

CPA 2015-01

Boundary Adjustment in Southern Urban Neighborhood

What this CPA is all about...

- Response to an economic development need
- Follow-up to issues raised during Comp. Plan review
- Originated from the Board, not based on an applicant's request
- Reflects staff input -- Ec. Dev., Parks & Rec, and Planning
- Establishing a big-picture expectation, not detailed ZMA
- When ZMA is considered
 - could be **applicant-driven** – may include proffers
 - could be **BOS initiative**
 - area specific district (example: DCD)
 - conventional district (example: LI)

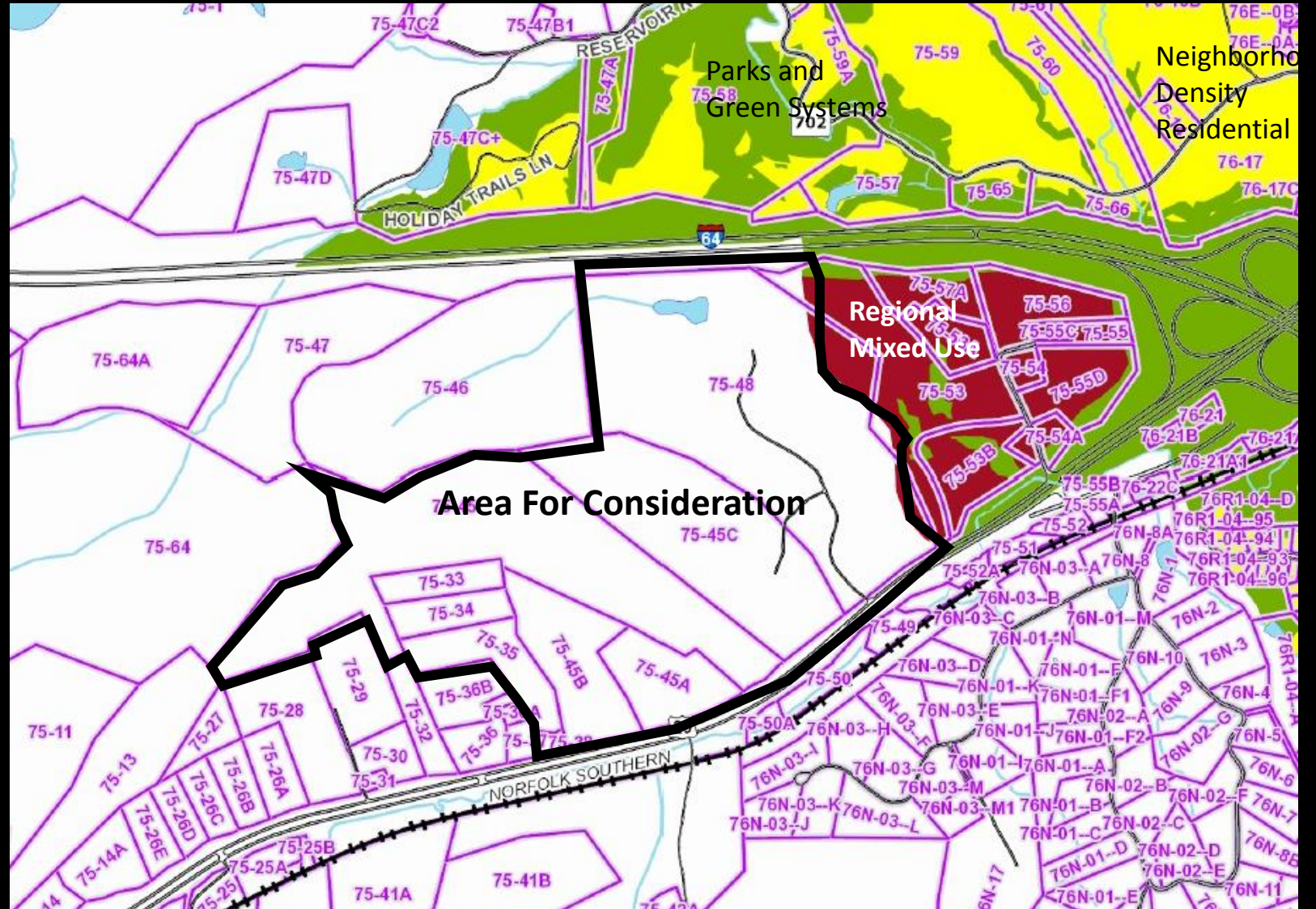
Resolution of Intent

for SW quadrant of I-64 and Rt. 29 S

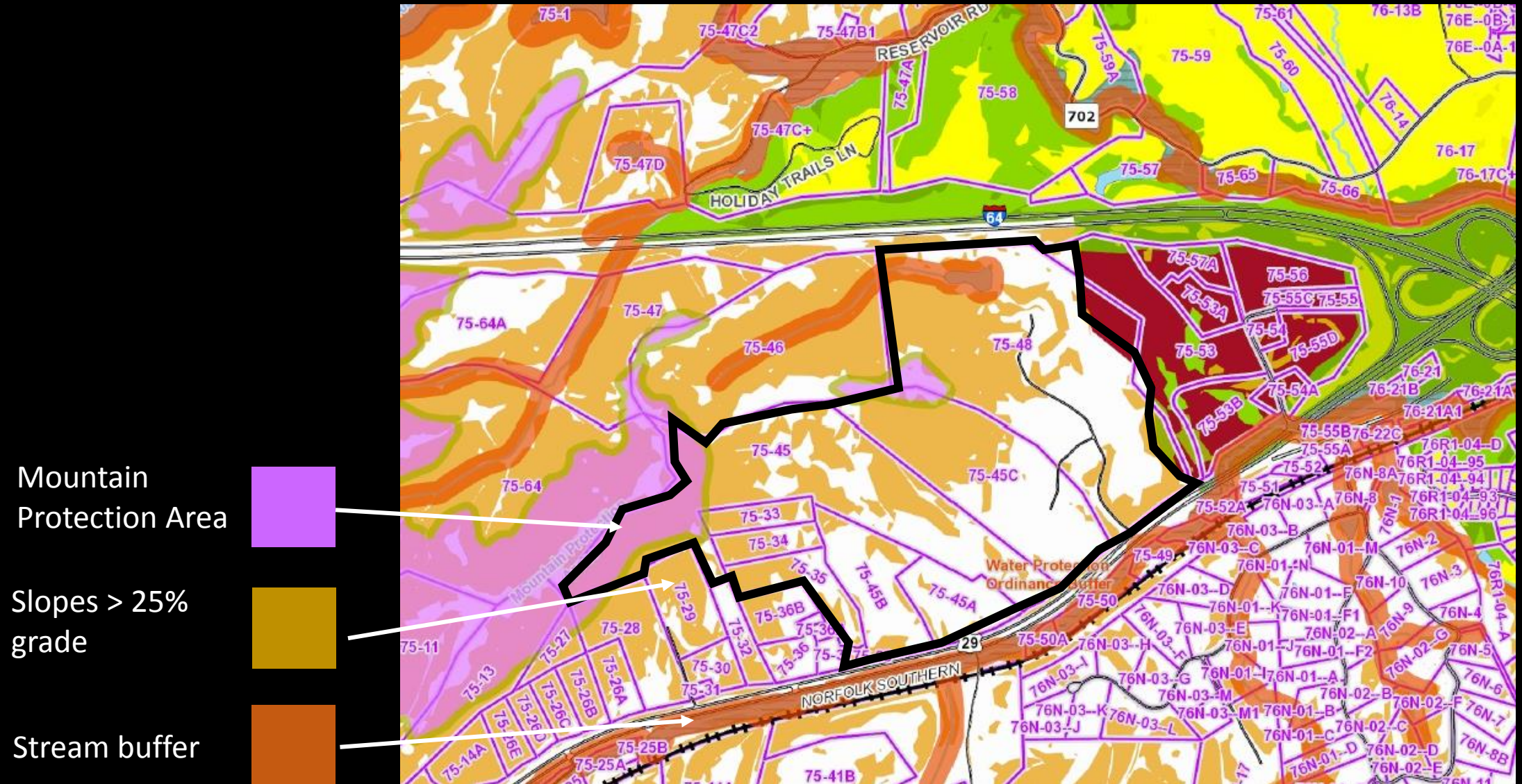
- Min. requirement for targets
- Developable land and land for preservation
- Adequacy of infrastructure
- Necessary improvements
- Develop recommendation for:
 - Whether DA should be expanded
 - If so, location of boundaries
 - Location of areas for preservation
 - Transportation and utility improvements to support uses

Staff and PC Review of CPA 2015-01

Location and Physical Characteristics



Environmental Concerns



Transportation Concerns

- Impacts to Rt. 29 S
- Impacts to and safety of interchange
- Interchange improvements needed – highest priority of MPO, but not fully funded

VDOT Transportation Analysis

- No TIA needed with CPA
- How much of an impact depends on users -- impacts may be incremental
- TIA with ZMA – very likely, based on Trip Generation Scenario Summary
- Plan showing access management & interconnectivity will be required
- Signalization is not desirable
- Restricted cut u-turn on 29 S – most likely traffic control for trucks

Table 1 Trip Generation Scenario Summary

Scenarios	Daily Trip Generation
Alt 1 - 80 Acres	5220
Alt. 2 - 1100 Employees	4000
Alt. 3 - 120 Acres	7575
Alt. 4 - 160 Acres	9931

Utility Concerns

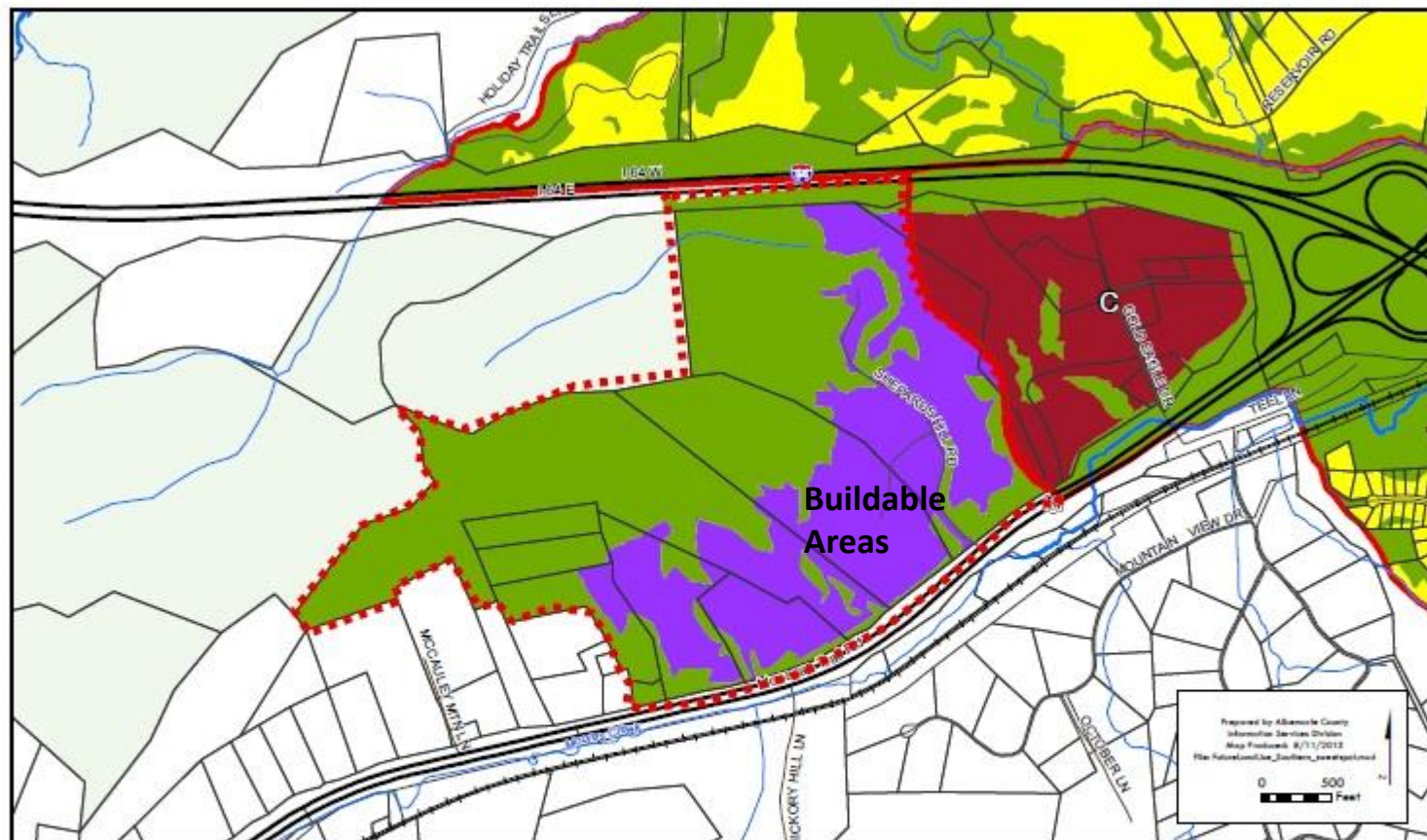
RWSA

- water capacity – OK
- sewer interceptor planned – if needed, construction can be advanced

ACSA

- extensions are not funded by ACSA
- no known service issues

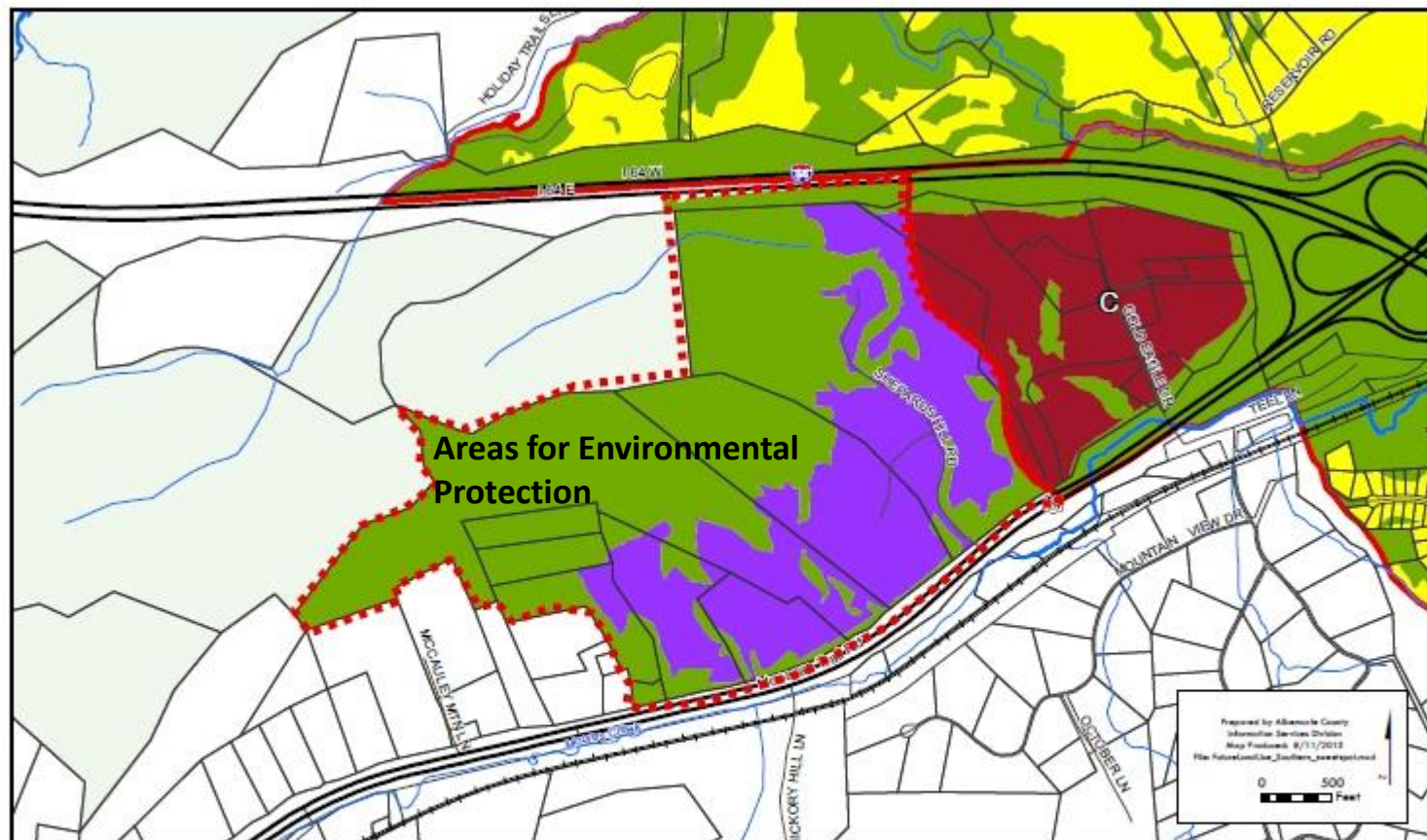
Potential Change to Land Use Plan



Changes to Southern Development Area Boundary and Land Use



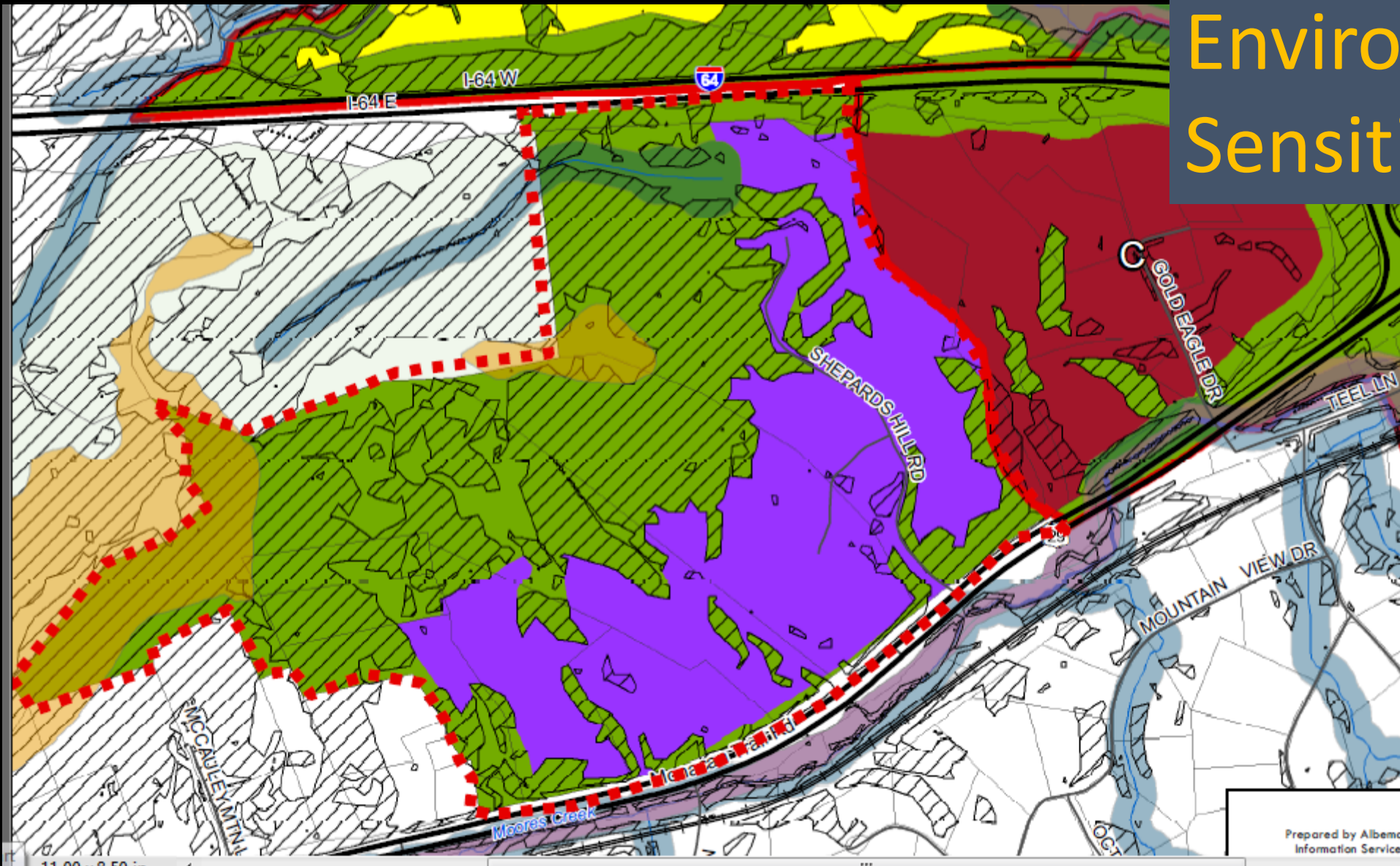
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Changes to Southern Development Area Boundary and Land Use



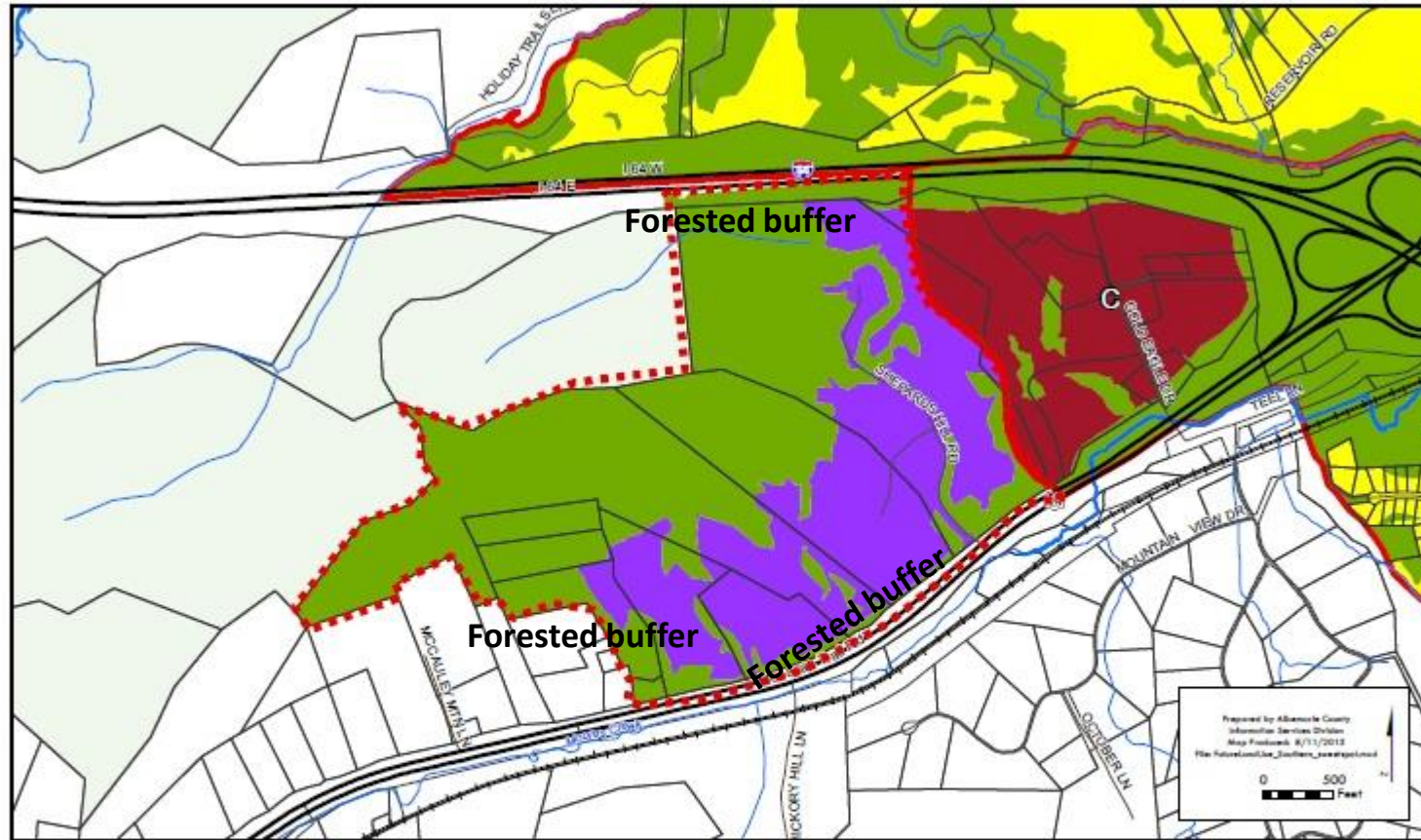
Environmentally Sensitive Areas



- Water Protection Ordinance Buffers
- Mountain Protection Areas
- Steep Slopes Overlay
- 100 Year Floodplain

Prepared by Albema
Information Services

Impacts to EC and RA



Changes to Southern Development Area Boundary and Land Use



CPA Recommended Text for PC PH:

- Industrially **designated area for target industries that need location** near I-64, UVA, downtown Cville
- Specific industry **types**:
 - **R&D** with associated light industry
 - **Specialty food production** and distribution
 - **Adult beverage** and distribution
 - Other **small distribution facilities** ancillary to a production operation
 - **Business and financial processing** operations

CPA Recommendation for PC PH, Cont'd:

- **Habitat protection** noted as a purpose for P&G syst. designation
- **Passive recreation** in P&G syst. area; long term preservation encouraged
- **Creativity in site design** – buildings to fit terrain rather than extensive grading
- **Interconnections** to Regional Mixed Use Center
- **Protect** nearby properties **from noise and odors**
- Emphasize **need for interchange improvements** to keep from making interchange situation worse; find alternatives for truck traffic to avoid need for a signal
- Infrastructure improvements should be provided **concurrent** with or in advance of development

Factors Favorable

- Properties could add inventory near interchange
- Other vacant land near urban interchanges is not available
- Site is well suited for particular types of operations
- Reasonable access to utilities
- 85 acres are outside of impt. environmental resources
- Potential for permanent conservation or additional parkland
- Designation could accelerate funding for interchange improvements
- Increases job opportunities

Factors Unfavorable

- Removal of forest resources – impact to habitat corridors; however, protection not guaranteed in RA
- Interchange needs improvements
- Ec. Dev. office has not had opportunity to complete its inventory assessment, although info provided previously show most is in small parcels
- No current plan of development to totally assess impacts – would occur at rezoning stage
- A new zoning district may be necessary to ensure expectations are met

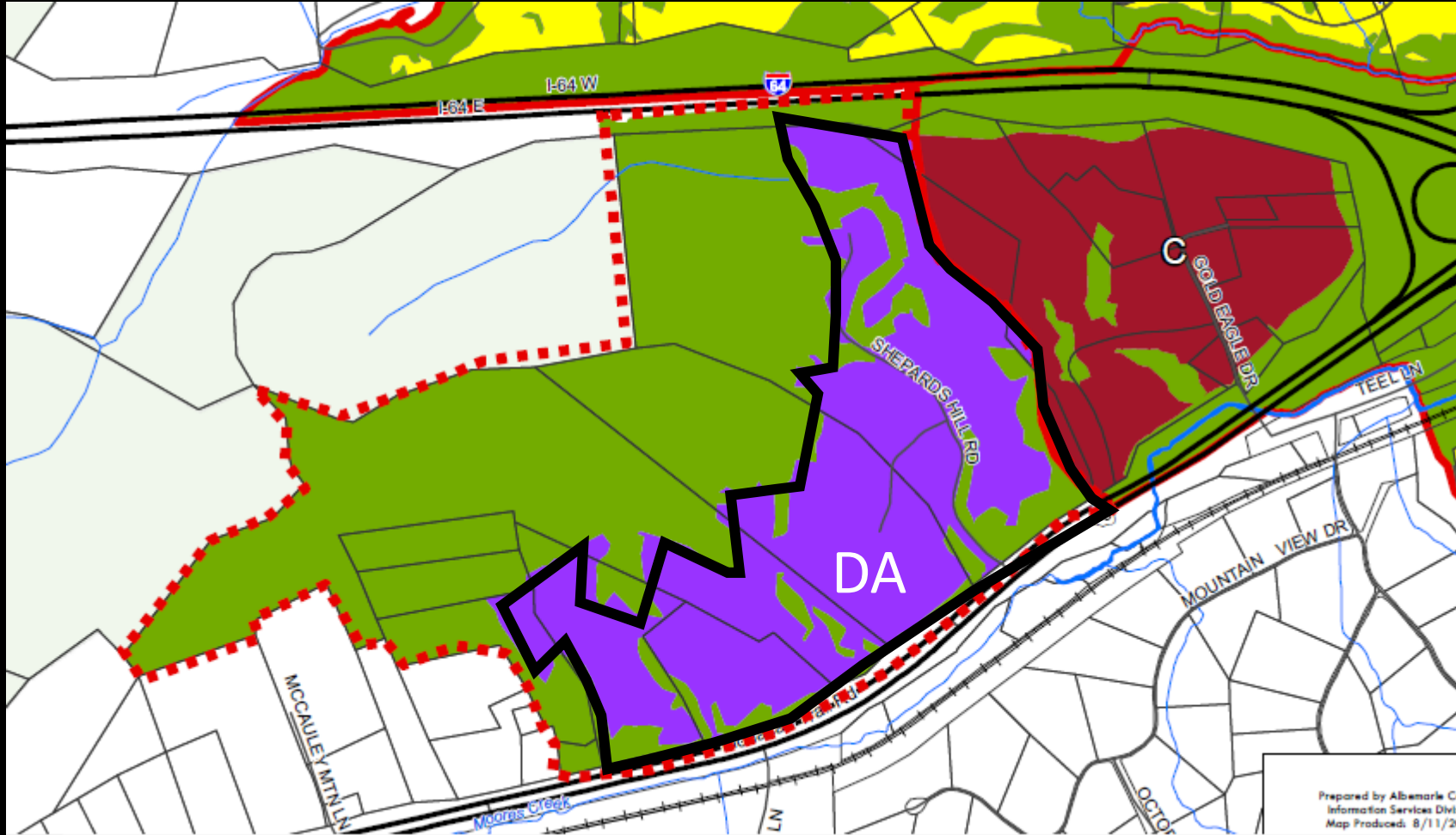
Planning Commission Recommendation - Disapproval

- Proximity to interchange does not in and of itself, make area “ideal” for industrial development;
- Comprehensive assessment of inventory not yet done;
- Although ‘serviceable,’ site does not have W/S services; costs not determined; likely to be expensive; demands for sewer unknown;
- Moore’s Creek should be protected; development will impact it;
- Inability to ensure habitat protection in significant mature hardwood forest
- Traffic problems exist; solutions may be decades away;
- Expedited process -- not in keeping with good planning practice; multi-year process just completed and PC did not recommend expansion;
- EC Dev. dir. needs time to complete and present review of inventory; and
- Full accounting of cost to the Co. needed for any incentives offered by the County

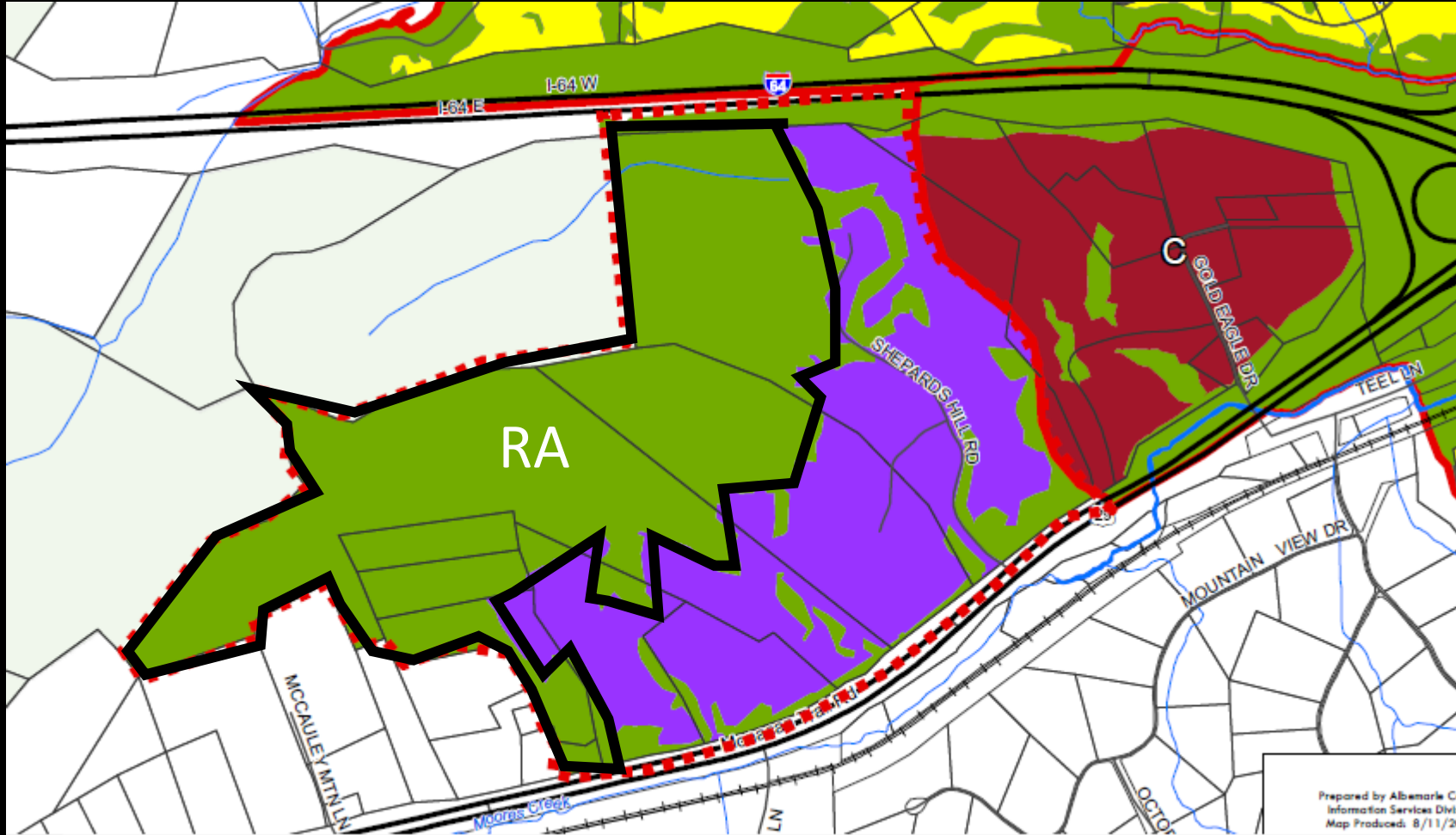
BOS Discussion

- Q&A
- Additional information needed?
- Additional direction before public hearing on Sept. 9?

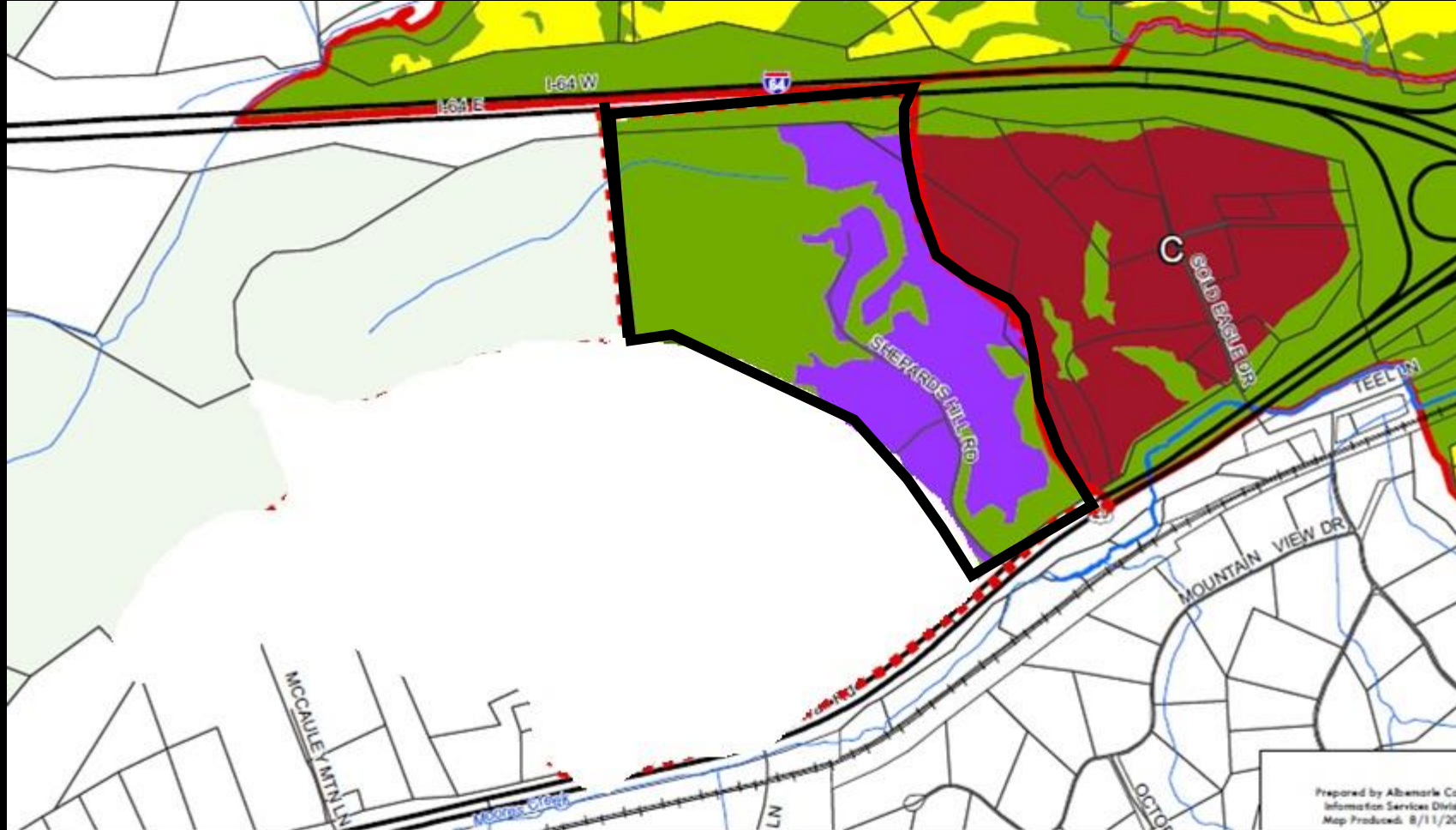
Options for a Portion



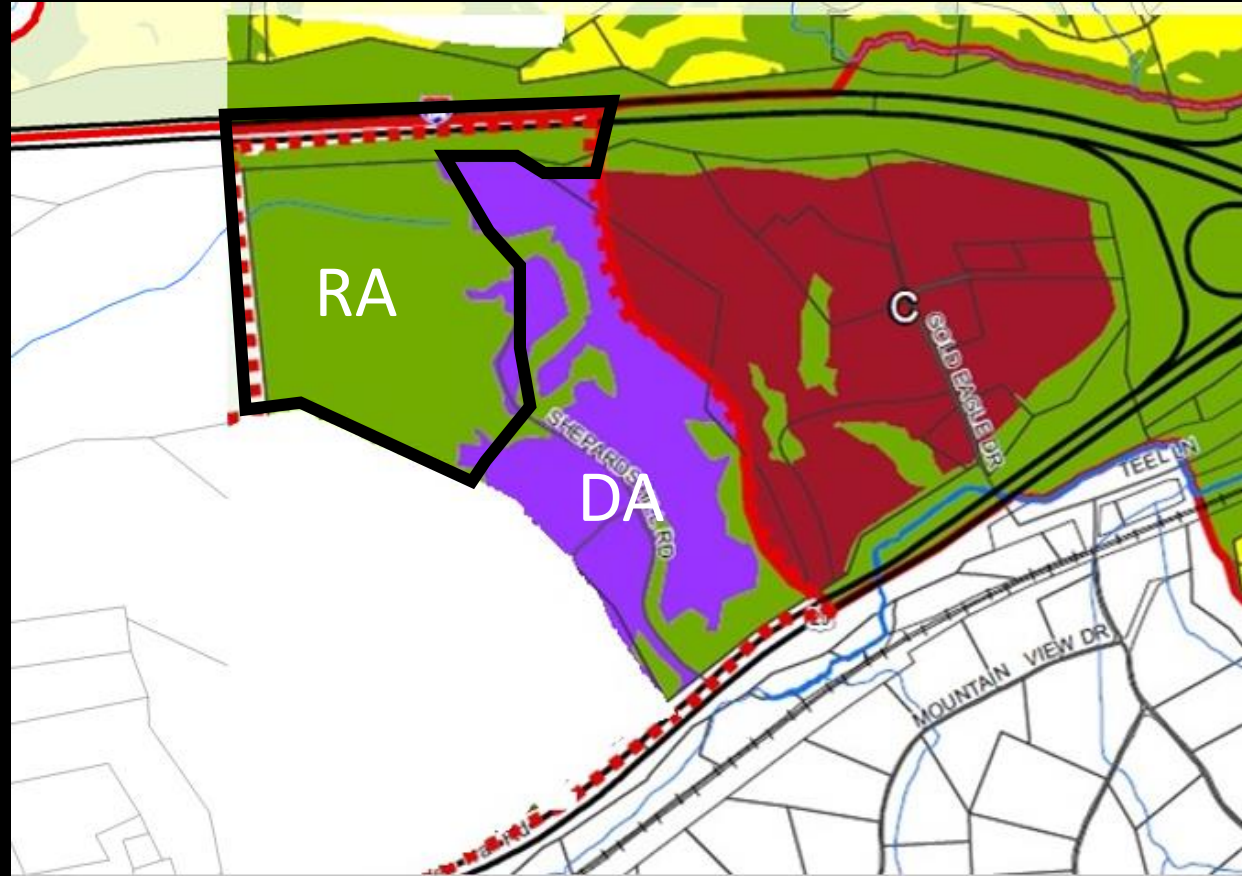
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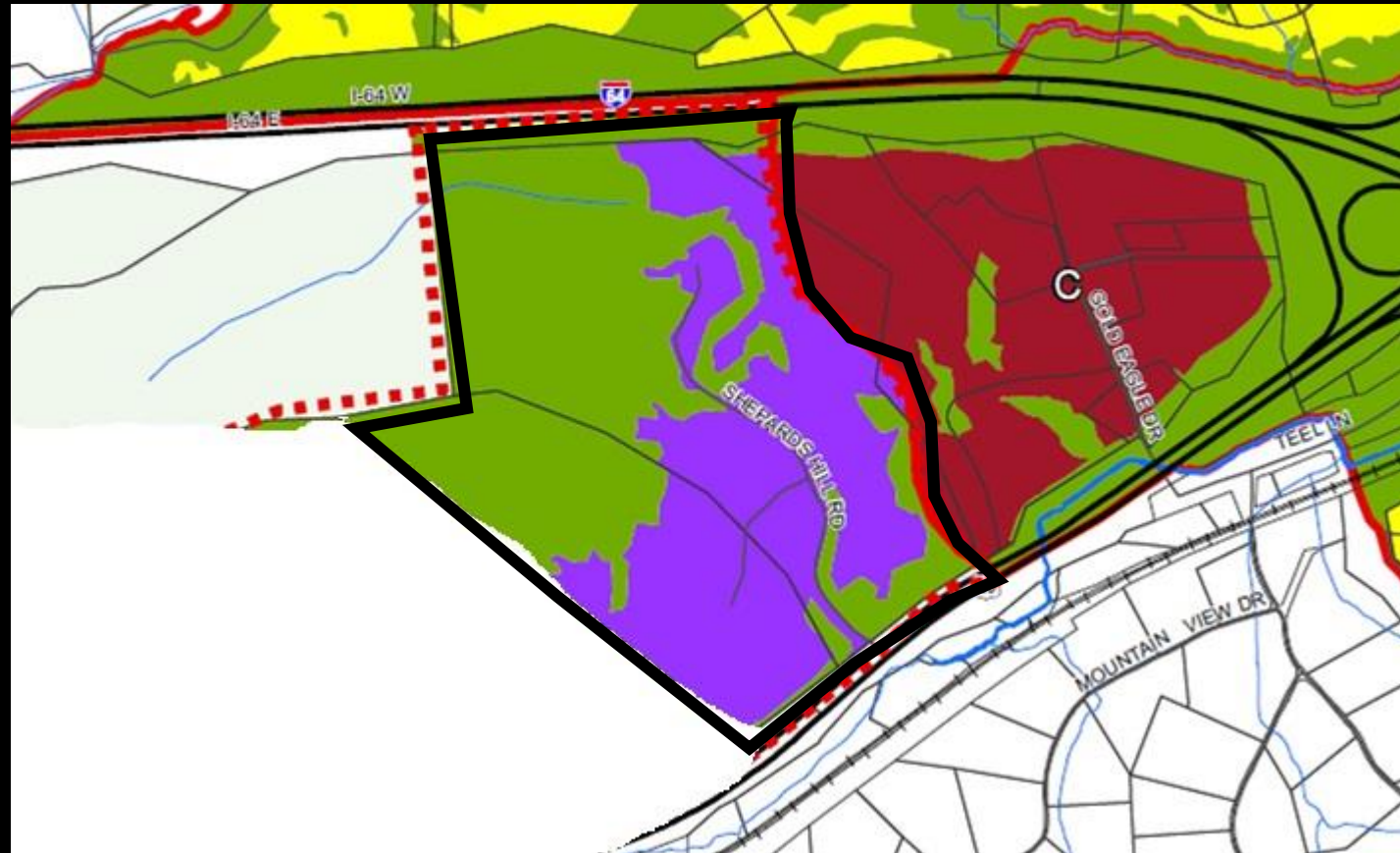
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