(DRAFT) AC44 Density and Housing Analysis

Proposal summary: ZMA202200004 proposes up to 21 residential units on Neighborhood Density Residential (3-6 units per acre) in Southern and Western Neighborhoods Master Plan.

Table A: AC44 Land Use Category Analysis - ZMA202200004				
Residential				
Site	**Total Acreage**	**Developed or Developable Acres**	**Housing Units**	**Proposed Density Compared to the Max. Density Recommended by Future Land Use Map (FLUM)**
Existing Conditions on Property	3.643	0.002	2	9%
Theoretical Maximum under AC44 Land Use Category	3.643	2.73	22	100%
Applicant's Proposed Maximum	3.643	2.73	21	96%
DIFF. B/W THEORETICAL MAX AND PROPOSAL	**0.00**	**2.73**	**-1**	**-4%**

Table B: Housing Albemarle Analysis - ZMA202200004						
Residential						
Site	**Overall Housing Units**	**Percent of Affordable Units Recommended by Policy / Offered by Applicant**	**# of Affordable Housing Units Recommended by Policy / Offered by Applicant**	**Length of Affordability Term**	**For Sale or For Rent**	**Cost [% of Area Median Income (AMI)]**
Existing Conditions on Property	2	0	0	0	0	0
Theoretical Maximum under AC44 Land Use Category	22	15%	3.3 (->4 units)	10 Years	Either	No more than 30% gross household income at 80% AMI
Applicant's Proposed Maximum	21	15%	3.2 (->4 units)	10 Years	Either	No more than 30% gross household income at 80% AMI
DIFF. B/W THEORETICAL MAX AND PROPOSAL	**-1**	**0%**	**0 units**	**(none)**	**(none)**	**(none)**

Table C: AC44 Growth Management Policy - 2025 Land Use Buildout Analysis								
Overall Acreages			Estimated Residential Capacity			Estimated Non-Residential Capacity by Land Use		
	Total Acreage	**Est. Remaining Developable Acreage**	**Units in the Development Pipeline**	**Theoretical Maximum Buildout Estimate**	**Total Theoretical Maximum Buildout**	**Retail**	**Office**	**Industrial**
Development Areas	23,800 ac.	1,446 ac. (6.1% of total ac.)	15,216 units	6,428 units	21,644 units	1,324,443 s.f.	1,376,864 s.f.	4,898,087 s.f.