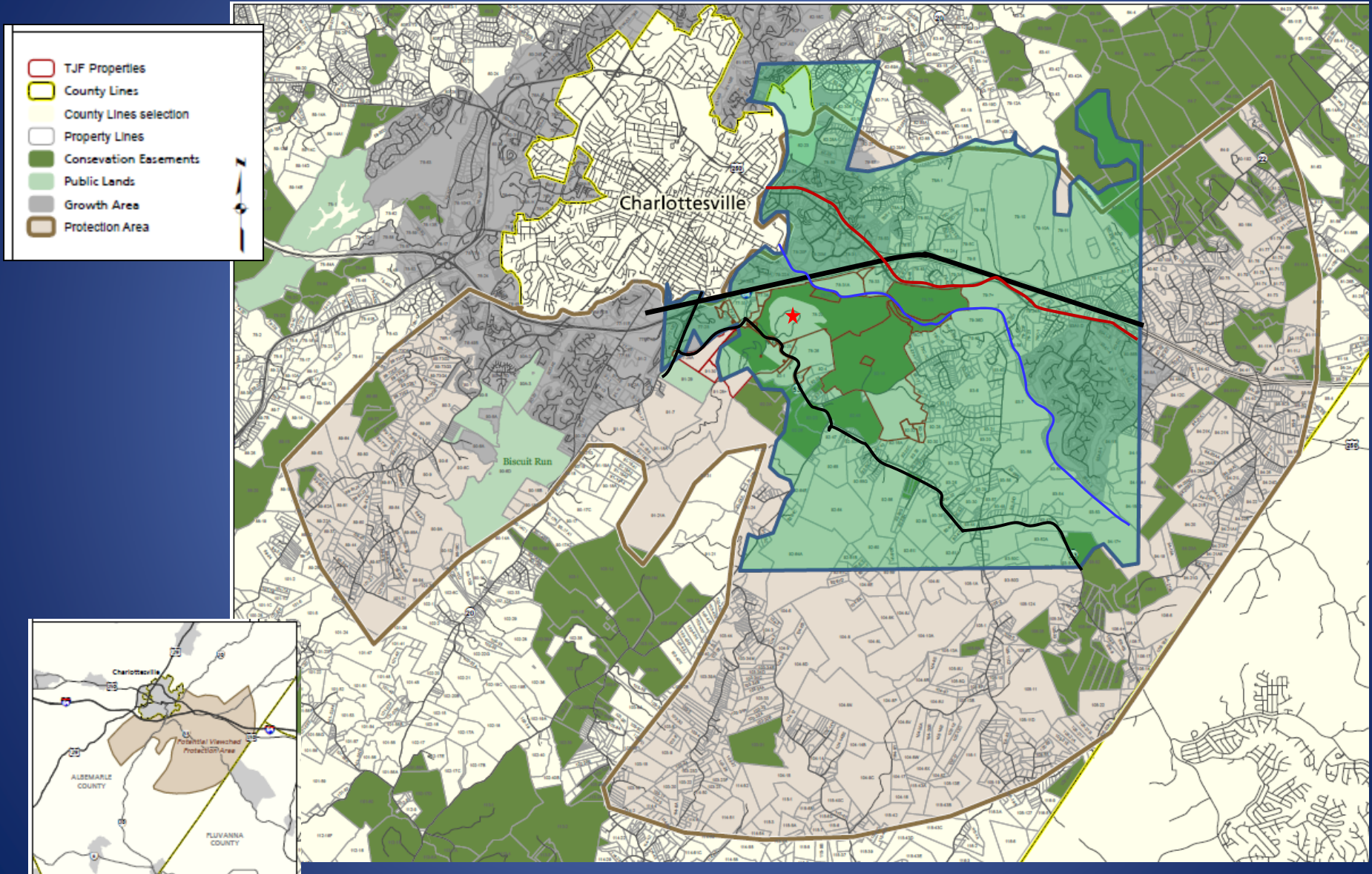
Viewshed Map Until 2013



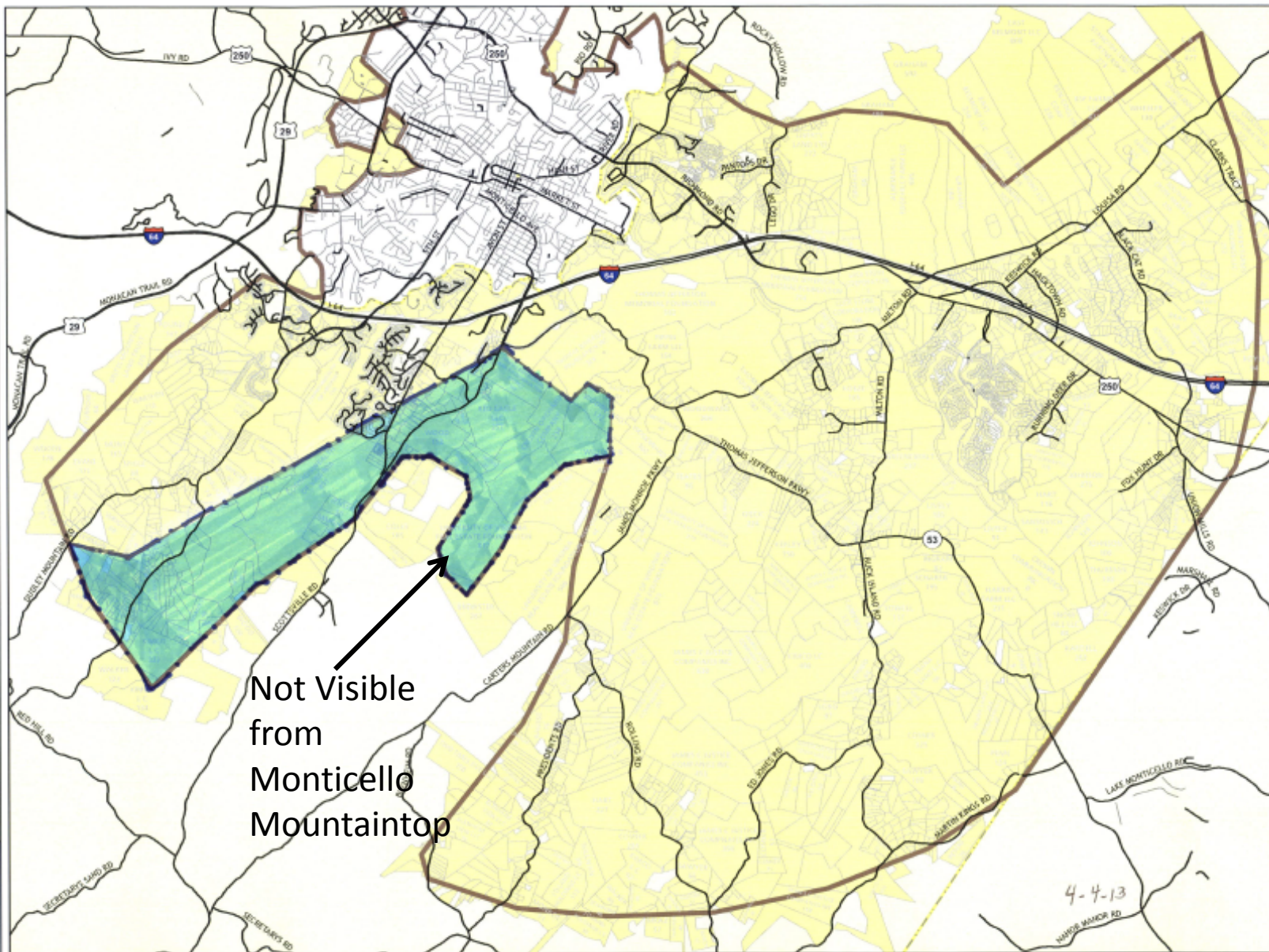
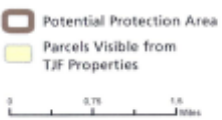
Proposed Viewshed Map – February 2012

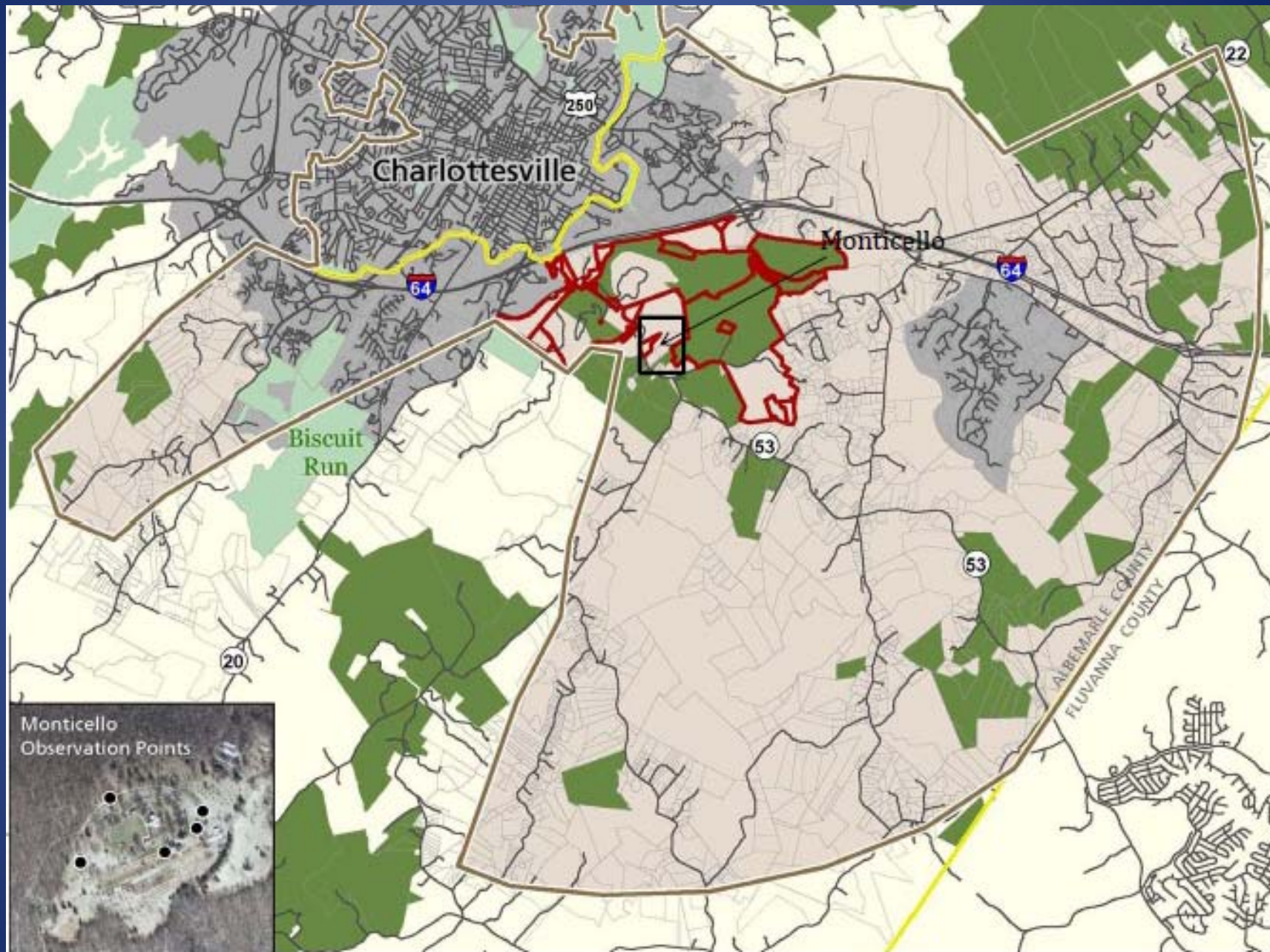


Pre-2013 & 2013 Viewshed Map



Parcels Visible from TJF Properties





What does TJF Want for County to do?

- Put the map on the GIS-Web data base.
- Have staff add a line to legal description for SP/ZMA/SDP/SUB to put owners/developers/staff/TJF on notice.
- Make sure staff is aware that property may be in viewshed/Vistas to ask applicant to coordinate with TJF.
- Provide contact info for TJF and Design Tools for Reducing Visual Impacts* if property is on the map.

* Design Tools still being refined – intended to clarify existing guidelines

What TJF Would Do

- Check to see if property is actually visible.
- If visible, if developer/property owner contacts them, TJF would work with them on ways to reduce visual impacts.
- Let the County know if
 - the developer/applicant for ZMA/SP has been in touch
 - the developer /applicant for ZMA/SP has said they will use the Design Tools
- Ultimately, TJF would like for the developer/applicant for ZMA to commit to using the Design Tools

Question for Planning Commission

Should the County

- A: Be satisfied in knowing whether consultation with TJF has taken place with SP/ZMA?
- B: Know whether/expect that an applicant has satisfied concerns of TJF before PC makes a decision?

The answer will inform staff as to what should be in the Comp. Plan.

Priorities

- Historic Resources Committee prioritization

Questions of Staff

Public Comment

PC Discussion

Economic Development Baseline Conditions

	Economic Development	
Jobs	VA Employment Commission - new jobs	
	VA Employment Commission - unemployment rate	
Fiscal improvement	Albemarle County Finance Department - annual sales tax report	
	Building permit value report	
Balance of commercial/residential growth	Albemarle County Finance Department - ratio of commercial property tax:residential property tax	
Vital real estate market	CAAR - length of homes on actively listed on market	

Non-Residential Capacity

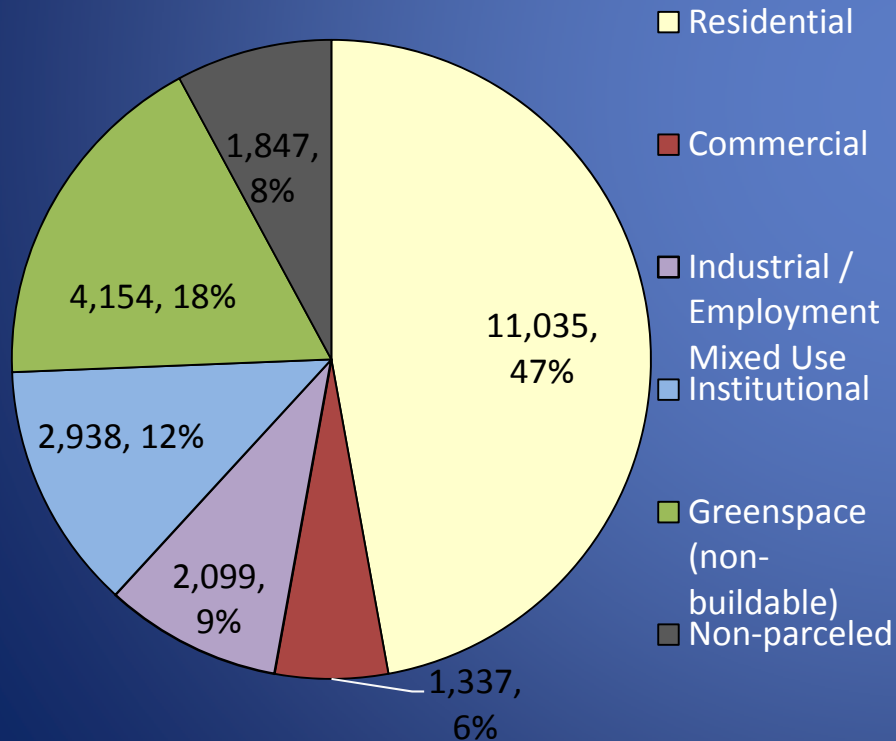
- Most designated for residential use (over 40%)
- Less designated for commercial (6%) & industrial (9%)
- More zoned for commercial than designated; less zoned industrial than designated
- 5,000,000 approved square footage remains to be built - sufficient amount of commercial zoned land

Comp. Plan Non-Residential

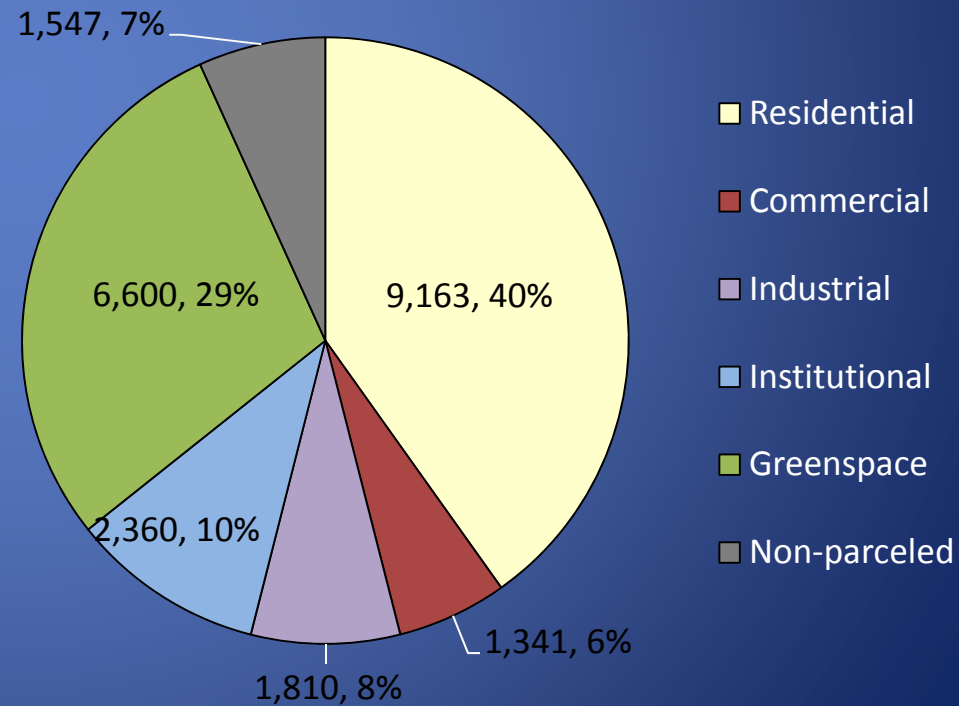
2011 & 2013

- More land zoned residential than designated residential
- More land zoned commercial than designated commercial
- More land designated for industrial than zoned industrial

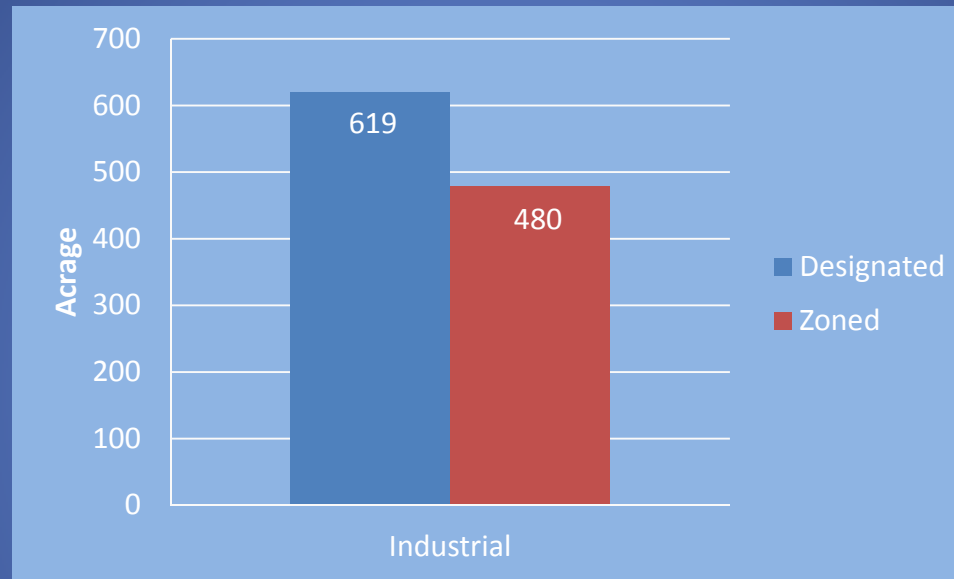
2011



2013



Buildable Industrial Land Summary



Note: Industrial total includes 242 acres in the UVA Research Park in Hollymead.

- Land Use Plan shows 139 ac. more acres than zoned

Number of Buildable Industrial Parcels

Zoned

Development Area	less than 1 ac	1 - 4.99	5 - 9.99	10 +	Total
Crozet	4	4		0	8
Hollymead	9	9	3	2	23
Piney Mountain	0	0	1	0	1
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	4	5	1	0	10
5	0	0	0	0	0
6	0	0	0	0	0
7	0	0	0	0	0
Village of Rivanna	0	0	0	0	0
Totals	17	18	5	2	42

Designated

Development Area	less than 1 ac	1 - 4.99	5 - 9.99	10 +	Total
Crozet	5	4	1	0	10
Hollymead	5	4	2	0	11
Piney Mountain	0	3	1	3	7
1	7	5	1	0	13
2	5	3	0	0	8
3	0	0	0	0	0
4	3	4	2	1	10
5	2	1	0	0	3
6	0	0	0	0	0
7	0	0	0	0	0
Village of Rivanna	0	0	0	0	0
Totals	27	24	7	4	62

Note: Does not include land in pipeline or with redevelopment possibilities.

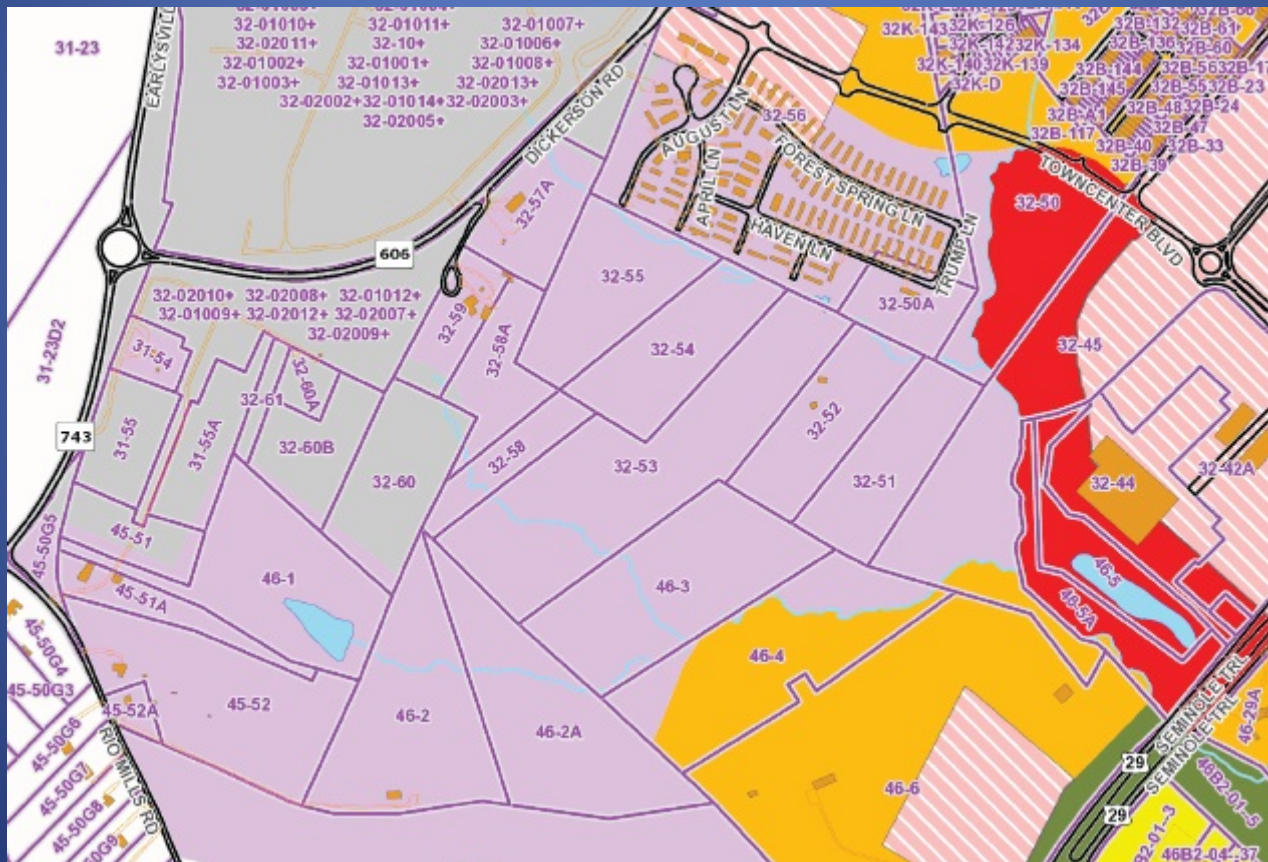
- More designated industrial land
- Not many 5+ ac parcels zoned or designated industrial

Capacity Analysis Summary

- Same as 2011:
 - Sufficient land capacity could exist to accommodate future industrial land needs if designated land rezoned to industrial – some parcels will need significant infrastructure investments
 - Not many large industrial parcels to choose from
 - Many target industries (except those involving manufacturing) could locate on land already zoned for commercial uses

Needed for the Future

Industrial land with infrastructure



Comments

- Private property rights
- Involvement of County – too much/not enough
- Balance with natural resource protection

Priorities

- Board of Supervisors and Economic Vitality Action Plan

Questions of Staff

Public Comment

PC Discussion

