

ATTACHMENT D
**LAND IN THE DEVELOPMENT AREAS
 AVAILABLE FOR INDUSTRIAL-TYPE DEVELOPMENT**
 August 11, 2015

Number of Vacant or Partially Vacant Parcels Zoned for Industrial-Type Use

Developable area on parcel	Developable and zoned	Developable and zoned in pipeline	Unlikely to develop near term or at all due to a) ownership (City, VDOT, RWSA, etc.) or b) remediation	Total buildable parcels in excess of pipeline and potentially to develop based on zoning
1 – 2.99 ac	13	3	3	7
3 – 4.99 ac	9	2	1	6
5 – 9.99 ac	8	1	1	6
10 – 25 ac	2	1	0	1
Above 25 ac	4	2	1	1
Total	36	9	6	21

Total Buildable Acreage in excess of pipeline: 118 acres

Number of Vacant Parcels Designated for Industrial-Type Use on Comp. Plan (includes some zoned parcels)

Developable area on parcel	Developable and designated	Developable and designated in pipeline	Unlikely to develop near term or at all due to a) ownership (City, VDOT, RWSA, etc.) or b) remediation	Total buildable parcels in excess of pipeline and potentially to develop based on Comp. Plan designation
1 – 2.99 ac	33	2	7	24
3 – 4.99 ac	11	1	1	9
5 – 9.99 ac	24	3	0	21
10 – 25 ac	8	0	0	8
Above 25 ac	6	2	2	2
Total	82	8	10	64

Total Buildable Acreage in excess of pipeline: 379 acres

“Pipeline” refers to properties which have been rezoned in the last 15 years with a plan of development. Properties in the pipeline may already be planned for development.

Methodology:

1. Staff found all parcels in the Development Areas with these characteristics:
 - a. Zoned HI, LI, PUD for industrial use, PDIP, CO for office with basic employment characteristics (Morey Creek Office Park), or PDMC for office with basic employment characteristics (Peter Jefferson Place.)
 - b. Land designated in Comprehensive Plan as Office/R&D/Flex/Light Industrial, Heavy Industrial, Light Industrial, Industrial, and Employment Mixed Use;
2. The total acreage for each parcel was matched to the Tax Parcel Identification number, taken from the GIS Web records/
3. Unbuildable Acreage – (preserved slopes, floodplain, stream buffers, and mountain protection areas) was subtracted from the total acreage for each parcel.

4. Parcels with more than one acre of “buildable” acreage were identified.
5. For parcels with “buildable” acreage, the total value of improvements was reviewed and all properties with improvements in less than \$20,000 were tagged as ‘vacant’.
6. Each property was reviewed on GIS Web. Properties were not identified as “vacant” if a value was less than \$20,000, but improvements were present, such as a parking lot on a lot adjacent to a business, a building that straddled a property line where value was assigned to only one of the properties, untaxed properties with improvements, or existing house or building being used by a business.
7. From the list of remaining properties, “vacant and buildable,” those with less than an acre of land in one of the industrial zoning or land use designations were subtracted.
8. All of the remaining properties were sorted by primary and secondary Zoning and Comprehensive Plan designations;
9. All properties owned by the Airport were removed from the list.
10. Properties with over 1 acre of “buildable land,” that had so little contiguous developable acreage they likely would not develop or are inaccessible for all intents and purposes were removed.
11. To get the “total buildable acreage in excess of pipeline,” properties for which a plan has been approved or, in the case of Barnes Lumber Co, under review were subtracted.
12. Properties owned by public entities (such as the City of Charlottesville) or utility companies (such as RWSA) were also identified and removed from list of buildable parcels.

Vacant Buildable Portions of Properties Zoned for Industrial Type Uses

ParcelID	GIS AC	Buildable	Unbuidable	Improvements	Zoning1	Zoning1	ompPlan Area	PlanLandUse Pr	LU Secondary
03200000007000	1.19	1.06	0.13	0	HI	Unassigned	PL29 H	HI	Unassigned
03200000007200	1.34	1.20	0.14	0	HI	Unassigned	PL29 H	HI	Unassigned
077000000040C1	1.87	1.29	0.58	0	LI	Unassigned	S+W N4	Parks/green sys	Industrial
056A2010006800	2.39	1.44	0.95	0	LI	Unassigned	Crozet	LI	Greenspace
056000000086B0	3.04	2.35	0.69	0	LI	Unassigned	Crozet	LI	Greenspace
032000000017E3	2.61	2.59	0.02	0	LI	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
032000000022C3	2.83	2.68	0.15	0	HI	Unassigned	PL29 H	HI	Unassigned
056E0000000200	5.17	2.85	2.32	0	LI	Unassigned	Crozet	LI	Greenspace
032000000022B1	4.25	3.35	0.90	0	HI	Unassigned	PL29 H	Open Space	Unassigned
032000000019C1	3.84	3.40	0.44	0	PDIP	LI	PL29 H	LI	Unassigned
032000000009D0	3.44	3.44	0.00	0	LI	Unassigned	PL29 H	LI	Unassigned
077000000040B0	11.98	3.45	8.54	0	LI	Unassigned	S+W N4	Parks/green sys	Unassigned
056A2010007100	3.87	3.87	0.00	0	HI	Unassigned	Crozet	Downtown	emp.area Czt
032000000022M0	6.43	4.04	2.39	0	HI	Unassigned	PL29 H	HI	LI
02100000001200	5.52	5.31	0.21	0	LI	Unassigned	PL29 PM	O/R&D/F/LI	Unassigned
077000000008B0	8.28	5.56	2.72	0	LI	Unassigned	S+W N4	Industrial	Parks/green sys
033000000001D1	8.96	5.60	3.36	0	CO	Unassigned	PL29 PM	O/R&D/F/LI	Urb. Dens.
032000000009E0	5.94	5.76	0.19	0	LI	Unassigned	PL29 H	LI	O/R&D/F/LI
03200000002000	64.71	6.68	56.42	0	PDMC	(N Pointe off)	PL29 H	UrbMxdUse-Ctr	Urb. Dens.
032000000017B5	7.63	7.48	0.15	0	LI	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
03200000002200	21.34	18.53	2.82	0	LI	HI	PL29 H	HI	LI
03200000001700	27.68	25.97	1.71	0	LI	RA	PL29 H	UrbMxdUse-Ctr	O/R&D/F/LI

117.90

032000000019B0	8.89	8.30	0.59	0	LI	Unassigned	PL29 H	LI	Unassigned
05600000008400	3.55	2.67	0.88	0	LI	Unassigned	Crozet	LI	Greenspace
05600000009400	35.37	28.55	6.81	0	LI	Unassigned	Crozet	LI	Greenspace
056A3000000800	1.79	1.79	0.00	0	LI	Unassigned	Crozet	LI	Unassigned
07700000000700	18.65	1.29	17.36	0	LI	Unassigned	S+W N4	Parks/green sys	Industrial
077E2000000100	3.05	3.03	0.02	0	LI	Unassigned	S+W N4	Industrial	Unassigned

Vacant Buildable Portions of Properties Zoned for Industrial Type Uses

032000000006A0	472.63	336.91	135.72	0	PDIP	Unassigned	PL29 H	O/R&D/F/LI	Open Space
03200000001800	26.24	25.97	0.28	0	PDIP	Unassigned	PL29 H	O/R&D/F/LI	Open Space
032000000018A0	2.77	2.74	0.03	0	PDIP	Unassigned	PL29 H	UrbMxdUse-Ctr	O/R&D/F/LI
032000000019F1	2.67	2.32	0.35	0	PDIP	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
03200000007100	1.2	1.11	0.08	0	HI	Unassigned	PL29 H	HI	Unassigned
04500000017300	3.53	3.32	0.21	0	HC	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
056A20100071B0	15.19	13.39	1.80	0	HI	Unassigned	Crozet	See Development	Downtown
076000000012A0	12.01	7.15	4.86	0	CO	Unassigned	S&W N5	O/R&D/FI/LI	Parks/green sys
078000000020C0	25.64	4.03	21.61	0	PDMC	Unassigned	Pantops	Parks and Grnwy	Emp. Mxd Use

Notes:

Acreage = Total acreage of parcel. Acreage may be in excess of area designated for industrial uses

Buildable = Area on lot that is not in steep slopes, flood plain, streams, or stream buffers and designated for industrial use

Unbuildable = Area on lot that is in steep slopes, floodplain, streams, or stream buffers

Zoning 1 = Primary zoning on parcel

Zoning 2 = Other zoning on parcel

C.P. Area = Specific Development Area and name of Master Plan

Comp. Plan 1 = Primary land use designation from Comprehensive Plan

Comp. Plan 2 = Secondary land use designation from Comprehensive Plan

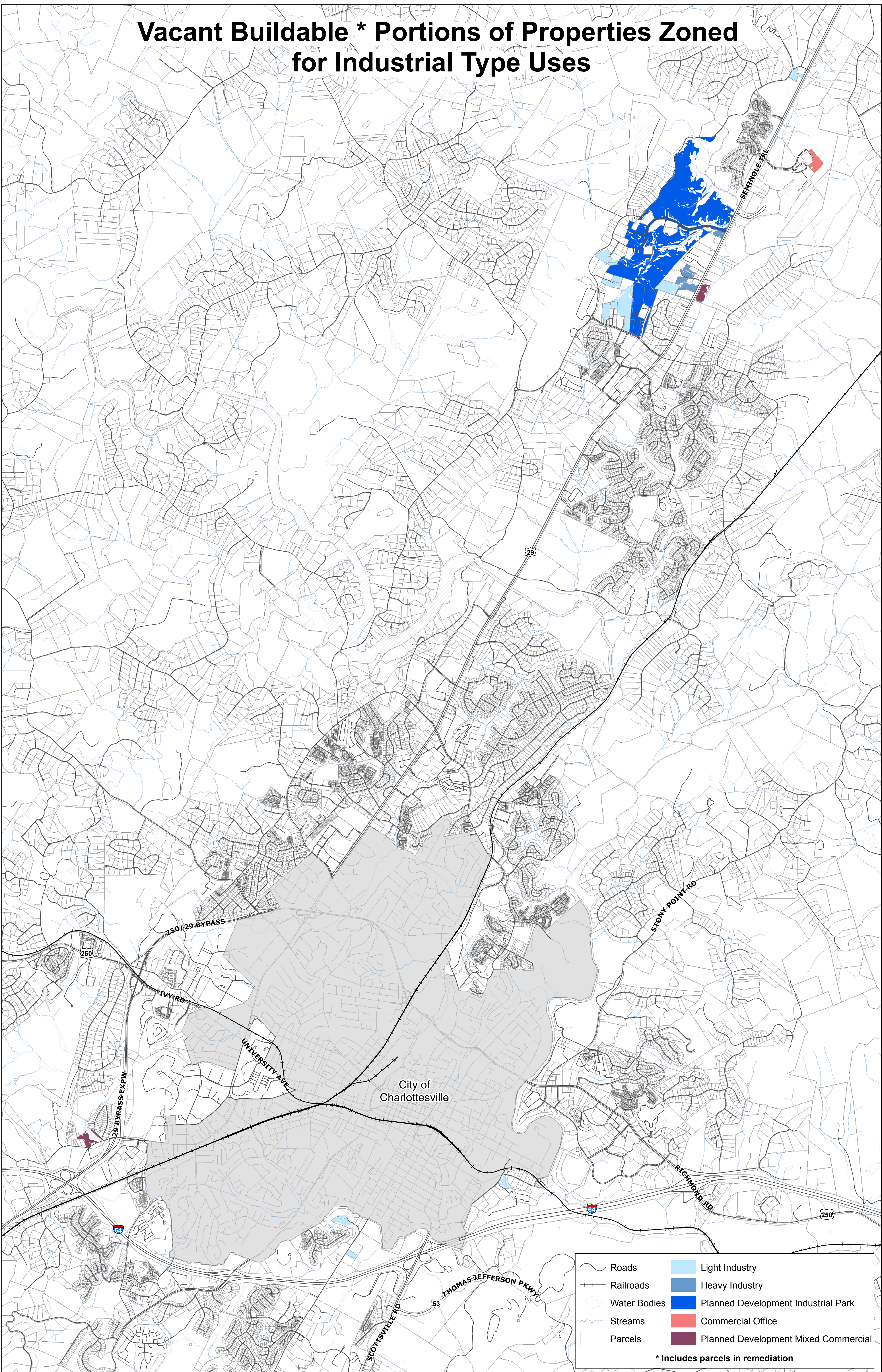
Source of data for column B: RE records unless there was a discrepancy, then GIS records were used

Source of data for column C: CountyView GIS mapping

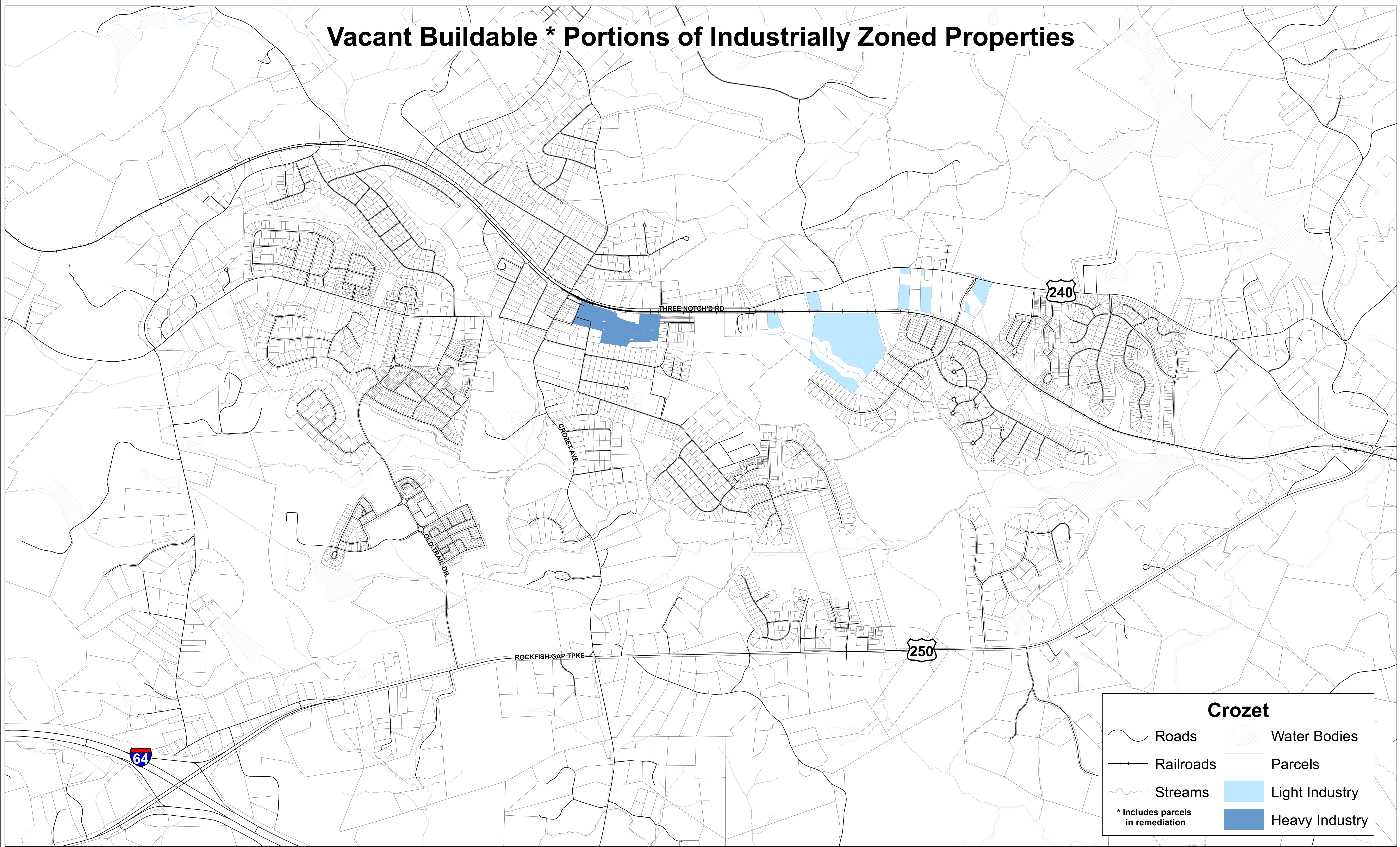
	Has an approved rezoning or plan of development**
	Is owned by a public entity or is in remediation

** Some exceptions apply

Vacant Buildable * Portions of Properties Zoned for Industrial Type Uses



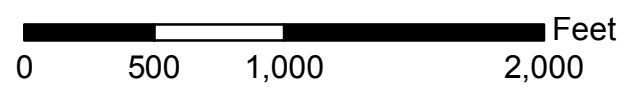
Vacant Buildable * Portions of Industrially Zoned Properties



Crozet

Roads	Water Bodies
Railroads	Parcels
Streams	Light Industry
* Includes parcels in remediation	Heavy Industry

Prepared by Albemarle County
Division of Planning Services
Map created by Eric Hatcher, August 2015.
Note: The data elements included are graphic representations and
are not to be construed or used as a legal description.
This map is for public purposes only.
Aerial Imagery 2013 Commonwealth of Virginia
Parcel shape, size, and data recorded through
December 31, 2014.
Disclaimer: Public Use Only. This map is not intended for use in any legal proceeding.



Vacant Buildable Portions of Properties Designated on Comprehensive Plan for Industrial Type Uses

ParcelID	Total GIS Acreage	Buildable	Unbuildable	Improvements	Zoning 1	Zoning 2	CP Area	CPLand Use 1	CPLand Use 2
02100000001200	5.52	5.31	0.21	0	LI	Unassigned	PL29 PM	O/R&D/F/LI	Unassigned
021000000012D0	2.74	2.41	0.33	0	RA	Unassigned	PL29 PM	O/R&D/F/LI	Unassigned
032000000004D0	1.11	1.11	0.00	7900	RA	Unassigned	PL29 H	LI	O/R&D/F/LI
03200000000500	3.1	1.19	1.91	0	RA	Unassigned	PL29 PM	O/R&D/F/LI	Open Space
032000000005C0	19.21	10.68	8.53	0	RA	Unassigned	PL29 PM	O/R&D/F/LI	Open Space
032000000005C2	2.44	1.09	1.35	0	RA	Unassigned	PL29 PM	O/R&D/F/LI	Open Space
032000000009D0	3.44	3.44	0.00	0	LI	Unassigned	PL29 H	LI	Unassigned
032000000009E0	5.94	5.76	0.19	0	LI	Unassigned	PL29 H	LI	O/R&D/F/LI
03200000001700	27.68	3.50	24.18	0	LI	RA	PL29 H	UrbMxdUse-Ctr	O/R&D/F/LI
032000000017B5	7.63	7.48	0.15	0	LI	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
032000000017E3	2.61	2.59	0.02	0	LI	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
032000000019C1	3.84	3.40	0.44	0	PDIP	LI	PL29 H	LI	Unassigned
03200000002000	6.68	6.68	0.00	0	PDMC	Unassigned	PL29 H	UrbMxdUse-Ctr	Urb. Dens.
03200000002200	21.34	18.53	2.82	0	LI	HI	PL29 H	HI	LI
032000000022C3	2.83	2.68	0.15	0	HI	Unassigned	PL29 H	HI	Unassigned
032000000022M0	6.43	4.04	2.39	0	HI	Unassigned	PL29 H	HI	LI
032000000022N0	6.97	6.37	0.59	0	R1	Unassigned	PL29 H	LI	HI
03200000004100	7.85	7.37	0.49	0	RA	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
032000000041B0	2.14	1.97	0.17	0	C1	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
032000000041H0	1.3	1.24	0.06	0	HC	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
03200000004500	32.8	6.10	26.70	0	NMD	Unassigned	PL29 H	UrbMxdUse-Ctr	LI
032000000050A0	2.89	2.72	0.17	0	R15	Unassigned	PL29 H	LI	Unassigned
03200000005100	5.68	5.63	0.05	0	RA	Unassigned	PL29 H	LI	Unassigned
03200000005200	5.53	5.42	0.11	0	RA	Unassigned	PL29 H	LI	Unassigned
03200000005300	15.3	15.20	0.10	0	RA	R15	PL29 H	LI	Unassigned
03200000005400	5.96	5.96	0.00	0	R15	Unassigned	PL29 H	LI	Unassigned
03200000005500	6.58	6.58	0.00	0	R15	Unassigned	PL29 H	LI	Unassigned
03200000005800	2.53	2.53	0.00	0	RA	Unassigned	PL29 H	LI	Unassigned
032000000058A0	3.53	3.53	0.00	0	RA	Unassigned	PL29 H	LI	Airport District
03200000007000	1.19	1.06	0.13	0	HI	Unassigned	PL29 H	HI	Unassigned
03200000007100	1.2	1.11	0.08	0	HI	Unassigned	PL29 H	HI	Unassigned
03200000007200	1.34	1.20	0.14	0	HI	Unassigned	PL29 H	HI	Unassigned
032C0000000100	1.59	1.58	0.01	0	R4	Unassigned	PL29 H	O/R&D/F/LI	Neigh. Dens.

Vacant Buildable Portions of Properties Designated on Comprehensive Plan for Industrial Type Uses

033000000001D0	118.47	6.00	112.47	0	PRD	Unassigned	PL29 PM	Urb. Dens.	O/R&D/F/LI
03300000001400	15.59	14.69	0.89	0	RA	Unassigned	PL29 PM	O/R&D/F/LI	Neigh. Dens.
045000000050A0	29.98	29.98	0.00	0	RA	Unassigned	PL29 H	LI	RA
04500000005200	9.93	9.93	0.00	0	RA	Unassigned	PL29 H	LI	Unassigned
045000000084A1	6.78	6.49	0.28	4300	R6	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
04500000011200	2.73	2.73	0.00	0	R6	Unassigned	PL29 N1	O/R&D/F/LI	ComMxd use
045000000112B0	4.05	3.57	0.47	0	HC	Unassigned	PL29 N1	O/R&D/F/LI	ComMxd use
045000000112E0	1.73	1.68	0.05	1000	R6	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
04500000017300	3.53	3.32	0.08		HC	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
045B10400002C0	1.26	1.26	0.00	0	HC	Unassigned	PL29 N2	O/R&D/F/LI	Unassigned
04600000000200	10.11	10.11	0.00	0	RA	Unassigned	PL29 H	LI	Unassigned
046000000002A0	10.15	10.15	0.00	0	RA	Unassigned	PL29 H	LI	Unassigned
04600000000300	10.43	10.38	0.04	0	RA	Unassigned	PL29 H	LI	Unassigned
04600000000400	10.99	3.30	7.69	0	RA	Unassigned	PL29 H	Urb. Dens.	LI
04600000000800	8.24	8.24	0.00	0	RA	Unassigned	PL29 H	LI	Unassigned
04600000000900	9.8	9.79	0.01	0	RA	Unassigned	PL29 H	LI	RA
04600000001000	8	6.22	4.53	0	RA	Unassigned	PL29 H	LI	RA
04600000001100	33.29	11.89	21.40	0	RA	Unassigned	PL29 H	RA	LI
05600000006700	11.34	7.70	3.63	0	RA	Unassigned	Crozet	LI	Greenspace
05600000008400	3.55	2.67	0.88	0	LI	Unassigned	Crozet	LI	Greenspace
056000000086B0	3.04	2.35	0.69	0	LI	Unassigned	Crozet	LI	Greenspace
05600000009400	35.37	28.55	6.81	0	LI	Unassigned	Crozet	LI	Greenspace
056A2010006800	2.39	1.44	0.95	0	LI	Unassigned	Crozet	LI	Greenspace
056A2010007100	3.87	3.87	0.00	0	HI	Unassigned	Crozet	Downtown	EmpAreaDT
056E0000000200	5.17	2.85	2.32	0	LI	Unassigned	Crozet	LI	Greenspace
061000000124G0	2.5	2.50	0.00		C1	Unassigned	PL29 N2	Urb. Dens.	O/R&D/F/LI
061000000134A0	1.03	1.03	0	0	PDSC	Unassigned	PL29 N2	O/R&D/F/LI	UrbMxdUse-Ctr
077000000008B0	8.28	5.56	2.72	0	LI	Unassigned	S+W N4	Industrial	Parks/green sys
090000000035F0	7.39	7.24	0.15	900	R1	Unassigned	S+W N4	Industrial	Urb. Dens.
32000000005000	11.01	2.00	9.01	0	NMD	Unassigned	PL29 H	ComMxdUse	Urb Dens.;LI
4600000001000	8	6.22	1.78	0	RA	Unassigned	PL29 H	RA	LI
	624.92	379.23							

Vacant Buildable Portions of Properties Designated on Comprehensive Plan for Industrial Type Uses

032000000005C4	47.28	31.75	15.53	0	RA	Unassigned	PL29 PM	O/R&D/F/LI	RA
045000000068C2	2.77	2.64	0.13	0	R15	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
045000000080A0	1.23	1.20	0.03	2500	R6	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
04500000008100	1.00	1.00	0.00	0	R6	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
04500000008500	1.14	1.14	0.00	0	R6	Unassigned	PL29 N1	O/R&D/F/LI	Unassigned
056A3000000800	1.79	1.79	0.00	0	LI	Unassigned	Crozet	LI	Unassigned
07700000000700	18.65	1.29	17.36	0	LI	Unassigned	N4	Parks and Greenw	Ind. Service
077E2000000100	3.05	3.03	0.02	0	LI	Unassigned	N4	Industrial Service	Unassigned
05600000008400	3.55	2.67	0.88	0	LI	Unassigned	Crozet	LI	Greenspace
05600000009400	35.37	28.55	6.81	0	LI	Unassigned	Crozet	LI	Greenspace
032000000006A0	472.63	336.91	135.72	0	PDIP	Unassigned	PL29 H	O/R&D/F/LI	Open Space
03200000001800	26.24	25.97	0.28	0	PDIP	Unassigned	PL29 H	O/R&D/F/LI	Open Space
032000000018A0	2.77	2.74	0.03	0	PDIP	Unassigned	PL29 H	UrbMxdUse-Ctr	O/R&D/F/LI
032000000019F1	2.67	2.32	0.35	0	PDIP	Unassigned	PL29 H	O/R&D/F/LI	Unassigned
033000000001D1	8.96	5.60	3.36	0	CO	Unassigned	PL29 PM	O/R&D/F/LI	Urb. Dens.
056A20100071B0	14.74	6.93	7.81	0	HI	Unassigned	Crozet	EmpAreaDT	Downtown
076000000012A0	12.01	7.15	4.86	0	PDMC	Unassigned	S+W N5	O/R&D/F/LI	Parks/green sys
078000000020C0	25.64	4.03	21.61	0	PDMC	Unassigned	Pantops	Parks and Grnwly	Emp. Mxd Use

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Zoning 1 = Primary zoning on parcel

Zoning 2 = Other zoning on parcel

C.P. Area = Specific Development Area and name of Master Plan

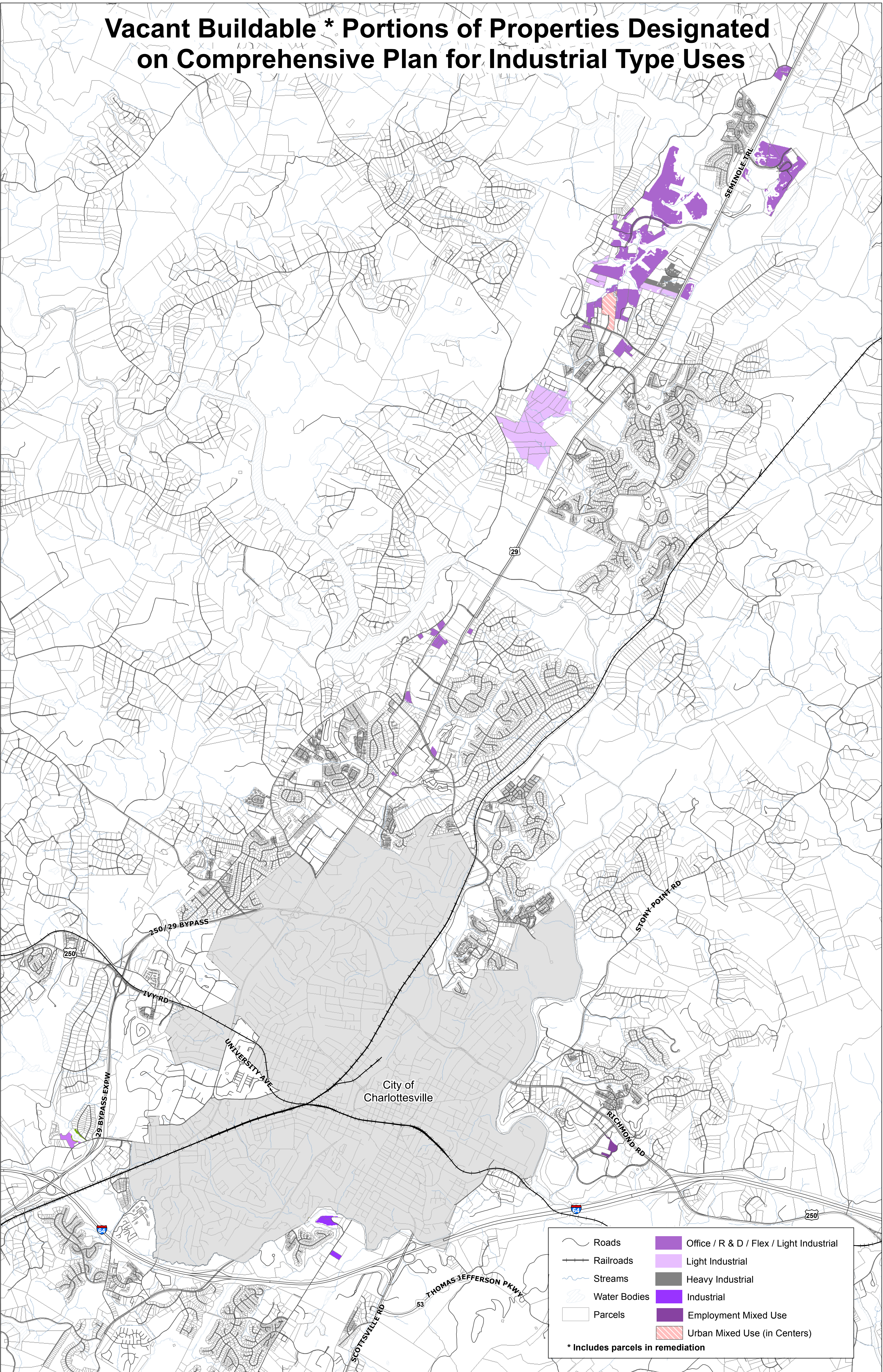
CPLandUse1 = Primary land use designation from Comprehensive Plan

CPLandUse2 = Secondary land use designation from Comprehensive Plan

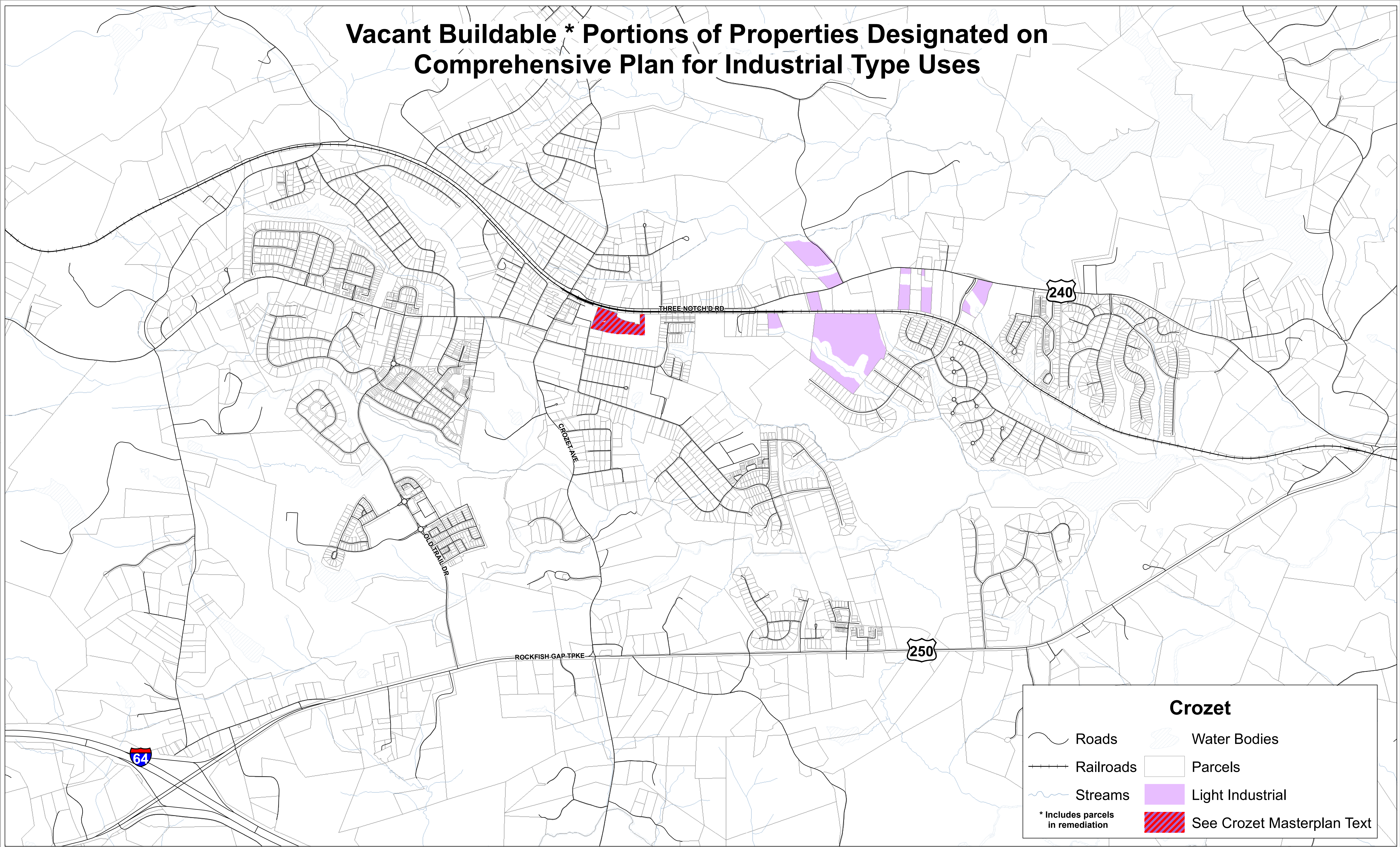
Source of data: CountyView GIS mapping

	Has an approved rezoning or plan of development**
	Is owned by a public entity or is in remediation
** Some exceptions apply	

Vacant Buildable * Portions of Properties Designated on Comprehensive Plan for Industrial Type Uses



Vacant Buildable * Portions of Properties Designated on Comprehensive Plan for Industrial Type Uses



Crozet

	Roads		Water Bodies
	Railroads		Parcels
	Streams		Light Industrial
	* Includes parcels in remediation		See Crozet Masterplan Text

Prepared by Albemarle County
Division of Planning Services
Map created by Eric Hatcher, August 2015.
Note: The map displays material as graphic representations and
are not to be construed or used as a legal description.
The map is for informational purposes only.
Aerial Imagery 2013 Commonwealth of Virginia
Parcel shape, size, and data recorded through
December 31, 2014.
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