

CITY OF CHARLOTTESVILLE  
"A World Class City"

**Department of Neighborhood Development Services**

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



October 18, 2011

**TO: Charlottesville Planning Commission, Neighborhood Associations &  
News Media**

# Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday October 25, 2011 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

## AGENDA

1. Land Use Survey Review
2. Future Land Use - Zoning Comparison
3. Commissioner Comments
4. Public Comment

cc: City Council  
Maurice Jones  
Aubrey Watts  
Jim Tolbert  
Neighborhood Planners  
Melissa Thackston, Kathy McHugh  
Mary Joy Scala  
Craig Brown, Rich Harris

## **Work Session Agenda**

1. Introduction – 15 minutes
  - a. Review of the previous meeting
  - b. Discuss what steps have been taken since the last work session
  - c. Review the current agenda
2. Research – 15 minutes
  - a. Land Use Survey
  - b. Land-Use Map Comparison
3. Staff Interpretation – 20 minutes
4. Commission comments – 70 minutes



**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES  
MEMO**

**To:** City of Charlottesville Planning Commission  
**From:** Brian Haluska, AICP  
**CC:** Jim Tolbert, AICP; Missy Creasy, AICP  
**Date:** October 14, 2011  
**Re:** Comprehensive Plan Land Use Chapter revisions

---

**Introduction**

At the September work session, the Commission reviewed some of the research staff has been undertaking on the topic of land use. Staff presented its findings with regards to trends in demographics and development at both the national and local levels.

At the October 25<sup>th</sup> work session, staff intends to present additional research. The items discussed on this agenda will be more locally focused. This research has been occurring concurrently with the efforts presented last month.

Staff is interested in discussing broad trends that are appearing as this research is completed. These trends, along with topics identified by the Commission during these discussions, will guide staff as we move towards a revision of the City's land use chapter of the Comprehensive Plan.

**Land Use Survey**

Several months ago, the City engaged the Thomas Jefferson Planning District Commission to conduct a survey of all properties in the City. The PDC staff surveyed the use of each property, as well as the condition of the structures on the property. Of particular interest to the comprehensive planning efforts is the land use survey. Data from the draft report is attached along with preliminary findings from City staff.

**Land Use Map Comparison**

Staff compared the current zoning map, the results of the PDC's land survey, and the land use map created for the 2001 Comprehensive Plan with the goal of identifying the differences between the various maps. These differences could help in identifying areas of the City where the future land use might need to be discussed and addressed in the next Comprehensive Plan.

The Future Land Use Map is intended to serve as a vision for the community, while the zoning map governs what actually can be done on a property. The existing land use survey documents the current use of the property.

### **Analysis**

When reviewing the research, several trends emerge. The bulk of the property within the City is used for low-density residential housing. The ability to accommodate future housing in these areas is decreasing as most of the available sites are built out.

Many of the inconsistencies between the zoning map and land use map are linked to the City's zoning ordinance update in 2003. The land use map was not updated based on those zoning changes and staff is recommended that update take place as part of this comp plan review.

### **Questions for Discussion**

Should the data in the land use survey be used to simply update statistical information in the Land Use chapter or are there more profound and game-changing values to derive? Does this data confirm the conventional wisdoms about land use in the City or has it shed light on previously unseen issues?

Do you feel the changes to the Future Land Use Map proposed are appropriate? Which areas need additional review? What additional information is needed to assist with future review?

### **Attachments:**

Land Use Survey Overview

Land Use Survey maps

Land Use/Zoning Comparison Overview

2025 Land Use Map

Current Zoning Map <http://www.charlottesville.org/Index.aspx?page=1746>

Land Use/Zoning Comparison Map

## LAND USE SURVEY

### **Brief Description of Topic Area**

The Thomas Jefferson Planning District Commission conducted a comprehensive, city-wide land use survey which produced a substantial amount of data. The data included existing land uses for every city parcel and the housing conditions and counts for dwelling units on all residential properties. This data can be used for a multitude of purposes, including an update of the Comprehensive Plan's Land Use chapter, an assessment of the City's economy, and to help the City potentially apply for future grants.

### **Methodology**

As part of the land use survey project, the TJPDC has provided a final report which explains the process and methodology used to complete the survey. Please refer to the attached TJPDC report for an in-depth description of the project and its methodology.

### **Findings**

As expected, the primary land use in the City is single-family residential, occupying approximately 2,400 acres of City land. The second major land use was identified as infrastructure which includes roadways, railroads, utilities, and parking areas (excluding on-site lots). Of particular interest may be the 329 acres identified as vacant. In addition to identifying land use types by acreages, the survey also provided a numerical count of the different land use types. For example, the survey identified 8,601 single-family detached units. Also presented is a breakdown of housing building conditions for all surveyed structures as well as average densities and residential values.

### **Conclusions**

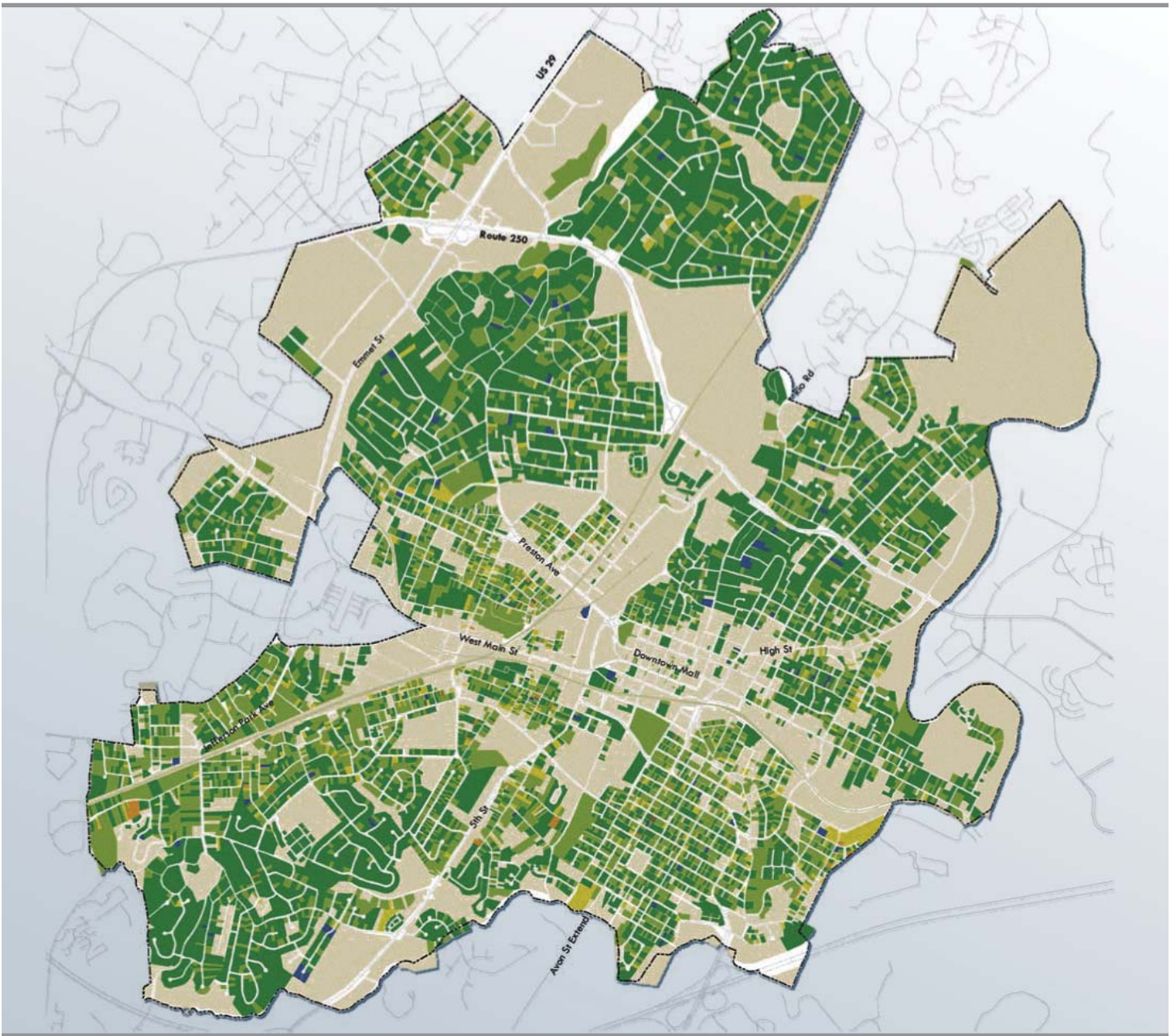
At this time, staff is still studying the survey results and hopes to use the input provided by the Planning Commission as a guide for reaching meaningful conclusions.

### **Topics for Discussion**

A significant amount of data has been produced as a result of the land use survey and the TJPDC has synthesized much of this data into a number of informative and useful formats. This information may help support the City's planning goals now and into the future. Now that we have the data, an obvious but necessary question is what do we do with it? Should it be used to simply update statistical information in the Land Use chapter or are there more profound and game-changing values to derive? Does this data confirm the conventional wisdoms about land use in the City or has it shed light on previously unseen issues? The land use survey was conducted for informational purposes and now is the time for us to decide how this information can be used to improve the Comprehensive Plan.

# Housing Condition and Land Use Inventory

for the City of Charlottesville | September, 2011



## Produced by:

**Thomas Jefferson Planning District Commission**

401 East Water Street • Charlottesville, Virginia 22902

(434) 979-7310 • [info@tjpdcc.org](mailto:info@tjpdcc.org) • Virginia Relay Users Dial: 711



## CITY OF CHARLOTTESVILLE

# HOUSING CONDITION AND LAND USE INVENTORY

### **INTRODUCTION**

The City of Charlottesville partnered with the Thomas Jefferson Planning District Commission this spring to conduct an inventory of housing conditions and existing land uses throughout the entire city. This is an ambitious project that is focused on collecting accurate and current data that will help guide the city's efforts to better meet the needs of its citizens. Specifically, this data will inform the City's Comprehensive Plan update, helping to identify community needs and shape local policies. The results from this project will also help the City apply for grants, which typically require access to these figures and defined needs.

### **PROCESS AND METHODOLOGY**

Staff conducted a lengthy process of collecting and verifying data for this project. For projects with a high level of complexity and subjectivity, transparency is critical in order to verify credibility of the data. The following is a description of the methodology staff followed. The highest priority for this process was quality and consistency, which is evident in the multiple checks and reviews from the City's Neighborhood Development Services (NDS) and TJPDC staff.

### ***CASE STUDY***

From January 1 to March 31, 2011, staff conducted a case study of the housing and land use inventory. The Pilot area consisted of the south-west portion of Charlottesville. It included the Fry's Spring Planning Area, Johnson Village, and the southern portion of the Ridge Street Planning Area. This pilot included 1,913 parcels out of the approximately 13,345 found citywide. Accounting for 14.3% of the total parcels, the City and Planning District considered this area an adequate sample of the entire city.

The objective of the pilot project was to determine a more precise method of collecting the housing and land use data, along with providing a cost estimate for completing a citywide inventory. Over the course of the three month project staff identified several ways to improve efficiency, while completing work on this portion of the City. At the end of the case study, staff provided a final report with findings, cost estimates, lessons learned and a schedule for the citywide inventory.

### ***COORDINATION***

There was considerable coordination and interaction between City and TJPDC staff. At the start of the process, a kick-off meeting with everyone involved helped to ensure consistent definitions for the various categories of land uses and housing conditions. Prior to the fieldwork, TJPDC staff met with neighborhood planners to identify any challenging site conditions, ambiguous land uses or new construction. There were frequent phone discussions between the City and Planning District to answer questions and provide updates. The City's planning staff also made field visits with TJPDC staff, to corroborate definitions of housing conditions and land uses.

***FIELD WORK***

Staff assigned one of six housing condition categories to every residential structure in the city. While this was a windshield survey, staff focused on providing the most consistent and accurate assessment possible. To ensure the quality of this data, the project manager held frequent meetings with those conducting the fieldwork. In those meetings, staff discussed common challenges, questions, and rationale behind their findings. The project manager also conducted multiple field visits with city staff, to help guarantee consistency. Detailed descriptions of the six categories are included below.

**Sound**

These are buildings with no visible deficiencies. Most new construction falls under this category, but older structures can as well. These buildings may have some cosmetic flaws, but nothing that diminishes the condition of the home.

**Sound with Minor Repairs**

These are buildings that are sound but have minor deficiencies. This can include chipping or peeling paint, a handful of loose singles, minor rot around windows or similar issues. These are generally problems that a homeowner can fix themselves or that can be repaired with limited resources from a professional.

**Minor to Moderate Repairs**

These structures have repairs that require more immediate action and may be beyond the skills of the average person. This may include visible cracks in the walls or siding. The fascia may be rotten or falling off the roof. Multiple shingles may be missing. These buildings are presently sound, but identified deficiencies will lead to structural issues if left unresolved.

**Moderate to Major Repairs**

These buildings appear to have structural weaknesses. This includes interior walls that are exposed to the elements, roofs that need replacing, leaning chimneys or sagging window frames. Only a specialized professional can make these repairs and the work would be costly. Unlike the previous categories, these structures are not sound or will soon be unsafe.

**Dilapidated**

With major structural degradation, these structures are unsafe and unfit as a housing option for residents. These buildings are likely beyond repair, where demolition is the most cost effective response. This may also include structures that had a severe fire, where repairs have yet to start.

**Under Construction**

Staff assigned this designation to any new residential structure that is under construction or existing homes undergoing renovation.



One of the most challenging aspects of assigning housing conditions was the subjective nature of the determination. A house may be constructed poorly or made from inferior materials, but so long as the existing elements are in good condition, staff identified the structure as sound. Other homes had maintenance issues, in terms of overgrown yards or the presence of debris. Staff had to ignore those issues and focus on the conditions of the house. The aesthetics of buildings also provided challenges, where staff had to continually focus on condition rather than the visual appearance of the property. For instance, a large Victorian home could be in the same condition as a small cinderblock house. In other cases, staff may deem the small cinderblock home to be more sound than the Victorian home. Finally, staff also had to take a holistic approach to this work. One house may generally be in poor condition, needing extensive work on several items. Another home could be in great condition, except for a single major deficiency, such as a damaged roof. In some cases, staff may have recorded the same condition for these two buildings. Overall, there were several variables that added complications, which is why staff included the multiple checks and procedures for quality control.

The second aspect of this project was identifying existing land uses. Staff studied every parcel in the city and used one of 32 categories to describe each. To guarantee consistency and quality, staff conducted the same checks described with the housing conditions work. Details on each of the land use categories are below.

### **Single-Family Detached**

This applies to any situation where there is a single dwelling unit located on a single parcel of land. These units are not physically connected to any other dwellings and the sole use on the property is residential.



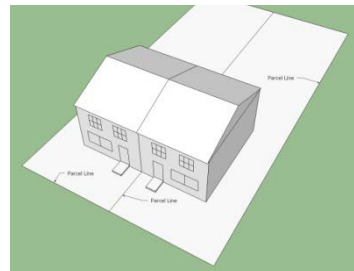
### **Single-Family with Accessory**

This applies to any single-family structure that has an additional dwelling that is accessory to the main, primary use. Staff identified these units from city records, along with observations of multiple mailboxes or multiple electric meters.



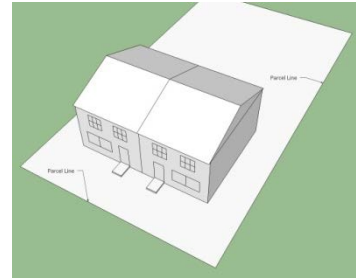
### **Single-Family Attached**

A single housing unit located on an independent parcel but physically attached to another single-family home on a separate parcel. No more than two units are attached.



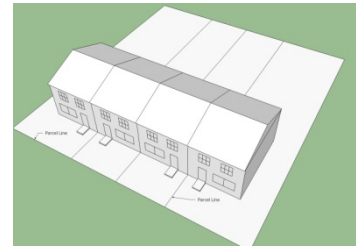
**Duplex**

A residential structure that consists of two housing units on a single parcel. These units are roughly the same size and the building is clearly designed to hold two dwellings, as opposed to a single-family home with an accessory apartment.



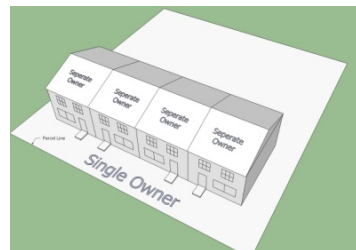
**Townhome**

A single housing unit located on an independent parcel but physically attached to other dwellings on their own separate parcels. Townhomes have more than two attached units.



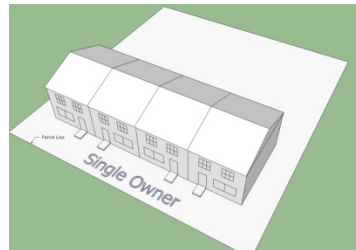
**Condominium**

This category includes multiple dwelling units on a single parcel, where each unit has independent ownership. These could take several different forms, with some that resemble townhouses and others large apartment buildings. In most cases, additional research was needed to determine whether a structure was a condo.



**Apartment**

A multi-family structure on a single parcel, with one owner. Staff included various examples under this category, such as large apartment buildings, single-family structures with three or more mailboxes/electric meters, or dwellings that appear to be townhomes but that are on a single parcel.



**Mobile Home**

This includes dwelling units that are mobile, such as trailers. It does not include other permanent, prefabricated homes. Almost all mobile homes in the city are located in two parks. When assessing the building conditions, staff took the average of all the dwellings in those parks.



**Greek Housing**

This includes any fraternity or sorority buildings that house college students. Staff identified these buildings by noting the Greek letters displayed on the exteriors or by doing additional research.



**Lodging**

This includes hotels, motels, beds and breakfasts, hostels or any other uses in which people pay for a room on a temporary basis.



**Mixed-Use with Residential**

Any parcel that holds multiple uses from this list, including residential. Even if there is only one dwelling unit on the property, it is included under this category. Staff verified residential units by talking with city staff, referring to city records, looking for names on mailboxes or by finding other signs that provided confident judgment on the presence of residences.



**Mixed-Use, Non-Residential**

Any parcel that has multiple uses from this list, excluding residential. If one use is overwhelming the primary function of the property, then a mixed-use parcel may not be identified under this category. For example, the Water Street Parking Garage includes office and services, but this parcel is recorded as parking.



**Vacant Residential**

Any residential structure that is clearly vacant or condemned. These are structures with boarded windows and doors, or that show other signs of being abandoned. Some newly constructed homes belong in this category, since they were recently completed and awaiting occupancy. With the windshield survey, there were difficulties to identifying other vacant homes that had less obvious signs.



**Service**

Any use that provides a commercial service on-site. This includes gas stations, salons, barber shops, furniture repair, tanning salons, funeral homes, doctor's and dentist's offices, smaller banks and other similar uses.



**Office**

Buildings dedicated to office uses. The specific businesses in these buildings are less important than the function. For example, staff considered some smaller bank buildings as service, if the majority of their space was dedicated to taking in customers. Staff designated Larger banks buildings as office, such as those in the downtown, because the primary function was office space.



**Restaurant**

A structure in which the principal use is the preparation and sale of food and beverages. This includes carry-out establishments, fast-food, sit-down and any other type of restaurant. Where gas/service stations prepare and sell food, staff identified those land uses as service. Groceries that sold prepared food or provided places for indoor seating were recorded as retail. While these uses may contain restaurant activities, it was not their primary use.



**Retail Commercial**

Structures in which the primary use is the selling of merchandise directly to the individual consumer. This includes establishments that sell groceries, clothing, electronics, pet supplies, home and garden supplies/tools, and other goods. Much of the retail in Charlottesville is located on parcels that have other uses. Consequently, most are included under mixed-use.



**Wholesale Commercial**

A business that is primarily engaged in selling and/or distributing merchandise to retailers or other professional businesses. Most costumers do not enter the site or do so infrequently, unlike retail commercial. These uses also have a larger office or storage/warehousing component than standard retail.



**Manufacturing**

A facility used for the creation of new products, done either mechanically or chemically. The process on site includes forming, shaping or altering materials to make these new products. There are very few manufacturing sites in the City, with the best example being a concrete processing site in Belmont.



**Warehousing**

Any parcel that is dedicated primarily to storage. This may include the storage of trucks and construction equipment, materials, final products, or other items on site. This is similar to wholesale commercial, with the difference being that warehousing might not include items for sale, and is overwhelmingly focused on storage.



**Park/Public Space**

The City’s parks and any other legally designated open space. This includes open space created from developments, such as Planned Unit Developments. Staff identified some parcels as vacant, rather than open space, if there were no amenities for public use or official designation.



**School**

Any primary or secondary school buildings, including public and private. Elementary, middle and high schools fall under this category, along with pre-school, adult education centers, and daycares that are focused on learning.



**UVA Use**

Any properties that have structures and activities associated with the University of Virginia, with the exception of any residential uses. That includes the UVA hospital, administrative buildings, sports or recreational facilities, class rooms, libraries or other uses that are focused on serving UVA students, faculty and staff. UVA or an associated group owns several properties that serve other functions, such as hotels, service stations or vacant property. These were not included as UVA uses, since the land use inventory did not account for ownership but function of each property.



**Institutional**

Structures housing non-residential, non-profit operations. This includes government buildings, such as City Hall, police stations, post offices, fire departments, public libraries and other similar uses. The institutional use also includes clubs, like the Elks or Freemasons, along with shelters, training centers or similar non-profit activities.



**Religious**

Uses located in a permanent building, providing regular organized religious worship and related incidental activities. It includes churches, temples, mosques or other religious buildings, regardless of faith or denomination.



**Cemetery**

Land used or dedicated to the burial of the deceased. In specific cases, staff found a family burial site with a few headstones on private property. Staff did not identify these parcels as cemeteries, so long as there was another, dominate use.



**Vacant Building**

Non-residential parcels with buildings that are not actively used for any purpose. Staff conducted additional research on several properties when it was unclear whether the building was vacant. That research included sources such as assessment records, city staff or neighbors of the subject property.



**Vacant/No Structure**

Parcels that lack any buildings and defined uses. In some instances, the owner of a single-family home will also own an adjacent lot that serves as their side yard. Staff identified these as vacant with no structure, even if there was a tool shed or garage present. Any common space or properties intended for public use were recorded as park/public space.



**Parking**

Parcels primarily containing structured or surface parking. With most parking garages in the city, there were commercial uses on the ground floor. Staff still recorded these as parking, rather than mixed-use, if the garage was overwhelming the dominate use. Most non-residential and multi-family uses have parking. If those parking areas were on separate lots, then staff identified them under this parking category. If they were on the same property as the primary use, then staff recorded it as that primary land use.



**Utility**

Parcels consisting of any uses that were solely dedicated to utilities. Examples include electrical substations, telecommunications facilities, sewer treatment, or other similar uses.

**Transportation**

Parcels that are dedicated to transportation infrastructure. Most roadways and some railroads are not located on parcels, thus were not listed in this assessment. There are instances of railroad-owned land adjacent to the tracks, which had associated facilities, storage or buffers. There were other parcels in the median of roadways or that served as part of the streetscape. These were all included under the transportation category.



During this fieldwork, staff also collected data on the number of housing units. The most difficult aspect of counting dwellings is finding the accessory units, along with the individual apartments located in the downtown area. The methodology for determining the number of housing units included staff having to:

- Look for the number of electrical meters, mailboxes, and gas valves on or near the primary building.
- Look for any other buildings on the parcel that may contain housing units. For small apartment buildings, count the number of doorways.
- Check assessors records for number of units (sometimes this is recorded in the comments for the parcel, although units counts are not recorded for many parcels).
- Ask the property owner how many units are in the building (either in person or over the telephone).
- Double-check the unit counts against the aggregate for the census block counted in the 2010 Census.

***DATA ENTRY AND ANALYSIS***

When staff conducted the fieldwork, each person had an aerial map and spreadsheet. The map helped staff navigate and identify which parcel numbers went with each property. Staff entered the data into the spreadsheets, which had spaces for housing condition and land use, along with a comments field to record any pertinent information relating to the parcel. Each map and spreadsheet went with a defined route, to avoid overlaps between staff members. A route accounted for approximately one day of fieldwork. If there were any items that needed further research, then staff made notes in the comment area. When someone completed their route, they submitted it to the project intern, responsible for entering that data electronically. Once staff completed all of the fieldwork and data entry, they imported it into maps that graphically depicted the findings. Staff used these maps to identify any obvious errors and to conduct multiple field checks with city staff. Every neighborhood received at least one review from city and TJPDC personnel, with other areas receiving two or more revisits. Once staff fixed all of the identification or data-entry errors, they updated the maps and conducted a detailed analysis of the housing conditions and existing land uses. This analysis is included below.

## ANALYSIS METHODS

The data collected in the survey was analyzed to reveal any patterns across neighborhoods, land use categories, housing types, and housing conditions. The primary purpose of the analysis was to check the accuracy of the data by comparing it to external datasets and assessing internal coherence. In some cases, counterintuitive results were yielded, which prompted TJPDC staff to revisit certain results and make corrections as needed. Below is a description of each analysis product included in this report. More thorough data tables are attached as an appendix.

**Existing Land Use Distribution** – The existing land use of every acre in the city is measured relative to the area of the whole city. This analysis includes land not allocated into parcels, in order to measure roadway infrastructure. In addition to the land use categories listed above, City Parks are differentiated from other public open space and Railroad Right-of-Way is differentiated from other parcels dedicated to transportation use. The use category of Single Family Residential covers the largest area, followed by infrastructure.

**Housing Condition Distribution** – Assessed housing conditions are mapped for the whole city to facilitate comparisons both across and within neighborhoods. The assessed conditions are compared to two other variables derived from 2011 Tax Assessment records. The average property value of housing units rated by condition, and the average date built for housing units by condition. The date built comparison used a subset of the whole city, because the data was not readily available in a convenient format. The sample included the Woolen Mills neighborhood and several randomly selected additional parcels from each condition group. Both variables reveal a logical correlation with the survey data. Newer and more highly valued parcels were more likely to be assessed as more sound than older parcels will lower tax assessments.

**Housing Types Distribution** – Eleven different housing types identified in the survey are measured by the number of housing units counted within them. The different types are compared proportionally to each other by unit count.

The housing types are measured by other variables as well. Average Density records the average number of housing units per acre. This is calculated by dividing the aggregate number of units of the type by the aggregate amount of land devoted to the housing type. Some condominiums and townhomes have parcels dedicated to open space or parking. This area is not accounted for as land devoted to the housing type, which may slightly inflate density figures for these types.

Average Assessed Value records the 2011 tax assessments for all parcels of a given housing type, divided by the total number of units of the housing type. Mobile homes are not included, because only land is assessed and not improvements. Condominiums each receive individual assessments that were not readily available to use via GIS, so these assessed values needed to be estimated. A random unit was sampled from each condo parcel as representative of all units in the complex, and an average assessed value of all units was derived from the samples.

Finally, the building conditions of each housing type are recorded to compare the survey results between the eleven housing types. Note that mobile homes were assessed by parcel and not by individual structure.



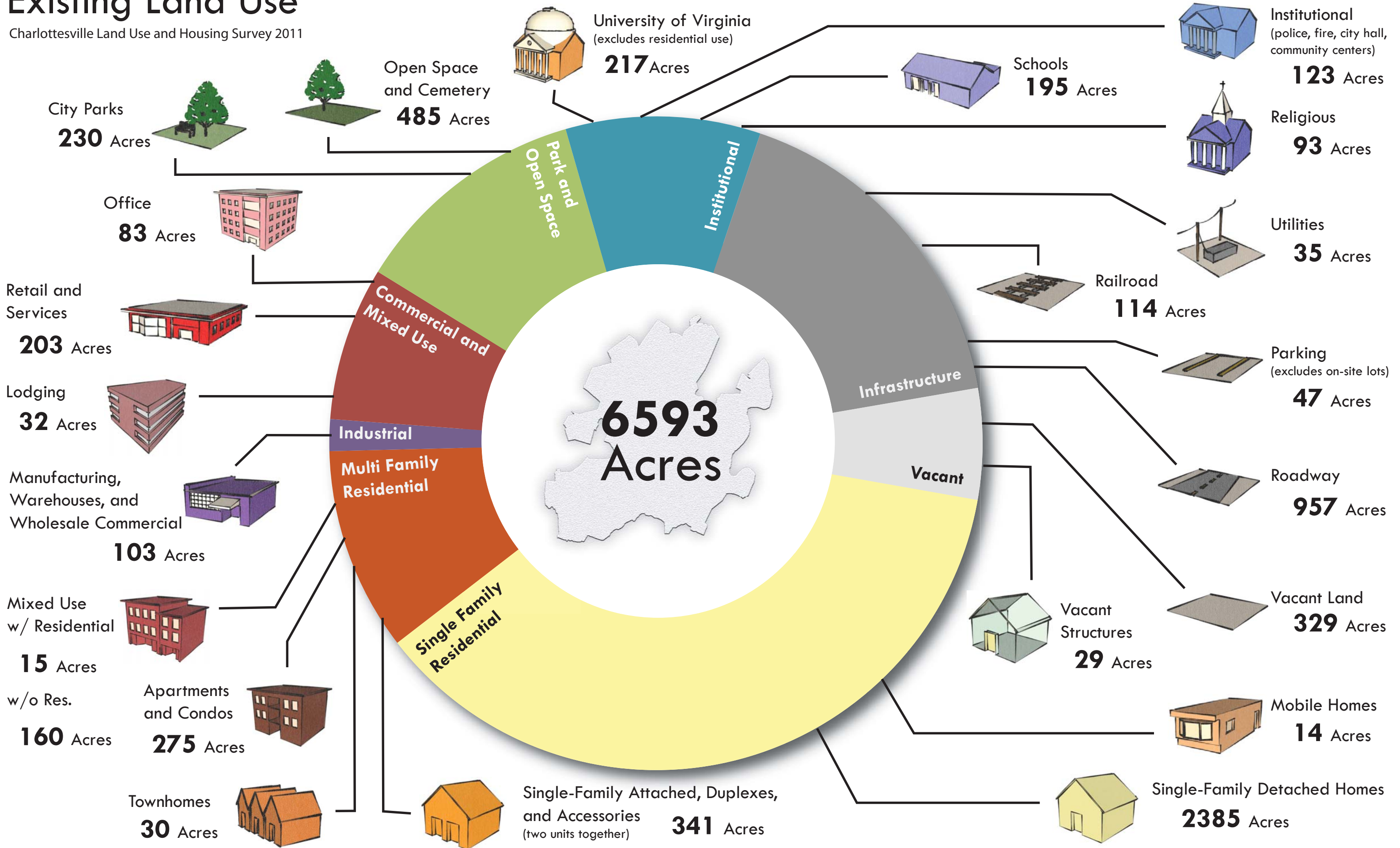
**Housing Unit Counts** – The whole city is mapped by parcel, symbolized by the number of housing units contained on the parcel. Multifamily parcels are differentiated with use of bolder colors. The total unit count for the city is compared to the 2010 Census count of housing units, revealing a small discrepancy. Considering the different methodologies used by the 2011 survey and the 2010 Census to acquire the housing count, we considered this to largely confirm the accuracy of the count. After comparing the whole city results, the census housing unit counts were compared by block with the total units counted in the Survey by block. This revealed that most of the discrepancy appeared near the University of Virginia, where it can be difficult to discern the difference between students sharing a single housing unit and multiple student housing units existing within a single building. Separate housing units would be more likely to show up in the Census, which is self-reported and tabulated on a household-by-household basis.

**Planning Area Analysis** – Each of the 19 Planning Areas in the City were summarized and mapped for all of the data collected in the survey. The existing land use maps are presented the scale of each planning unit, because of the detail of the symbolization. Also for each neighborhood a chart shows the distribution of land uses and distribution of housing conditions, compared with the distribution of each for the city as a whole. This shows both the variations within each Planning Area and the variations between all Planning Areas within the City.

In order to make reasonable comparisons between Planning Areas, two indices were derived from the survey results. The Diversity Index measures the variation of different land use categories within the Planning Area using a formula that is traditionally used to measure biodiversity within an ecosystem. This is known as the Simpson Diversity Index (the calculation is subtracted from 1 to comport with other figures). A score of 1 would indicate a completely heterogeneous area, with many different uses and no one use dominating any others. A score of 0 would indicate a completely homogenous neighborhood with only one use. The second index created is a condition index, which simply combines the five condition assessments according to proportional weights. Under Construction/Renovation designations were not taken into account for this index. Finally, neighborhoods were compared by number of housing units and average assessed value of housing unit. Other figures were calculated but not included in the final analysis. These are available in the appendix.

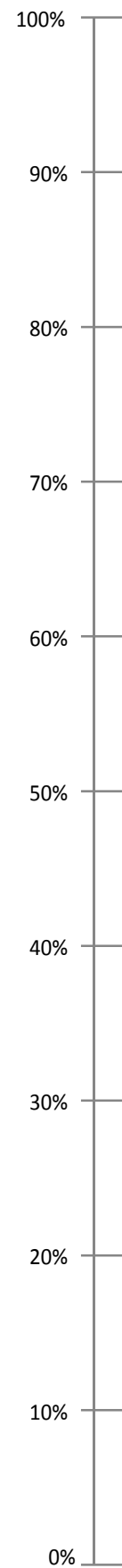
# Existing Land Use


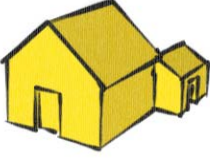


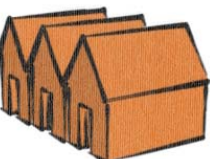






Charlottesville Land Use and Housing Survey 2011



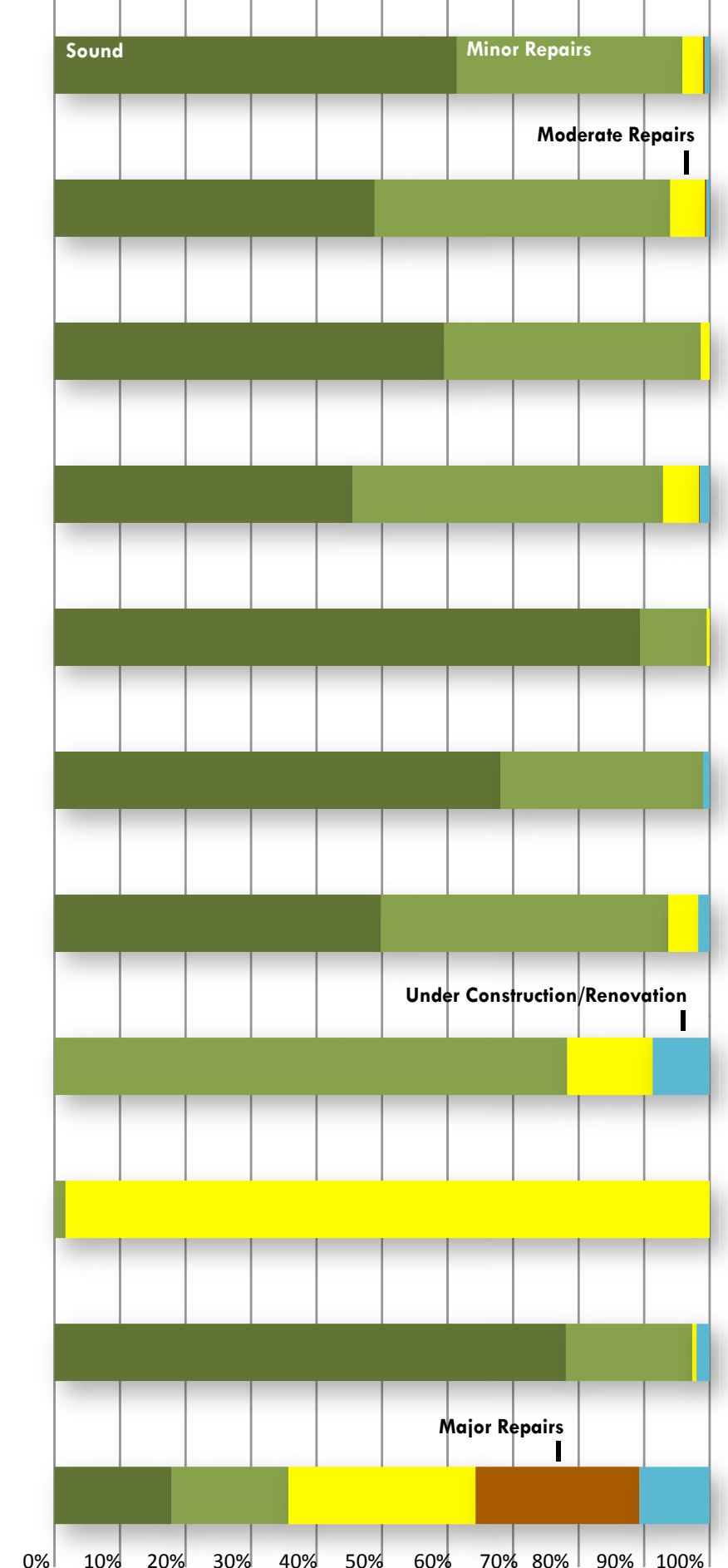
# Housing Types

Out of **19066** housing units counted in Charlottesville



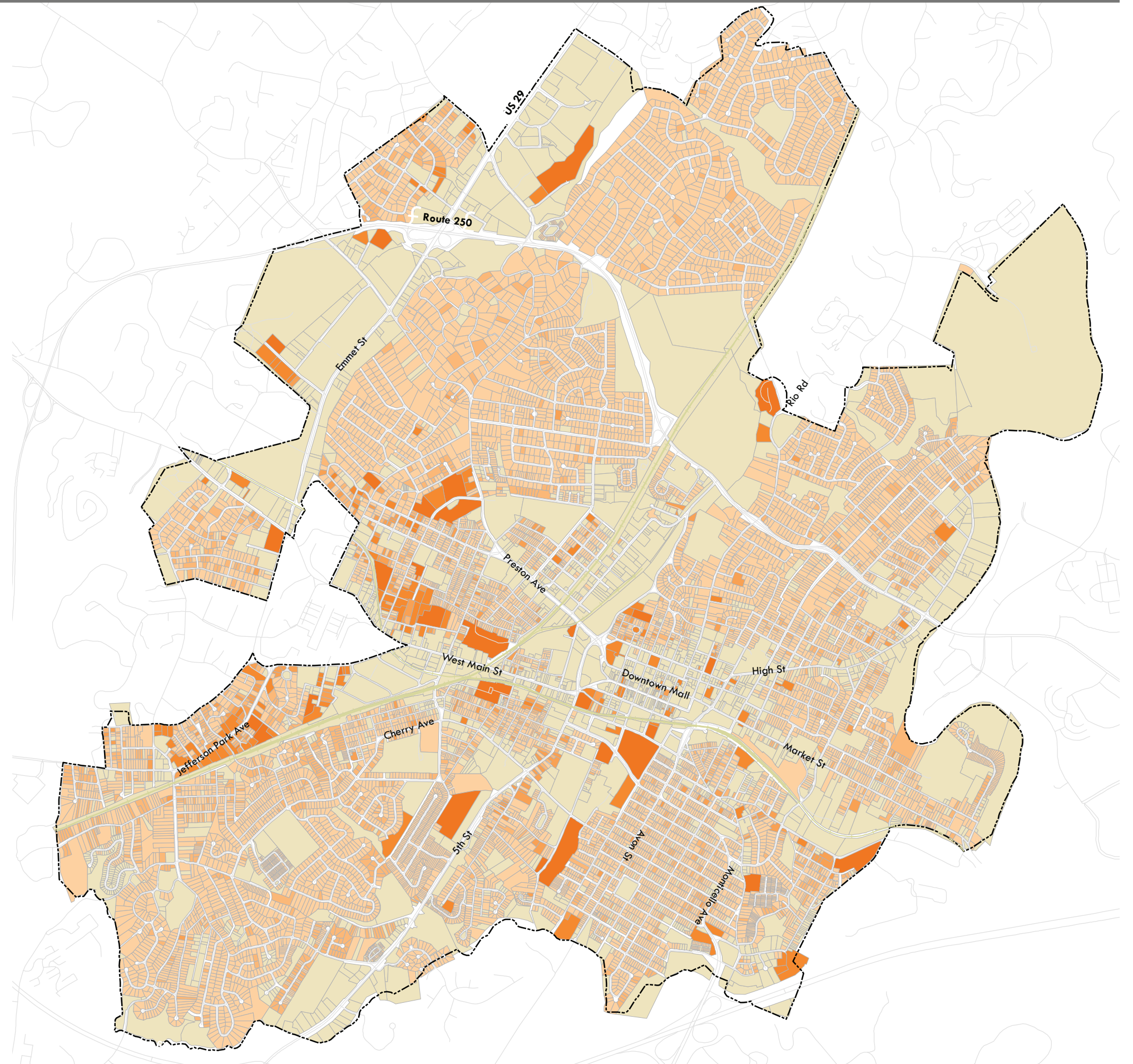
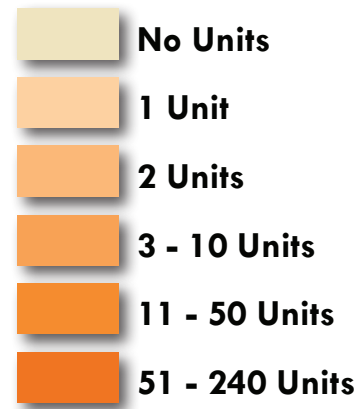
	# of Units	Avg. Density (units per lot acre)	Avg. Value (2011 Assessments)
 Single Family Detached	<b>8601</b>	<b>3.6</b>	<b>\$306,912</b>
 Single Family Detached with Accessory Dwelling Unit	<b>831</b>	<b>7.6</b>	<b>\$169,333</b>
 Single Family Attached (on separate parcel)	<b>672</b>	<b>9.2</b>	<b>\$150,839</b>
 Duplex (on same parcel)	<b>1351</b>	<b>8.6</b>	<b>\$120,703</b>
 Townhome (3 or more attached)	<b>462</b>	<b>15.5</b>	<b>\$221,677</b>
 Condo (Multifamily on separate parcels)	<b>1203</b>	<b>23.3</b>	<b>\$198,720</b>
 Apartment (Multifamily on same parcel)	<b>5299</b>	<b>23.7</b>	<b>\$82,191</b>
 Fraternity or Sorority	<b>42</b>	<b>3.6</b>	<b>\$754,583</b>
 Mobile Home	<b>119</b>	<b>8.8</b>	<b>Structures not Assessed</b>
 Mixed Use Building with Residential	<b>457</b>	<b>29.8</b>	<b>\$143,792</b>
 Vacant Residence (long-term vacancy)	<b>29</b>	<b>3.2</b>	<b>\$278,579</b>

## Building Condition



# Housing Units

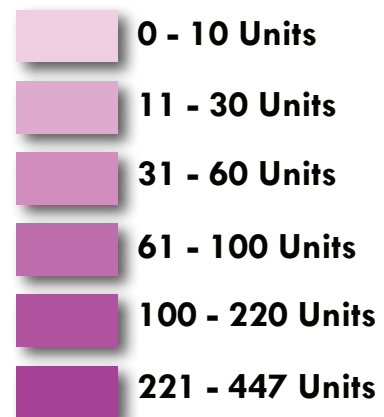
## Number of Units on Parcel



## 2011 Land Use and Housing Survey and the 2010 US Census

The housing unit count from the survey and the same count from the Decennial census were within 0.66% of each other, despite the very different methodologies used. The 2011 survey counted 19,063 units and the 2010 Census counted 19,189 units. Most of the variation is accounted for in neighborhoods around the University of Virginia.

## Number of Units per Block



## Land Use Map vs. Zoning Map

### Brief Description of Topic Area

The goal of this assignment was to review the 2025 Land Use Map concurrently with the zoning map to identify any inconsistencies. Some differences are inherent in the process because the Future Land use Map is a vision for the future land use of the City. Zoning on the other hand is specific to the time and place and is in place to show how the City is ready to handle development at that time. Land use often precedes zoning to establish a future condition that will exist when population and infrastructure are in place to support the future condition.

Another specific reason for many of the differences that exist is that many of the land use changes approved in the 2001 Comprehensive Plan are not reflected in the adopted Future Land Use map. The concurrent zoning changes were approved but the Land Use Map was not changed.

### Methodology

Initial data collection involved reviewing each land use designation (single-family, two-family etc.) individually and comparing the intended use with existing zoning. Any discrepancies identified during that study were documented and located using GIS. These were then compared to materials in the 2001 Comprehensive Plan to determine which were identified as needed map changes at that time and which represent issues for further discussion.

The draft Comparison Map needs explanation. The gray areas represent areas where the zoning and land use designations match. The areas noted in other colors are areas where those designations do not match. The color represents the designation on the current future land use map.

### Findings

#### Single Family Land Use

- There are many parcels/lots designated by the plan as Single Family Residential that have subsequently been rezoned to PUD or McIntire Ridge (MR) residential. The PUD properties can be handled by a map designation to indicate that the land use is different although the use projected in 2001 is consistent with the rezonings that occurred. Although the zoning designation may not be R-1 or R-1s, the actual use is single family.
- The McIntire - 5<sup>th</sup> Residential (MR) zoning classification was created as a result of deliberation by the zoning rewrite sub-committee looking at Corridors for the 2003 update. After reviewing the Torti Gallas study recommendations, this committee recommended elements outlined in what is now the MR District. The land use designation for MR zoning in the Ridge Street and Fifeville Neighborhoods should be changed to reflect either multi-family or mixed use. **Do you agree?**

#### Other Residential Land Use

- As with the single family designation there are some parcels that reflect a two-family or multi-family land use designation that were either downzoned or upzoned in the 2003 comprehensive rezoning. These need to be changed to reflect the change in direction that occurred at that time. Staff has provided the 2001 information for review and will also review code changes that have occurred since that time as we proceed.

#### Commercial Land Use

- With the comprehensive rezoning in 2003, the majority of B-1, B-2, B-3 and B-4 zoning was converted to mixed use zoning. The adopted 2001 Comprehensive Plan directed these changes to be made to the Future Land Use Map but that has not occurred. Subsequently, in 2007 when the new Plan was adopted the map was not updated and the old information was carried forward. The attached maps show these

corridors in purple. These areas should be shown as mixed-use on an updated map and other areas zoned as mixed-use should be shown that way on the next Future Land Use Map. **Do you concur?**

### **Industrial Land Use**

- Areas south of the railroad tracks (areas now zoned Downtown Extended, South Street and Water Street Corridor) were rezoned to mixed use in 2003 after the completion of the 2001 Plan and this was not reflected in the future land use plan. The land use designation should be changed to reflect the mixed use direction properties in these areas are developing. **Do you concur?**
- Other areas of the City are shown in the future land use plan as industrial with other zoning classifications or have industrial zoning and other land uses evolved on the sites (Woolen Mills, Belmont, Rose Hill). These are areas identified for more study during this comprehensive planning process which will occur in future months.

### **Parks and Public Land Uses**

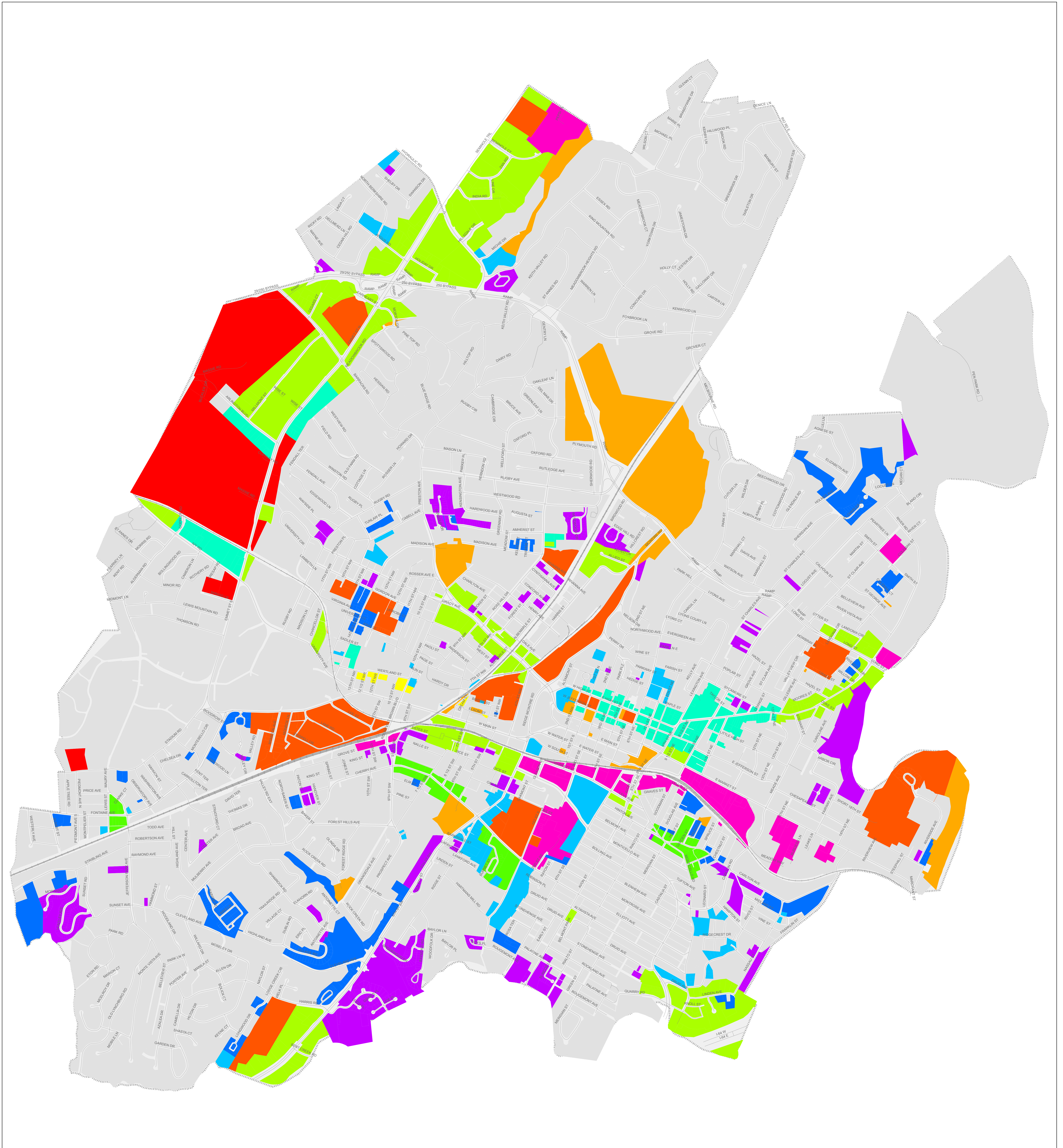
- Most of our park land is shown on the Land Use Plan as residential as are many of the public sites. In 2001 many in the community expressed a desire that the parks in particular, be redesignated and rezoned to make it more difficult for the City to sell the property. The Public Park protection overlay was established to provide additional oversight and require a super majority of Council to approve if a sale was to occur. **Is this level of protection appropriate or is there interest in exploring additional tools for designation of parks and public buildings and uses?**

### **Conclusions**
















Although the numbers of inconsistencies may be high, many resulted from the City's adoption of mixed use zones and elimination of most of the strictly commercial (B-1, B-2, etc) zoning throughout the City. Single and two-family land use areas contain many differences, however, that is largely due to PUD rezonings, particularly within the Fry's Spring and Ridge Street neighborhoods. There are also a few areas where current use and the land use and zoning are different which may merit additional conversation.

### **Topics for Discussion**

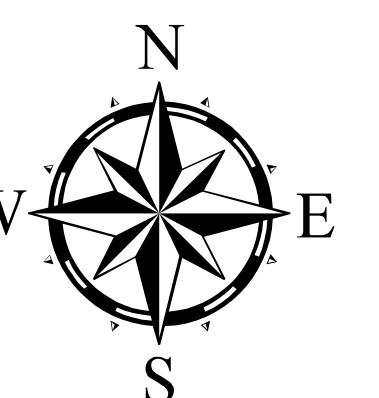
Do you feel these changes to the Land Use Map are appropriate? Which areas of inconsistency need additional review? What additional information is needed to assist with future review?

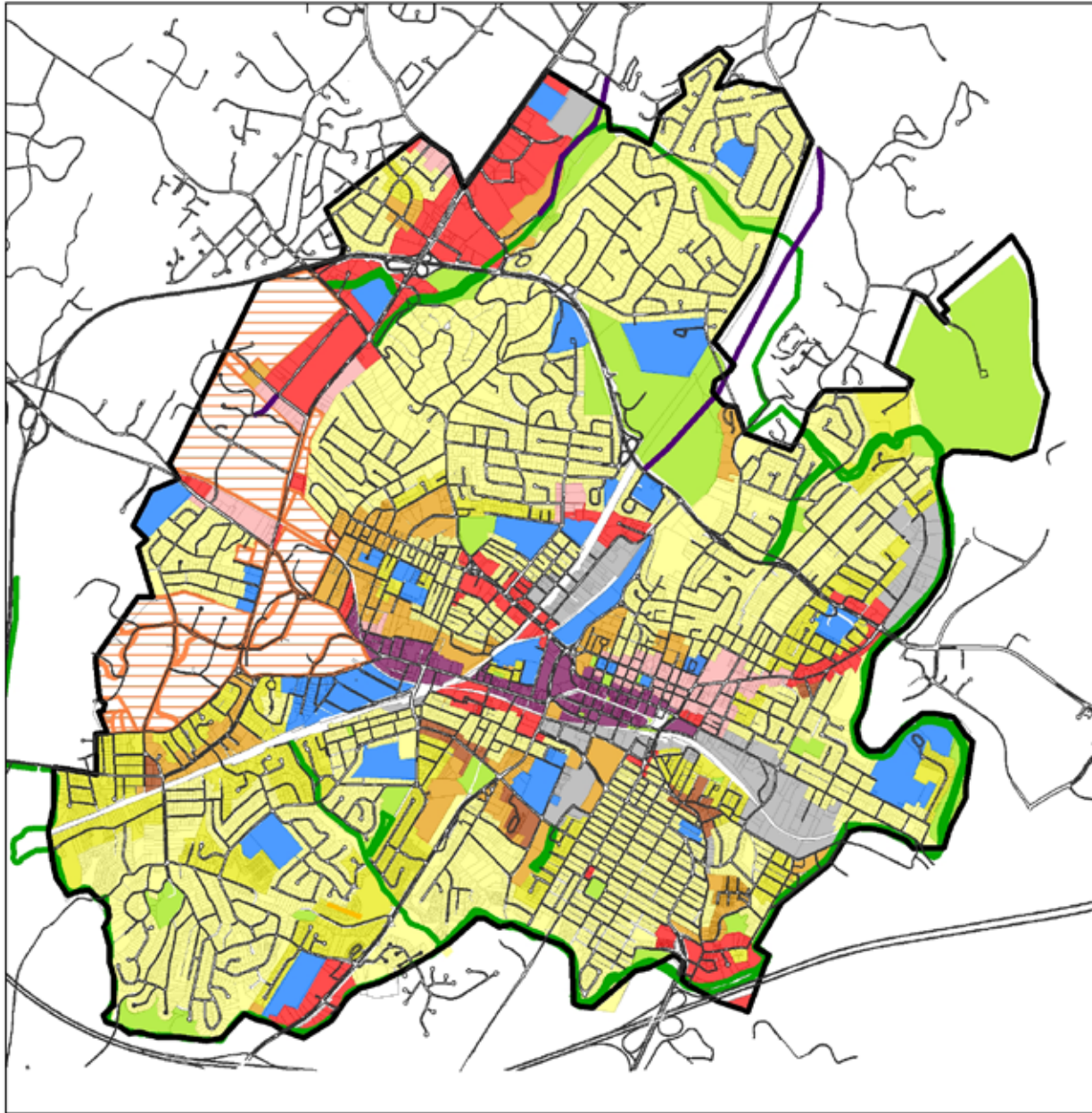


Comparison of Comprehensive Plan Land Use Designations and Existing Zoning as of August 2011

- |  |   |
|--|---|
| <b>Matches</b>   |  Office                            |
|  |  Neighborhood Commercial           |
| <b>Doesn't Match</b>   |  Commercial                        |
|  |  Mixed Use                         |
|  |  Single Family                     |
|  |  Parks & Open Space                |
|  |  Two Family / Semi-Public / Public |
|  |  Multi Family                      |
|  |  UVA                               |

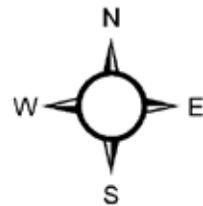
0 1,000 2,000 4,000 Feet





# 2025 LAND USE PLAN

- SINGLE FAMILY
- TWO FAMILY
- MULTI-FAMILY
- OFFICE
- COMMERCIAL
- MIXED USE
- NEIGHBORHOOD COMM.
- INDUSTRIAL
- PUBLIC, SEMI-PUBLIC
- PARKS & OPEN SPACE
- UVA
- GREENBELT
- FUTURE MAJOR TRANSPORTATION PROJECTS



0 0.25 0.5 1 1.5 2 2.5 3 3.5 4 4.5 Miles



2001 Proposed Land Use and Zoning Map Legends

<b>NUMBER</b>	<b>PROPOSED CHANGE</b>
E-1	ZON R-3 TO R-2
E-2	LUP MULTI TO SINGLE FAM. ZON R-2 TO R-1A
E-3	LUP MULTI TO SINGLE FAMILY ZON R-3 TO R-1A
E-4	ZON R-3 TO R-1A

<b>NUMBER</b>	<b>PROPOSED CHANGE</b>
N-1	LUP TO TWO FAMILY *
N-2	ZON R-3 TO R-1
N-3	LUP TO MIXED

<b>NUMBER</b>	<b>PROPOSED CHANGE</b>
SC-1	ZON R-3 TO R-1A
SC-2	LUP TO TWO FAMILY
SC-3	ZON R-3 TO R-1A
SC-4	LUP TO ONE FAMILY ZON R-3 TO R-1A
SC-5	ZON R-3 TO R-1A
SC-6	ZON R-3 TO R-1A
SC-7	ZON R-3 TO R-1A
SC-8	ZON R-3 TO R-2

<b>NUMBER</b>	<b>PROPOSED CHANGE</b>
S-1	ZON R-3 TO R-2
S-2	LUP TO MIXED USE, ZON R-1A TO MIXED
S-3	ZON B-2 TO R-1A
S-4	ZON R-3 TO R-2
S-5	LUP MULTI TO SINGLE FAMILY
S-6	LUP MULTI TO SINGLE FAMILY
S-7	LUP MULTI TO SINGLE FAMILY, ZON R-3 TO R-1A
S-8	LUP SINGLE FAMILY TO MIXED

<b>NUMBER</b>	<b>PROPOSED CHANGE</b>
W-1	LUP MULTI TO TWO FAMILY
W-2	LUP MULTI TO SINGLE FAMILY, ZON R-3 TO R-1A
W-3	LUP MULTI TO UNIVERSITY PRECINCT
W-4	ZON R-3 TO R-2
W-5	LUP TO PARKS, ZON R-3 TO R1
W-6	LUP MULTI TO UNIVERSITY PRECINCT
W-7	ZON R-3 TO R-2
W-8	ZON R-2 TO R-1A
W-9	ZON R-2 TO R-1A

\*denotes completed Land Use Change