

Chapter 8.1 DEVELOPMENT AREAS

Strategy 9b: Make decisions to approve new development with an understanding of where public investments are being focused. Give priority to approving rezonings and special use permits that are consistent with priority areas established in the Development Area Master Plans.

The County has experienced steady and consistent growth over the past 50 years. Public investment and infrastructure improvements have not kept pace with this growth. This is particularly true with road improvements, but also includes other types of community facilities and services, such as incomplete sidewalk systems, lack of crosswalks, limited playing fields, and emergency service personnel. Proffers approved through rezonings sometimes include commitments to improve infrastructure needed for the new development. Sometimes, commitments are for cash to make public improvements. However, the private sector cannot be expected to mitigate impacts for existing deficiencies; new development can only be held responsible for deficiencies it creates.

The County's Capital Improvement Program is used to guide decisions on County expenditures to improve infrastructure. Priority Areas are used to help provide guidance on where expenditures should be made as well as where new development should be approved. While decisions regarding private development proposals and investment should not be based solely on these priority areas, decisions on development proposals should be made with an understanding of where public investments are being focused. Land use decisions should be consistent with Priority Areas established in the Development Area Master Plans. The County may decide not to approve new rezoning or special use permit requests outside of the designated Priority Areas as planned facilities are not in place to support the proposed project and the existing neighborhoods. If approved, however, as part of the land development process, developers will need to provide more significant levels of improvements to ensure adequate infrastructure and services are available to the area.

Chapter 12.1 COMMUNITY FACILITIES

Strategy 3c: Provide facilities in locations that are appropriate for the projected enrollment in order to ensure educational parity for all students. Ensure school location and facility design are based on the recommendations of the Long-Range Plan for Albemarle County Schools and Development Area Master Plans, to the greatest extent possible.

Providing appropriate education facilities for all students—current and future—is a priority for the County. The School Division monitors enrollment figures on a frequent basis to ensure schools can meet enrollment needs. School district boundaries are drawn to balance the numbers of students, as well as to ensure consistency of school facilities and offerings. Appropriate new locations for schools in the Development Areas are places where growth is occurring or projected to occur quickly.

Identifying and acquiring the sites that will be needed for future schools and expanded schools can ensure that these sites are secured and available when the need arises. Such planning ahead helps ensure cost-effective use of County funds. Obtaining school sites through proffers helps to offset costs

for the County. Planning and land acquisition should be done early enough to avoid overcrowding in schools.

In order to ensure that all students have adequate facilities to meet their educational needs, and that facilities will continue to meet the needs of future students, County decision makers should continue to evaluate enrollment numbers. When existing educational facilities need to be expanded to continue to provide high quality education opportunities, the County should explore constructing new facilities in a location that best serves the projected enrollment and adheres to the Neighborhood Model principles.

The Long Range Plan for Albemarle County Schools should identify land needed for school expansion and new schools, and recommend acquisition of these sites as soon as feasible. Development Area Master Plans are created with a great amount of public input and feedback. Potential school sites are identified based on locations of undeveloped land near residential areas. Future school sites identified on such Master Plans and these recommendations are important to understand the needs of that particular community.

Strategy 3e: Provide adequate recreational and athletic facilities on a school site to serve the students of the school and to provide park facilities as identified in the Parks and Recreation Chapter of this Plan.

In past years, combining school and park locations was viewed as creating a good economy of scale. By increasing the size of playing fields, maintenance and sharing of existing parking lots was less expensive to the public. Public buy-in of sites helped pave the way for new construction. This sharing, however, had the downside of creating school sites that were so large as to make walking to school very inconvenient. Schools were intended to be accessed predominately by cars. The parcel size also increased the purchase cost of the land.

With the Neighborhood Model, requiring larger recreational land than needed for the school use became less important than creating walkable neighborhood centers. Through rezoning, the County can receive park and school sites on smaller parcels, separate from each other, which is more palatable to the property owners who are proffering the land. In collaboration with the Parks and Recreation Department, school, park, and recreational facilities will be available for public use after schools meet their responsibilities to students.

Chapter 13.1 IMPLEMENTATION

"In addition to residents and property owners, area developers play a large part in the implementation of Albemarle County's Comprehensive Plan. By adhering to established policies, participation in current review practices, and voluntary submission of proffers, developers can help ensure future development – both residential and commercial – reflects the goals stated in the Comprehensive Plan."

"Cash Proffers In 2007, per Virginia Code § 15.2-2303 which enables the County to accept proffers as reasonable conditions to address the impacts resulting from a rezoning, Albemarle County adopted the existing Cash Proffer Policy. A copy of the current policy may be found in Appendix of this Plan. The authority granted by the State includes the authority to accept cash contributions to address impacts to public facilities generated by new residential development. It is the policy of the County to require that the owner of property that is rezoned for residential uses to provide cash proffers equivalent to the proportional value of the public facilities deemed necessary to serve the proposed development on the

property. It is intended that this policy help offset expenses incurred by the County as a result of new development. By volunteering proffers and therefore assisting in the construction of needed public facilities such as schools, transportation, parks, libraries, and public safety facilities, developers contribute greatly to helping the County achieve the Comprehensive Plan goals.”

Housing - Indicators of Progress

2. Increase in number of proffered affordable units over "cash-in-lieu" through rezonings and special use permits.

Parks and Recreation, Greenways, Blueways, and Green Systems - Indicators of Progress

2. Increase in amount of acreage in public land for parks for each category: proffered, dedicated, and accepted.

4. Increase in amount of acreage in greenways for each category of: proffered, dedicated, and accepted.