

CCAC Meeting

September 21, 2016

Information from Community Development
Albemarle County

Working Together

Before recession – Neighborhood Planners

- Experts on development activities, CIP work, etc.
- Liaison to community
- Advocate to site reviewers on Master Plan recommendations
- Present at CAC meetings

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Since recession – Attendance of various staff as possible

- Just hired new Planning Director
- Hopefully about to re-fill vacant Planner position
- Need additional staff resources to keep up with dev. review, not to mention Master Plans

Growth in Crozet

- What is our current population?
- How much land is left to be developed?
- How quickly are we growing?
- Why are we growing so fast?
- Is there any way to stop this growth?

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Latest Unofficial Population Estimate

6,854 (Feb. 2016)

2753 dwelling units

Persons/unit (ppu) factor of 2.49 including vacancy –
Countywide figure of 2.41 ppu + vacancy

Creating Estimates

Pre2004

Census Blocks for Census Years + add'l units annually from C.O.s x ppu by unit type and geographic area (derived from latest Census)

Post 2004

On-ground inventory + add'l units annually from C.O.s x ppu Countywide from latest American Community Survey

Staff has not been able to do a more detailed population estimate based on ppu by unit type or geographic area due to staffing constraints

Historic Estimates

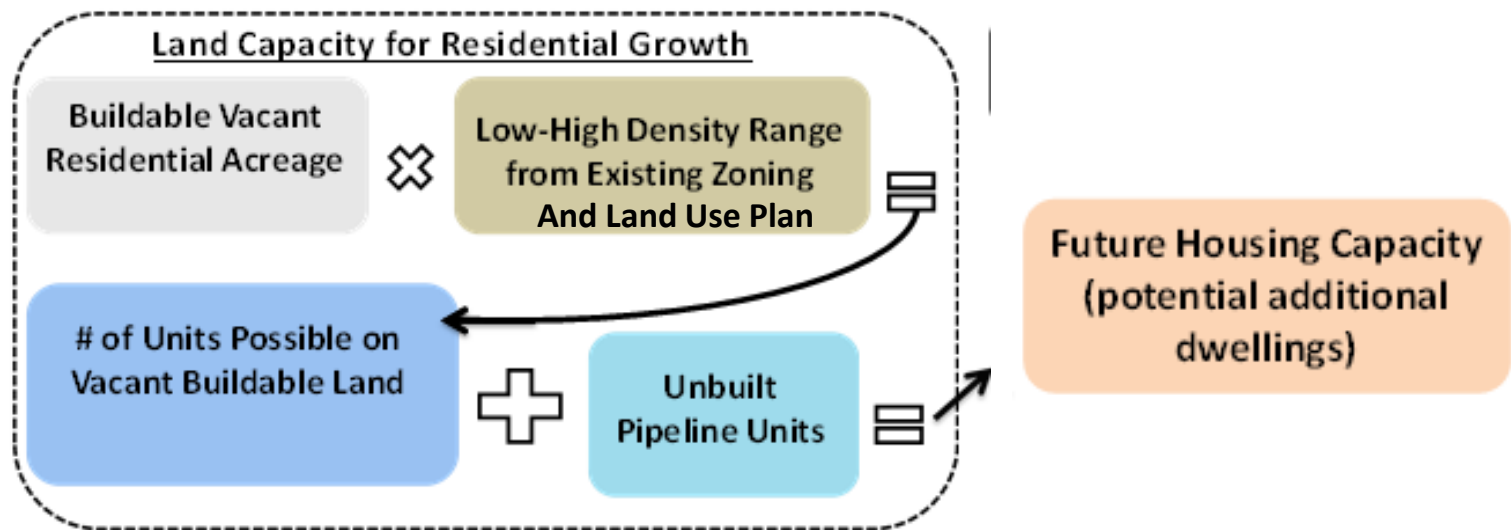
Crozet Populations (in-house estimates)		
Latest	2016	6,854
	2010	5,501
	2009	5,336
	2007	5,095
	2006	4,798
	2005*	4,304
	2002	2,947
	2000	2,753
	1999	2,536
	1998	2,382
	1996	2,224
	1994	2,078
	1993	1,801
	1990	1,733
	1985	1,576

Earliest

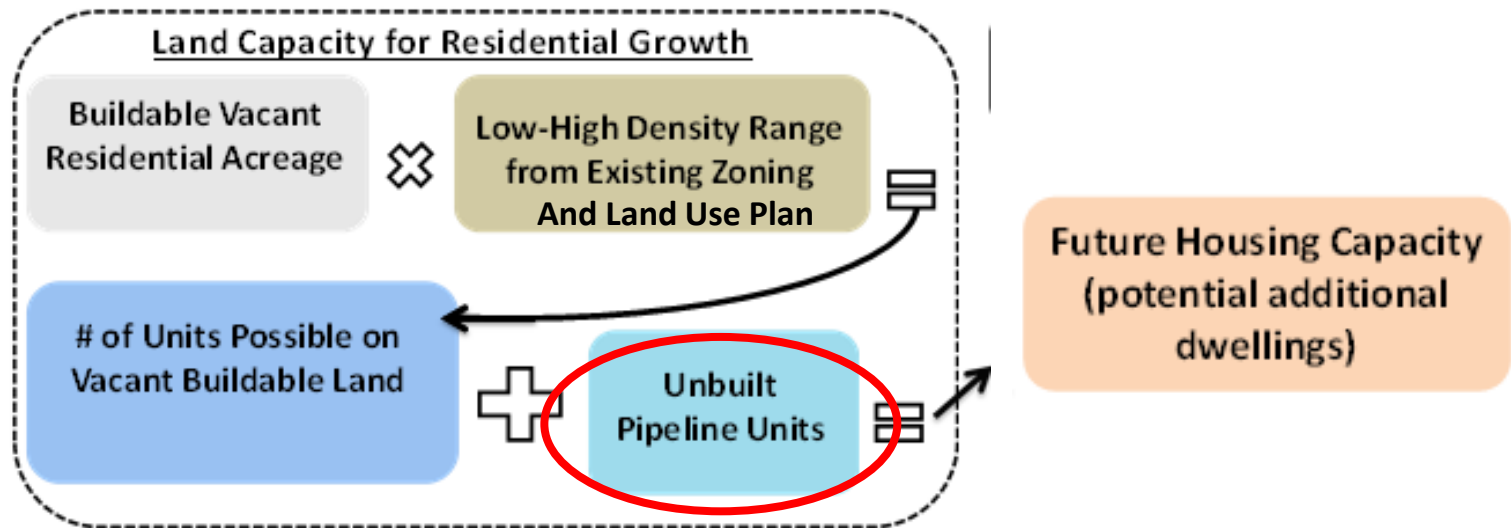
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How Much Land is Left to be Developed? Conducting a Capacity Analysis



What is already planned?



Crozet Pipeline SPs and ZMAs

<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		

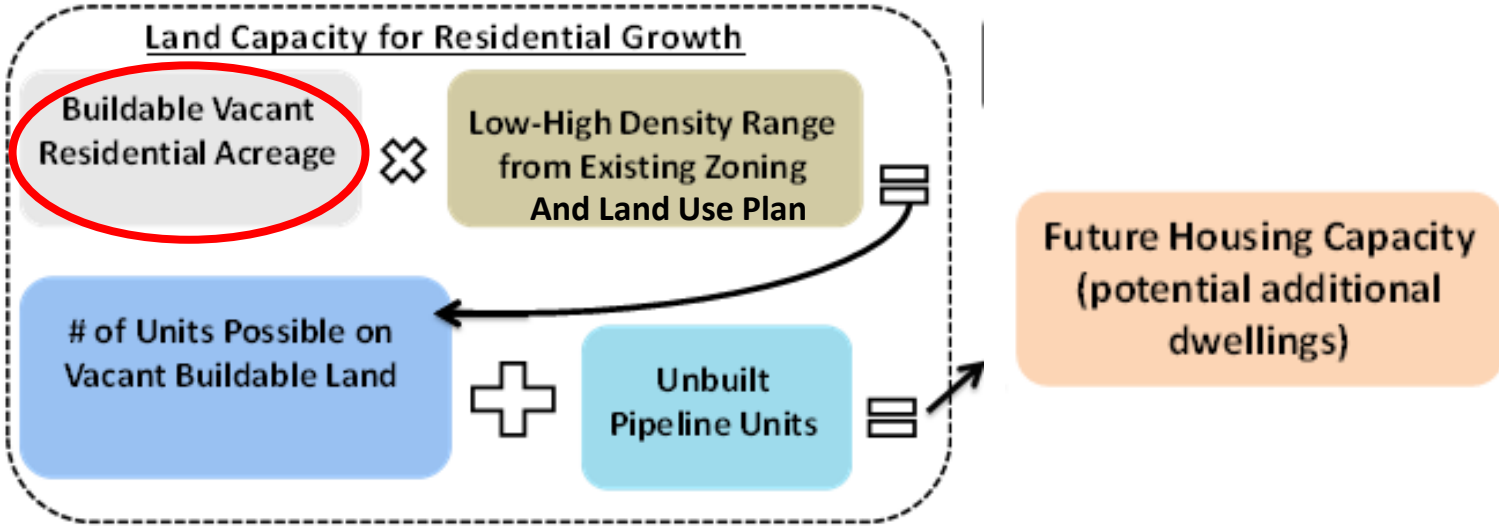
Crozet Pipeline – SDPs and SUBs

SUB	Creekside - multiple phases	
SUB	Westlake Hills - multiple phases	
SUB	Foothill Crossing multiple phases	
SUB	Chesterfield Landing Ph1	26
SUB	Fairhill Estates RPD	13
SUB	Foxchase Landing - multiple phases	15
		New Units
SDP	The Vue	126

PLEASE DON'T TRY TO ADD EVERYTHING TOGETHER – It doesn't work

	A	B	C	D	E	F	G	H
1	App Number	Project Name	Subm.Date	New Lots	Buildings	App type	Status	Date of status
2	SUB201400219	A. Joseph Homes, LLC - FINAL	01/05/2015	1		Final Plat	Approved	2/18/2015 1
3	SUB201500152	Mark R. Triplett - Two-Lot Subdivision	09/08/2015	1		Final Plat	Approved	10/20/2015
4	SUB201400165	CREEKSIDE III - PHASE IIIC - FINAL	10/06/2014	6		Final Plat	Approved	5/28/2015 1
5	SUB201400161	Old Trail Village Block 15 - Final	10/06/2014			Final Plat	Approved	12/14/2015
6	SUB201400182	Old Trail Village Block 12, Phase 1 - Final	11/24/2014	2		Final Plat	Approved	12/19/2014
7	SUB201500008	Old Trail Village Block 35A - Final	01/20/2015	1		Final Plat	Approved	3/10/2015 1
8	SUB201500071	Old Trail Block 12 Phase B - Final	04/20/2015	5		Final Plat	Approved	12/9/2015 1
9	SUB201500174	Old Trail Village, Block 27 - Final	10/05/2015	25		Final Plat	Approved	12/9/2015 1
10	SUB201500191	Old Trail Village - Blk. 31 - Final	10/26/2015			Final Plat	Approved	12/29/2015
11	SUB201600084	East Village of Old Trail Village - TMP55E--01-A1	04/25/2016	1	0	Final Plat	Approved	6/1/2016 12:
12	SUB201500030	Old Trail Village - Redivision of Lot 1B & 3C	03/09/2015	2		Final Plat	Approved	3/26/2015 1
13	SUB201600050	Old Trail Village - Block 1 Redivision - Final	03/07/2016			Final Plat	Approved	4/14/2016 1
14	SUB201500190	Old Trail Village - Lot 3B - Blk. 1 - Final	10/26/2015	2		Final Plat	Approved	11/17/2015
15	SUB201500032	Old Trail Bock 12, Lots 13-15 - Final	03/09/2015	2		Final Plat	Approved	4/7/2015 12:
16	SUB201500043	Old Trail Block 12 Lots 16-19 - Final	03/23/2015	3		Final Plat	Approved	5/26/2015 1
17	SUB201400217	Old Trail Lot 1A, Blk 29A Re-Division - FINAL	12/22/2014	1	0	Final Plat	Approved	2/12/2015 1
18	SUB201500068	Old Trail, Block 3C, Lots 1,2,3,12,&13 - Final	04/06/2015	3		Final Plat	Approved	5/20/2015 1
19	SUB201600048	Old Trail Village, Blk. 4 - Final	03/07/2016			Final Plat	Approved	3/28/2016 1
20	SUB201600044	Chesterfield landing Subdivison - Final	02/22/2016	25	0	Final Plat	Approved	7/15/2016 1
21	SUB201500207	Wickham Pond Lots 124-129,Ph. 2,Blk. 1 TH	11/23/2015			Final Plat	Approved	12/30/2015
22	SUB201600051	Subdivision Plar Showing Parcels A,B & C - Final	03/07/2016	4		Final Plat	Approved	7/7/2016 12:
23	SUB201500066	Wayland's Ridge - Preliminary	04/06/2015			Preliminary Plat	Approved	5/28/2015 1
24	SUB201500173	Foothill Crossing Phase VI - Preliminary	10/05/2015			Preliminary Plat	Approved	11/25/2015
25	SUB201600038	Foothill Crossing - Phase IV & V - Final	02/22/2016	26		Final Plat	Approved	6/8/2016 12:
26								
27	SUB201600107	Old Trail Village - East Village - Final	06/06/2016			Final - Residential	Under Review	8/15/2016 1
28	SUB201500209	Creekside III, Phase IIID - Final	11/23/2015			Final Plat	Under Review	11/18/2015
29	SUB201600102	Old Trail Village-Blk.10 & Lots 1-14, Blk 30-East	05/23/2016			Final Plat	Under Review	5/19/2016 2:
30	SUB201600103	Old Trail Village, East Village - Final	05/23/2016			Final Plat	Under Review	7/25/2016 1
31	SUB201600149	Old Trail Village Parcel A - Final	07/25/2016			Final Plat	Under Review	7/25/2016 9:
32	SUB201600164	Sub. Lots 4A & 4B-Blk. C - Final	08/22/2016			Final Plat	Under Review	8/22/2016 8:
33	SUB201600079	Westlake Hill Subdivision - Phase II - Final	04/25/2016			Final Plat	Under Review	4/18/2016 4:
34	SUB201600144	Westlake Hills Subdivision Residue - Final	07/25/2016			Final Plat	Under Review	7/18/2016 9:

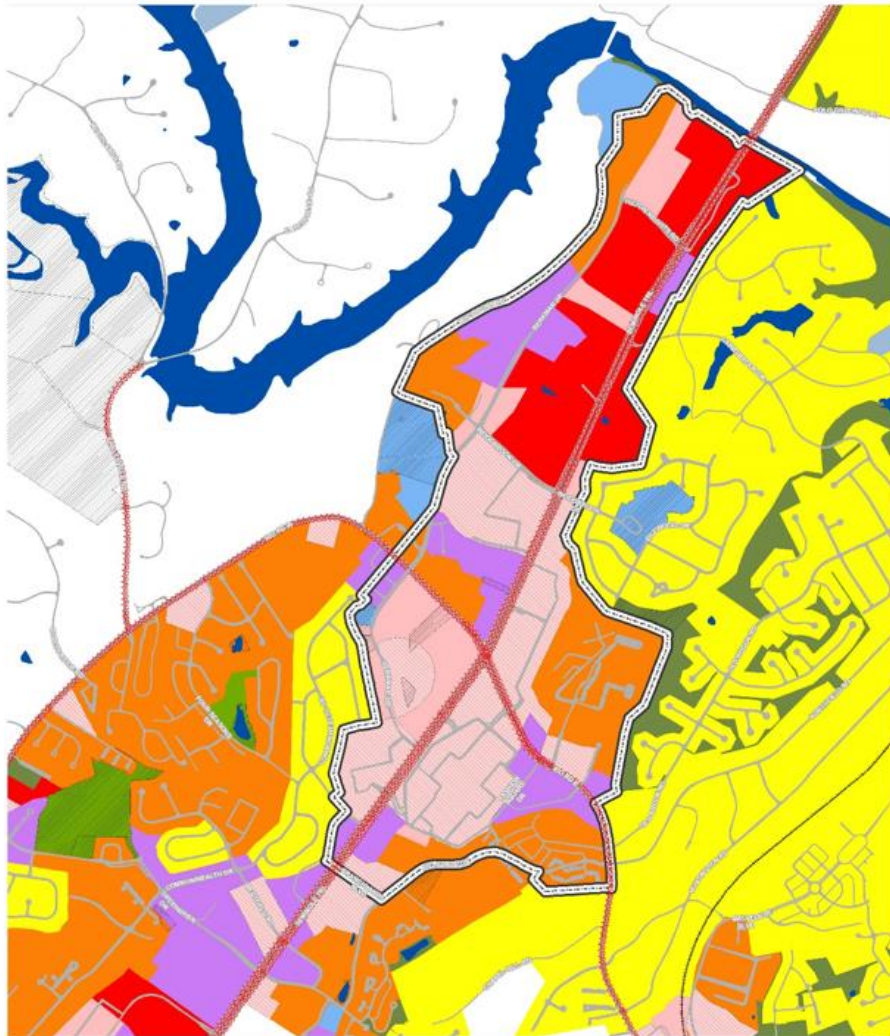
Getting at the Vacant Residential Acreage



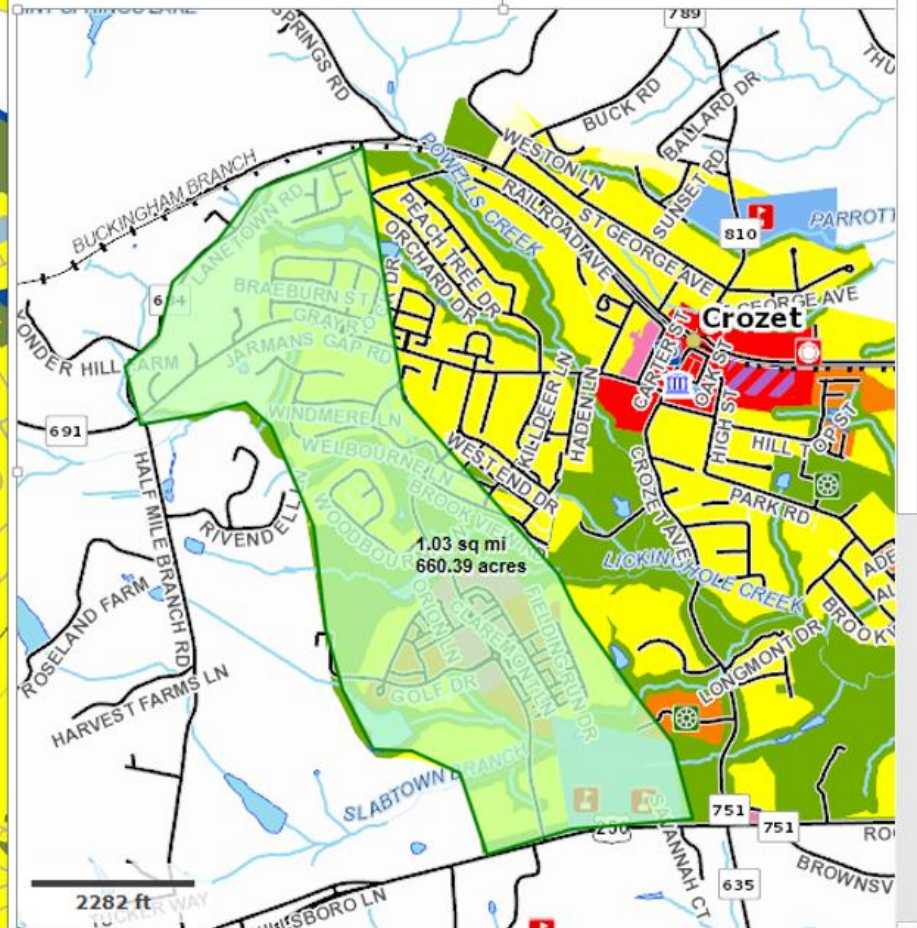
Most Recent Example and How Much Land Area It Represents

RIO/29 SMALL AREA PLAN

STUDY AREA AND FUTURE LAND USE



CROZET MASTER PLAN



SMALL AREA PLAN – EXAMPLE

Step 1:

Identify all properties in the study area by:

- Parcel #
- Zoning
- Land Use Plan designation

1	GIS-Web Link	PI	ParcelID	Zoning	CP_Name	CP_LandUse
2						
3	45-2		04500000026A	NMD	PL29 N1	Office / R & D / Flex / Light Industrial
4	45-67A	#	04500000067A0	RA	PL29 N1	Commercial Mixed Use
5	45-67A	#	04500000067A0	RA	PL29 N2	Commercial Mixed Use
6	45-68C	#	04500000068C0	HC	PL29 N1	Office / R & D / Flex / Light Industrial
7	45-68C	#	04500000068C0	HC	PL29 N1	Urban Density Residential
8	45-68C	#	04500000068C0	HC	PL29 N1	Urban Mixed Use (in areas around Centers)
9	45-68C	#	04500000068C0	HC	PL29 N1	Office / R & D / Flex / Light Industrial
10	45-68C	#	04500000068C0	HC	PL29 N1	Urban Density Residential
11	45-68C	#	04500000068C0	HC	PL29 N1	Urban Mixed Use (in areas around Centers)
12	45-68C2	#	04500000068C2	R15	PL29 N1	Office / R & D / Flex / Light Industrial
13	45-68C2	#	04500000068C2	R15	PL29 N1	Urban Density Residential
14	45-68C2	#	04500000068C2	R15	PL29 N1	Office / R & D / Flex / Light Industrial
15	45-68C2	#	04500000068C2	R15	PL29 N1	Urban Density Residential
16	45-68C2	#	04500000068C2	R15	RA	NONE
17	45-68D	#	04500000068D0	R15	PL29 N1	Commercial Mixed Use
18	45-68D	#	04500000068D0	R15	PL29 N1	Urban Density Residential
19	45-68D	#	04500000068D0	R15	PL29 N1	Urban Mixed Use (in areas around Centers)
20	45-68D	#	04500000068D0	R15	PL29 N1	NONE
21	45-68D	#	04500000068D0	R15	PL29 N1	Urban Density Residential
22	45-68D	#	04500000068D0	R15	PL29 N1	Urban Mixed Use (in areas around Centers)
23	45-68D1	#	04500000068D1	CO	PL29 N1	Urban Density Residential
24	45-68D1	#	04500000068D1	HC	PL29 N1	Urban Density Residential
25	45-68D1	#	04500000068D1	HC	PL29 N1	NONE
26	45-68D1	#	04500000068D1	CO	PL29 N1	Urban Density Residential
27	45-68D1	#	04500000068D1	HC	PL29 N1	Urban Density Residential
28	45-68D1	#	04500000068D1	HC	RA	NONE
29	45-68D7	#	04500000068D7	R15	PL29 N1	Urban Density Residential
30	45-68D7	#	04500000068D7	R15	PL29 N1	Urban Density Residential
31	45-68E	#	04500000068E0	R15	PL29 N1	Office / R & D / Flex / Light Industrial
32	45-68E	#	04500000068E0	R15	PL29 N1	Urban Density Residential
33	45-68E	#	04500000068E0	R15	PL29 N1	NONE
34	45-68E	#	04500000068E0	R15	PL29 N1	Office / R & D / Flex / Light Industrial

SMALL AREA PLAN – EXAMPLE

Step 2:

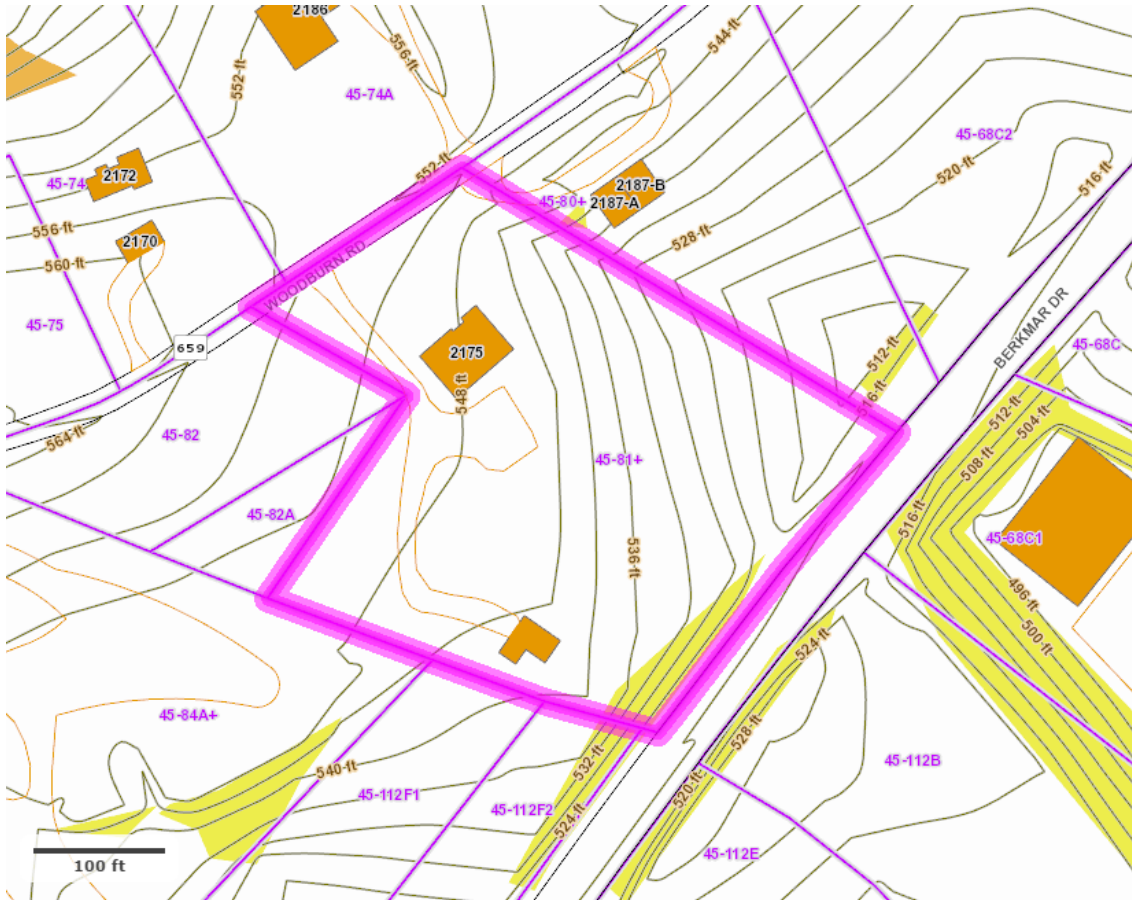
Separate constrained land from unconstrained land – chuck the unconstrained land for CP designation

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

SMALL AREA PLAN – EXAMPLE

Step 3:

Separate larger properties with small improvement value



(show all)

PIN	Property Address	Owner
04500-00-00-08100	N/A	COMMONWEALTH OF
04500-00-00-081A0	2175 WOODBURN RD	N/A

2 selected [To Mailing Labels](#) [To Spreadsheet](#)

Parcel Info **Owner** [Print](#)

Parcel ID 04500-00-00-081A0
GPIN 491206922237

Owner Information
Owner N/A
Address

Other Information
Primary Prop. 2175 WOODBURN RD
Address
Other Address N/A
Total Acre **2.66**
Subdivision N/A

Most Recent Assessment Information
Year 2015
Assessment Date 01/01/2015
Assessment Reason Reassessment
Land Value \$65,100
Land Use Value \$0
Improvements Value \$21,000
Total Value **\$86,100**

Most Recent Sales History
No last sale information available

Other Parcels...
[...on WOODBURN RD](#)

SMALL AREA PLAN – EXAMPLE

Step 4:

Separate out properties with “0” improvements – potentially, “vacant” land

1	ParcelID	Zoning	CP_Name	CP_LandUse	Constraint	ImproveVal	Area_Acres
2	045000000068C0	HC	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	0	0.061
3	045000000068C0	HC	PL29 N1	Urban Mixed Use (in areas around Centers)	Unconstrained	0	5.584
4	045000000068C2	R15	PL29 N1	Office / R & D / Flex / Light Industrial	Unconstrained	0	2.639
5	045000000068D0	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 yellow, with one parcel highlighted in pink. The map includes street names like 'GREENFIELD TER' and 'BERKMAR DR'. A scale bar indicates 38 feet. The interface includes a search bar, selection tools, and a legend. The right-hand panel shows detailed information for the selected parcel.

Parcel Information Panel:

- Parcel ID:** 04500-00-00-16200
- 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

SMALL AREA PLAN – EXAMPLE

Step 5:

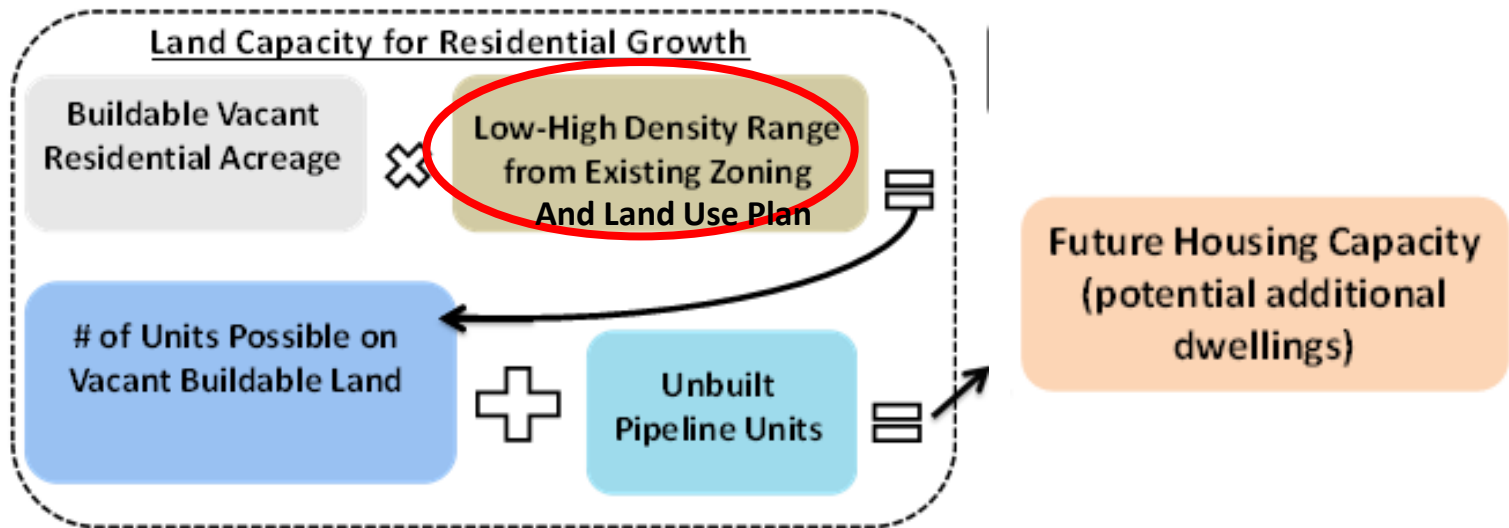
Look at properties currently under development review – include or not include as undeveloped vacant land?

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

We did not include these properties as part of the pipeline

Steps 1 – 5 = vacant land

Potential Capacity of Buildable Vacant Acreage



Step 8:

Multiply vacant developable acreage by density range for designated land use

GIS-Web Link	ParcelID	Zoning	CP_Name	CP_LandUse	Area_Acres			
					90% Res.; 10% Non-Res.*	6.01 - 34 du/ac	Low Units	High Units
45-68D	045000000068D0	R15	PL29 N1	Urban Density Residential	0.221	0.20	1	7
45-68D1	045000000068D1	CO	PL29 N1	Urban Density Residential	1.953	1.22	7	41
45-68D1	045000000068D1	HC	PL29 N1	Urban Density Residential	1.107	1.00	6	34
45-68D7	045000000068D7	R15	PL29 N1	Urban Density Residential	9.592	8.63	52	294
45-68E	045000000068E0	R15	PL29 N1	Urban Density Residential	1.739	1.56	9	53
45-86A1	045000000086A1	R6	PL29 N1	Urban Density Residential	0.516	0.46	3	16
45-87	04500000008700	R6	PL29 N1	Urban Density Residential	1.690	1.52	9	52
45-88	04500000008800	R6	PL29 N1	Urban Density Residential	1.706	1.54	9	52
45-90	04500000009000	R6	PL29 N1	Urban Density Residential	3.679	3.31	20	113
45-91C	045000000091C0	R6	PL29 N1	Urban Density Residential	0.604	0.54	3	18
45-94	04500000009400	R6	PL29 N1	Urban Density Residential	0.461	0.42	2	14
45-100	04500000010000	C1	PL29 N1	Urban Density Residential	0.943	0.85	5	29
45-101B	045000000101B0	C1	PL29 N1	Urban Density Residential	0.516	0.46	3	16
61-124E	061000000124E0	HC	PL29 N2	Urban Density Residential	0.203	0.18	1	6
61-124E	061000000124E0	HC	PL29 N2	Urban Density Residential	2.350	2.12	13	72
					33% Res; 67% Retail, Service, Office*	6.01 - 34 du/ac		
45-110C	045000000110C0	HC	PL29 N2	Commercial Mixed Use	3.239	1.07	6	36
45-111	04500000011100	HC	PL29 N2	Commercial Mixed Use	4.527	1.49	9	51
45-111C	045000000111C0	HC	PL29 N2	Commercial Mixed Use	1.049	0.35	2	12
45-112G	045000000112G0	C1	PL29 N1	Commercial Mixed Use	3.644	1.20	7	41
45B1-04--1	045B1040000100	CO	PL29 N2	Commercial Mixed Use	1.853	0.61	4	21

SMALL AREA PLAN – EXAMPLE

Step 9:

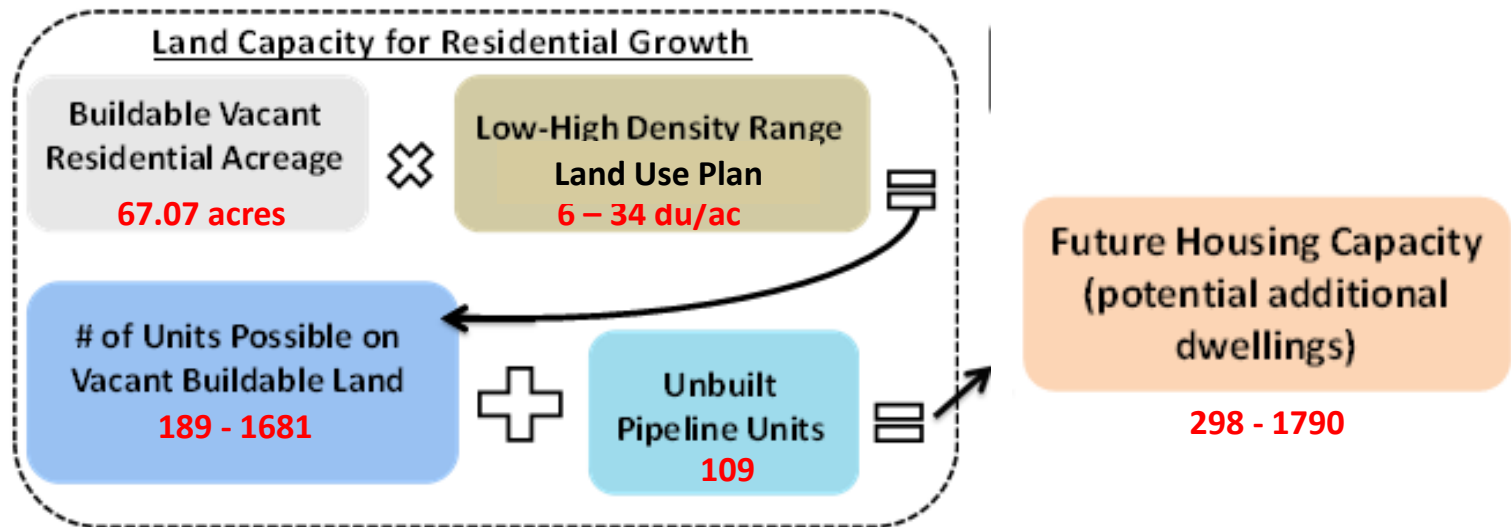
Multiply vacant developable acreage by density range for zoning district (gross acreage)

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
45-86A1	045000000086A1	PL29 N1	R6	0.500	0.980	0.490	3	4	6 - 9
45-87	04500000008700	PL29 N1	R6	1.500	0.980	1.470	9	13	
45-88	04500000008800	PL29 N1	R6	2.530	0.980	2.479	15	22	
45-90	04500000009000	PL29 N1	R6	4.340	0.980	4.253	26	38	
45-91C	045000000091C0	PL29 N1	R6	0.410	0.980	0.402	2	4	
45-94	04500000009400	PL29 N1	R6	5.910	0.980	5.792	35	52	
45-82	04500000008200	PL29 N1	R6	0.660	0.980	0.647	4	6	
45-82A	045000000082A0	PL29 N1	R6	0.200	0.980	0.196	1	2	
45-85+	04500000008500	PL29 N1	R6	1.000	0.980	0.980	6	9	
45-112F1	045000000112F1	PL29 N1	R6	0.580	0.980	0.568	3	5	
45-112F2	045000000112F2	PL29 N1	R6	0.540	0.980	0.529	3	5	
45-68D	045000000068D0	PL29 N1	R15	5.940	0.900	5.346	53	107	15-20
45-68D7	045000000068D7	PL29 N1	R15	17.060	0.900	15.354	154	307	
45-68E	045000000068E0	PL29 N1	R15	2.180	0.900	1.962	20	39	
45-68D	045000000068D0	PL29 N1	R15	5.940	0.900	5.346	53	107	
45-68C2	045000000068C2	PL29 N1	R15	2.720	0.900	2.448	24	49	

SMALL AREA PLAN – EXAMPLE

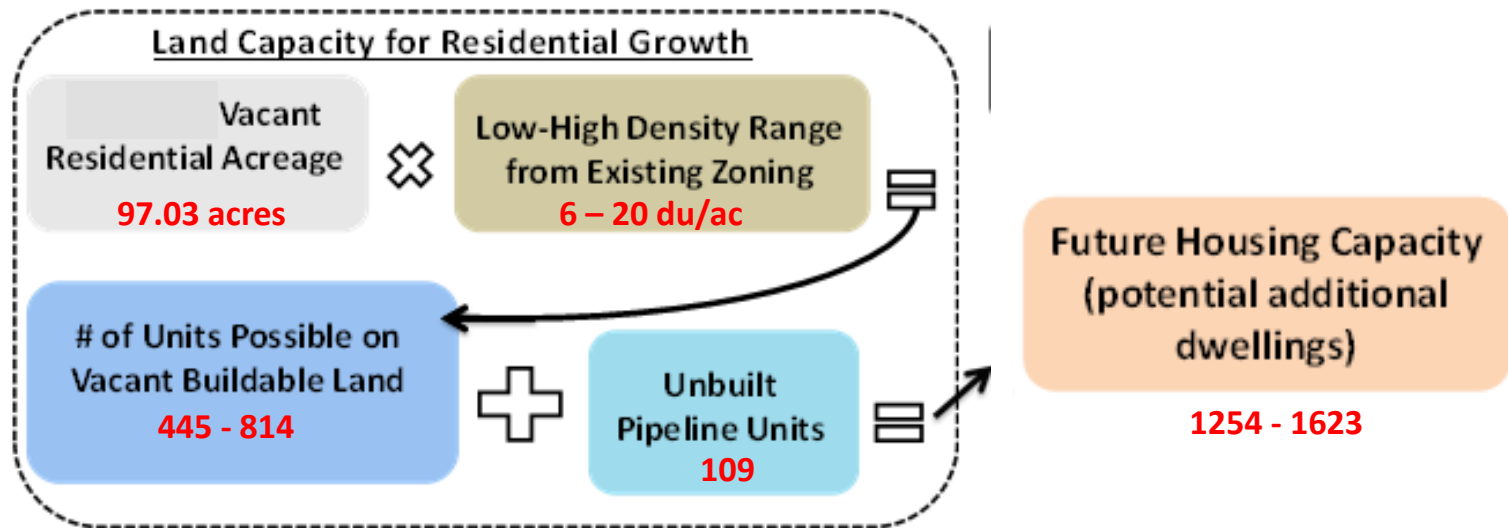
SMALL AREA PLAN – EXAMPLE

Land Capacity For Additional DU under Comprehensive Plan



SMALL AREA PLAN – EXAMPLE

Land Capacity For Additional DU under Existing Zoning



THIS TELLS THE AMOUNT OF LAND THAT CAN BE DEVELOPED AND HOW MUCH RESIDENTIAL DEVELOPMENT IT CAN ACCOMMODATE

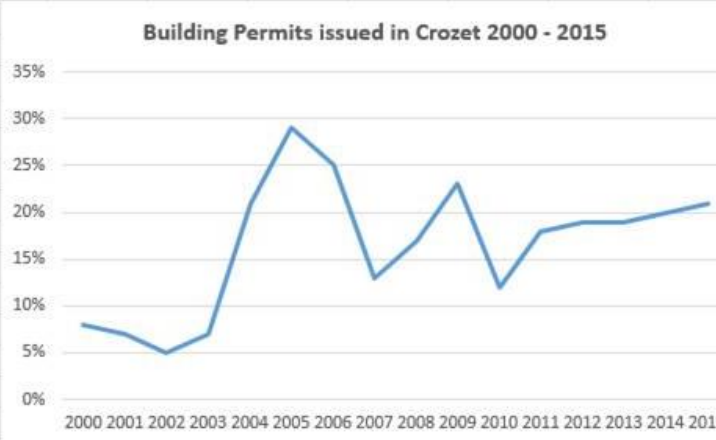
Growth in Crozet

- What is our current population?
- How much land is left to be developed?
- • How quickly are we growing?
- Why are we growing so fast?
- Is there any way to stop this growth?

Crozet Growth – Using Building Permits

Dwelling Units permitted by Building Permit Type by Year

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Crozet	Total	SFD	SFA/TH	MF/cond	MH	Total Units	% of Co.		Year	% of Co.								
2000	53	51	2			106	8%		2000	8%								
2001	64	64				128	7%		2001	7%								
2002	80	80				160	5%		2002	5%								
2003	75	61	13		1	149	7%		2003	7%								
2004	127	94	31			252	21%		2004	21%								
2005	238	119	119			476	29%		2005	29%								
2006	143	68	75			286	25%		2006	25%								
2007	104	57	47			208	13%		2007	13%								
2008	69	34	24	11		127	17%		2008	17%								
2009	78	37	16	25		131	23%		2009	23%								
2010	78	60	18			156	12%		2010	12%								
2011	125	62	62		1	249	18%		2011	18%								
2012	111	78	33			222	19%		2012	19%								
2013	90	69	21			180	19%		2013	19%								
2014	95	80	15			190	20%		2014	20%								
2015	109	78	31			218	21%		2015	21%								
										264%	/ 16	0.176	17%	average based on 16 years of building permits				
										237%	/ 12	0.1975	19%	average based on 12 years of building permits				



Crozet went from about 7% of the Co./year to almost 20% of the Co./year

the population capacity of the Crozet Development Area. As indicated in the Crozet Master Plan, full buildout, the Crozet Development Area would provide population capacity of approximately 18,000. This capacity estimate does not assume a timeline for growth, so whether Crozet grows to 18,000 by 2040, 2050, or even later is not known. However, during the 2010 Crozet Master Plan update, staff provided some unofficial projections of future growth as seen below:

POPULATION PROJECTIONS 2000 – 2030
BASED ON PAST GROWTH RATES

Projection from Historic Population Growth for Crozet

Year	Low*	High**
2010	5,560	5,640
2020	8,390	9,818
2025	10,061	12,650
2030	12,065	16,299

* Annual growth rate of 4.2% to yr 2020 (observed 1990-1999); growth rate of 3.7% from 2021-2030

** Annual growth rate of 5.7% to yr 2020 (observed 2000 – 2009); growth rate of 5.2% from 2021-2030

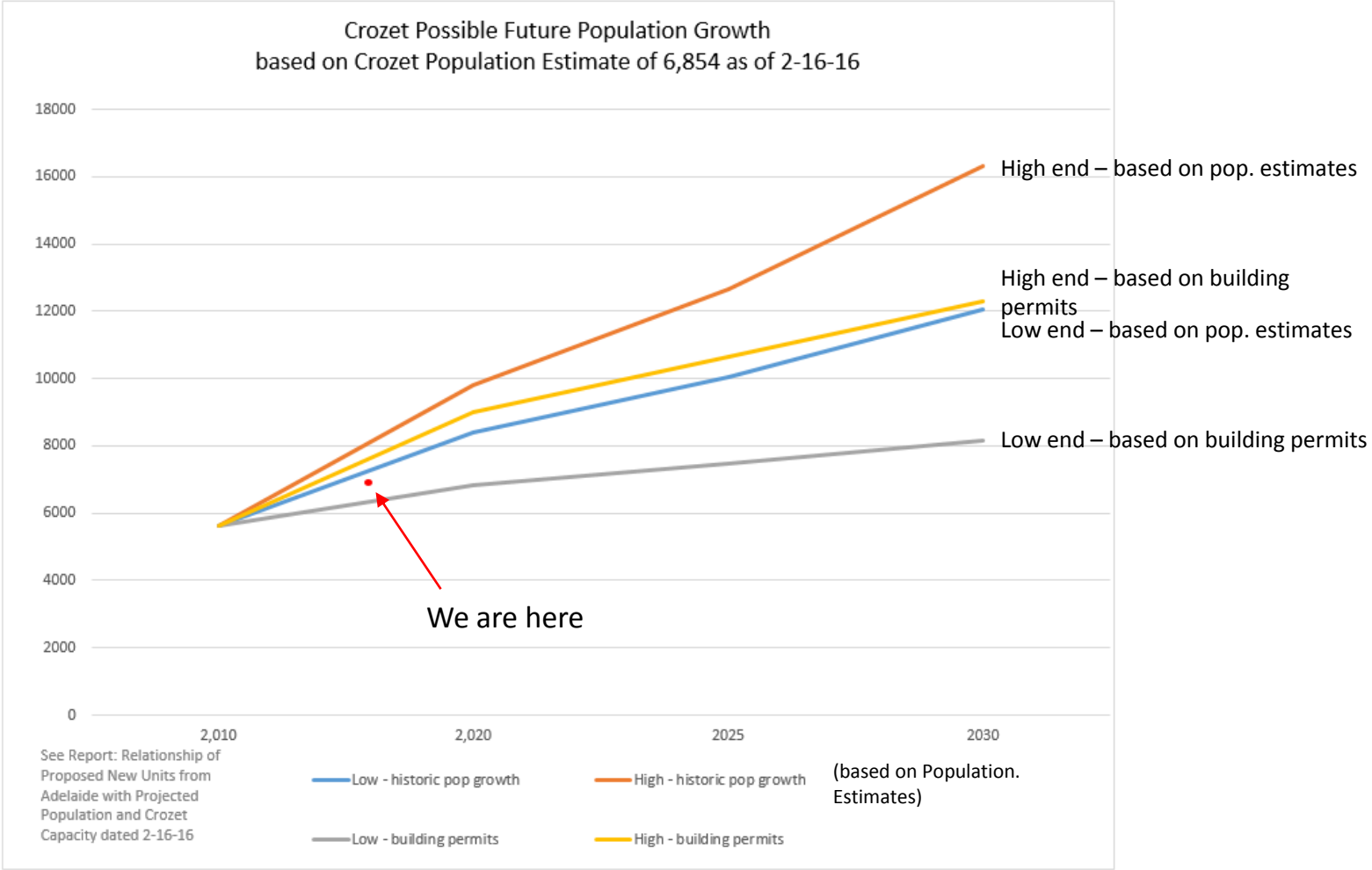
Projection from Growth Trends as seen in Building Permits for Crozet

Year	Low***	High****
2020	6,812	8,986
2030	8,164	12,305

*** Projection – average number of residential building permits observed from 1994 to 2003 (55 permits/year)

**** Projection – average number of residential building permits observed from 2004 to 2008 (136 permits/year)

These projections were intended to give an idea of the potential future rate of growth.



Growth in Crozet

- What is our current population?
- How much land is left to be developed?
- How quickly are we growing?
- • **Why are we growing so fast?**
- Is there any way to stop this growth?

Rate of Growth Depends on

- Market to developers
 - available, buildable land
 - builders' ability to purchase lots

- Market to new or relocating residents
 - perceived quality of schools
 - visual attractiveness and amenities
 - proximity to employment and transportation networks
 - proximity to shopping and recreation

Growth in Crozet

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- How quickly are we growing?
- Why are we growing so fast?
- • Is there any way to stop this growth?

Affecting the Rate of Growth

- No ability for moratorium
- Other development areas are seeing new by-right and zma activity
- By-right development over rezoned properties may result in fewer units, but, perhaps not as many amenities for the community

Schedule

- Capacity Analysis for all Development Areas – at end of 2016
- Better way to track units built by development -- under way by our GDS division

Discussion/Questions

Master Plan Update Efforts

- After Pantops – hopefully Pantops starts in January and will only take a year

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- **Survey residents and property owners**

Master Plan Update Efforts

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- I.D. areas for discussion
- I.D. ways to get public input - Work with Community Engagement Office to develop plan
- Survey residents and property owners
- **Hopefully, community + staff + PC to develop process**

