(DRAFT) Capacity Tracking Tool

Proposal summary: ZMA202200004 proposes up to 21 residential units in Neighborhood 4.

Table A: 2025 Land Use Buildout Analysis - Residential Development Pipeline				
Development Area	**Max. Remaining Approved Units (Unbuilt)**	**Max. Units Under Review**	**Total Buildable Units**	**+/- Change (If Approved)**
Neighborhood 1 - Places 29	1,019	207	1,226	
Neighborhood 2 - Places 29	534	936	1,470	
Neighborhood 3 - Pantops	12	141	153	
Neighborhood 4 - S + W	208	13	221	21
Neighborhood 5 - S + W	1,583	1,477	3,060	
Neighborhood 6 - S + W	-	96	96	
Neighborhood 7 - S + W	532	-	532	
Crozet	1,516	147	1,663	
Hollymead - Places 29	5,333	969	6,302	
Piney Mountain - Places 29	120	-	120	
Rivanna	373	-	373	
Total	**11,230**	**3,986**	**15,216**	**15,237**

Table B: 2025 Land Use Buildout Analysis - Theoretical Maximum Development						+/- Change (If Approved)
Development Area	**Devel. Acres**	**Housing Units**	**Retail SF**	**Office SF**	**Industrial SF**	**Housing Units**
Neighborhood 1 - Places 29	92	943	423,757	483,359	115,798	
Neighborhood 2 - Places 29	139	1,232	388,584	727,903	87,971	
Neighborhood 3 - Pantops	94	662	212,459	144,908	121,690	
Neighborhood 4	49	191	112,971	118,120	299,189	-21
Neighborhood 5	67	154	20,990	87,932	1,042,792	
Neighborhood 6	64	423	227,647	70,562	-	
Neighborhood 7	18	375	71,699	36,702	6,362	
Crozet	168	577	353,206	493,288	569,846	
Hollymead - Places 29	387	3,134	639,796	665,256	3,868,349	
Piney Mountain - Places 29	28	116	19,032	17,842	42,822	
Rivanna	39	195	-	-	-	
TOTAL	**1,145**	**8,002**	**2,470,139**	**2,845,875**	**6,154,819**	**7,981**

Table C: Theorectical Maximum Analysis Applied to ZMA202200004								
			Residential		Non-Residential			
Development Area	**Total Acreage**	**Devel. Acres**	**Housing Units**	**% Compared to the Land Use Buildout Analysis**	**Retail SF**	**Office SF**	**Industrial SF**	**% Compared to the Land Use Buildout Analysis**
Existing	3.643	0.002	2	9%	0	0	0	0%
Proposed	3.643	2.73	21	96%	0	0	0	0%
Theoretical	3.643	2.73	22	100%	0	0	0	0%
DIFF B/W PROPOSED AND THEORETICAL	**0.00**	**0.00**	**-1**	**-4%**	**0**	**0**	**0**	**0%**

Data sources:

Table A utilizes data from the Development Pipeline maintained by CDD. This data is current as of 4/1/2025.

Table B utilizes data from the 2025 Land Use Building Analysis Tool maintained by CDD. This data is current as of 4/1/2025.

Table C utilizes data from the 2025 Land Use Building Analysis Tool maintained by CDD. This data is current as of 4/1/2025.