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Memorandum

To: Albemarle County Board of Supervisors
From: Andrew Knuppel, Neighborhood Planner
Division: Planning
Date: December 18, 2019
Subject: 2019 Growth Management Report Findings & Future Planning Commission Reporting Schedule

Background:

The Planning Commission received the draft 2019 Growth Management Report (the "Report") for information at its September 24, 2019 meeting. The Commission requested that staff return for further discussion of the Report to provide a series of findings regarding potential applications of the Report's information. Staff prepared recommended findings and a future reporting schedule for the Commission's consideration, which were reviewed by the Commission at their November 12, 2019 meeting. The following recommendations reflect additional input provided from the Planning Commission.

Report Findings & Recommendations:

- The residential capacity estimates highlighted inconsistencies between the Comprehensive Plan and the Zoning Ordinance. The County should begin to consider how to better align the Zoning Ordinance with its land use plans. This effort could include:
 - Reviewing the Comprehensive Plan's current recommendations for their consistency with the ongoing Housing Policy Update, Climate Action Plan, and Equity & Inclusion initiatives and programs.
 - Updating the Comprehensive Plan's land use designations to reflect current best practices.
 - Initiating a comprehensive update of the County's Zoning Ordinance, Subdivision Ordinance, Water Protection Ordinance, and associated land development regulations.
- Residential capacity estimate data should be used to inform planning for future needs and capital investments. Potential applications could include:
 - Capital Improvement Program & Capital Needs Assessment
 - Transportation Prioritization
 - Schools Long-Range Facility Planning
 - Recreational Needs Planning
 - Transportation Analysis Zone Forecasting
 - Fiscal Impact Analysis & Modeling

- Residential capacity estimate data should be utilized to evaluate the effectiveness of the County's land use planning policies. A future performance management strategy could evaluate land utilization, such as planned versus actual usage of land area by new development proposals.
- The public interest and good planning practice benefit from a data-driven approach to long-range planning and performance management. However, creating, maintaining, and analyzing high-quality data sets requires extensive staff time, resources, and coordination. Strategies to sustain the organizational usage of data in the future could include:
 - Creating an organizational data policy.
 - Creating educational programs to improve staff and public understanding and usage of data.
 - Providing necessary staff support and resources to support ongoing projects.

Future Planning Commission Reporting Schedule:

- The Commission is required under Code of Virginia § 15.2-2221 to “make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction.” In 2017 and 2019, the Commission’s annual report included a detailed report on the Comprehensive Plan’s Indicators of Progress. The Residential Capacity Analysis was completed in these years as well. Considerations in future annual reports should include:
 - Alignment with organizational performance management programs.
 - Review of the current Indicators of Progress for a future Comprehensive Plan amendment.
 - Availability of data from the Census Bureau and outside agencies.
 - Availability of staff time and resources for necessary collaboration with stakeholders & other departments.
- Continuing the two-year schedule for the Indicators of Progress Report and Residential Capacity Analysis means the next iteration of these reports will be produced in 2021. In anticipation of the 2021 report, the Commission should dedicate meeting time in 2020 to reviewing the above considerations and working with staff to develop any updates to the reporting framework for consideration in the Community Development Work Program.
- Staff will continue to conduct analyses and include performance management techniques in ongoing planning efforts.