

Google Groups

FW: Approved units in Crozet for which there are not yet building permits

David Stoner

Jun 29, 2016

Posted in group: **Crozet Community Advisory Committee**

FYI, From the County in response to our prior request for data on units approved...

Not sure how useful this is in isolation...but perhaps can be useful as we put in context with other potential master plan updates/needs/data...

Dave

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David A. Stoner

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From: Elaine Echols <EEC...@albemarle.org>

Date: Tuesday, June 28, 2016 5:49 PM

To: Alice Lucan <new...@newslaw.com>, Ann Mallek <ama...@albemarle.org>, Beth Bassett <be...@bassetthomeservices.com>, David Stoner <davida...@gmail.com>, Dean Eliza <qquesh...@gmail.com>, Emily Kilroy <eki...@albemarle.org>, "guent...@gmail.com" <guent...@gmail.com>, "iam...@gmail.com" <iam...@gmail.com>, James King <ja...@kingfamilyvineyards.com>, Jennie More <jm...@albemarle.org>, John Savage <jasin...@gmail.com>, Jon McKeon <jon.m...@gmail.com>, Lisa Marshall <lisaruby...@gmail.com>, Martin Viollerre <mart...@embarqmail.com>, Mary Gallo <mmg6...@gmail.com>, Sean Tubbs <stu...@cvillemtomorrow.org>, Timothy Kunkel <tmku...@gmail.com>

Subject: Approved units in Crozet for which there are not yet building permits

Dear CCAC members,

Several months ago, I promised you a list of the approved rezoning projects and the number of units that are unbuilt. I apologize for the delay, but, this is done by hand and to go back and get additional information I thought I had. While it looks fairly simple, it actually involved many hours of work.

Application #	Project Name	Approved	Built	Unbuilt	Notes
ZMA200500007	Haden Place	34	31	3	
ZMA200400024	Old Trail	2200	252	1948	An earlier list showed more units built; however, it seems that those units included by-right Old Trail units. The developer has indicated he will likely not build at the upper end and reduced his minimum # of units down to 1000 from 1600.
ZMA200700012	Blue Ridge Cohousing	26	0	26	under constr.?
ZMA200400017	Wickham Pond I	107	88	19	
ZMA200500018	Wickham Pond ii	106	50	56	

		Proposed		Comp. Plan Rec. upper end of density	
ZMA201500018	Adelaide	80		86	Density interpreted by staff and PC, but not CCAC. (I am not trying to poke anyone in the eye.)
ZMA201600005	Foothills-Daily	180		226	
w/SP2016	West Glen	81		74	74 - Recommended by PC as upper end for SP
SDP201600011	The Vue	126		41	

I wish we could provide you all of the information on approved subdivisions and site plans with unbuilt units, but this is not possible with our existing technology and staff. We cannot predict when a developer will decide to retain or modify a plan for unbuilt property. Keeping up with phasing of projects is also difficult since projects can be divided a few or many phases and any phase can be modified at any time. This changes the number of units that may be "approved" or "built" for any given development.

Just so you know, every CAC is asking for the same kind of information and we are trying to figure out how to create an automated way to track the number of units built in rezonings. We can provide some better information on what is possible from the Master Plan and under existing zoning for each undeveloped TMP when we do the capacity analysis at the end of the year.

I hope that this at least helps for now.

Thanks so much.

Elaine

From: Ann Mallek
Sent: Monday, June 27, 2016 2:40 PM
To: Elaine Echols <EEC...@albemarle.org>
Subject: RE: approved units in Crozet for which there are not yet building permits

Thank you.

The units at Old Ballard which were not part of the rezoning should all be in the built out category.

Ann

From: Elaine Echols
Sent: Monday, June 27, 2016 1:51 PM
To: Ann Mallek <ama...@albemarle.org>
Cc: David Benish <DBE...@albemarle.org>; Jennie More <jm...@albemarle.org>
Subject: RE: approved units in Crozet for which there are not yet building permits

Rod Burton and I are working on this. We will factor in the projects you mention below. One of the reasons for the delay has to do with segregating the Old Trail by-right parcels from the Old Trail rezoned properties so we can give you a figure on how many are left out of their total maximum. I hope to finish this by Wed. (this Wed.)

Elaine

From: Ann Mallek
Sent: Friday, June 24, 2016 9:05 PM
To: Elaine Echols <EEC...@albemarle.org>; David Benish <DBE...@albemarle.org>
Cc: Jennie More <jm...@albemarle.org>
Subject: approved units in Crozet for which there are not yet building permits

Elaine and David,

The Crozet community needs the data that the county agreed to provide on approved units that do not yet have building permits. This was discussed in early winter or last fall with staff who attended a CCAC meeting.

I would expect the number is 400 in Old Trail alone. Then the second half of Wickham and all the new units which have gone by right in Foothills, another 4-500. Then we have the 123 for the vue which we cannot stop, and the potential of 80 for Adelaide and 80 for west glen which we may stop.

Please let me know to whom I should address this request.

Thanks.

Ann