

(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
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.