

DRAFT FOR DISCUSSION

Crozet Community Advisory Committee Resolution Regarding Net vs. Gross Density Calculations -Date-, 2016

WHEREAS, the Crozet Community Advisory Committee (“CCAC”) understands the current Albemarle County policy relating to calculation of the number of allowed residential development units per acre, based on density criteria, differs between the Comprehensive Plan (and growth area master plans), and the Zoning Ordinance. The Comprehensive Plan considers densities, and resulting number of units, based on the net land area available for construction excluding unbuildable areas such as critical slopes, wetland areas, flood zone areas, preserved green space, roads etc. However, the Zoning Ordinance allows numbers of units to be based on applying density criteria to the gross acreage without regard for the constraints imposed by the Comprehensive Plan.

WHEREAS, given these differing methodologies, developments planned pursuant to the gross density methodology under the Zoning Ordinance effectively ignore sometimes significant site constraints, resulting in a much higher number of units or greater actual density than what was envisioned by the Comprehensive Plan. Such higher density developments can create a host of subsequent issues (runoff, parking, traffic, visual impacts, not be in keeping with surrounding development, etc).

WHEREAS, the CCAC understands that the gross density methodology employed in the Zoning Ordinance was originally intended to promote utilization of land in the growth areas, which it has. However, the Comprehensive Plan (and growth area plans) were subsequently written to provide a more nuanced methodology, and avoid some of the unintended adverse consequences of the gross density methodology.

WHEREAS, the Crozet Community Advisory Council (“CCAC”) has discussed this issue, heard presentations from County staff, and wishes to provide input to the Albemarle County Planning Staff (“Staff”), Planning Commission (“PC”) and the Board of Supervisors (“BOS”) on this important matter relating to development in our growth areas.

BE IT RESOLVED, that the Crozet Community Advisory Committee encourages the County to now revisit the above methodologies, and amend the Zoning Ordinance so that the number of allowed units are calculated based on densities applied to net developable areas, not gross acreages, if we desire to achieve the goals envisioned in the Comprehensive Plan and maintain the growth areas as high quality, desirable places to live.

I, David Stoner, do hereby certify that the foregoing is a true correct copy of the resolution adopted by the Crozet Community Advisory Committee at a regular meeting held -date-, 2016 by a motion made by XXX and seconded by YYY. CCAC Members present: - confirm list - David Stoner, Chair; Leslie Burns, Acting Secretary; John Savage, James King, Kostas Alibertis, Alice Marshall, Mike Kunkel, Beth Bassett, Kim Guenther, Phil Best, Jon McKeon, Alice Lucan, Mary Gallo, Dean Eliason. Members absent: - insert -.

David A. Stoner
CCAC Chairman