

## GROWTH AREA SIZE NEEDED TO ACCOMMODATE TDRS

1. Data suggests that Albemarle's Growth Area is being developed at lower densities than zoning allows. If you combine Glenmore, Mill Creek South, Redfields, Dunlora, and Forest Lakes North, the total is 2,751 acres. That's about 12% of the entire Growth area. With 2,606 lots, the total net density is less than 1 unit per acre.
2. Examples of comparable neighborhood densities:
  - Mill Creek South      263 acres, approx. 148 lots = 0.60 DU/acre
  - Redfields              207 acres, approx. 428 lots = 2.00 DU/acre
  - Dunlora                308 acres, approx. 263 lots = 0.85 DU/acre
  - Forest Lakes North   388 acres, approx. 737 lots = 1.90 DU/acre

1,166 acres              1,576 lots = 1.30 DU/acre average  
(or 0.77 acre/DU average)
3. 640 acres = 1 sq. mile
4. What size expansion of Growth Area would be needed to accommodate Transferred Development Rights ("TDRs") if density is similar to the above Growth Area neighborhoods?

RA Dev. Rts.	Dev. Area Lots @ 1:2	Acres	Sq. Miles	Dev. Area Lots @1:3	Acres	Sq. Miles
*3,000	6,000	4,608	*7.2	9,000	6,912	10.8
5,000	10,000	7,700	12	15,000	11,550	18
10,000	20,000	15,400	24	30,000	23,100	36
15,000	30,000	23,100	36	45,000	34,650	54
20,000	40,000	30,800	48	60,000	46,200	72
25,000	50,000	38,500	60	75,000	57,750	90
30,000	60,000	45,200	22	90,000	69,300	108
35,000	70,000	53,900	84	105,000	80,850	126
40,000	80,000	61,600	96	120,000	92,400	144

\*This is the size of the expansion proposed – 1% of 723 sq. miles = 7.2 sq. miles. It would accommodate 3,000 development rights transferred from the Rural Area at a gross density of .77 acre per dwelling unit.

### EXISTING GROWTH AREA:

NAME	Acres	Sq. Miles
Neighborhood 1	1,183.2	1.85
Neighborhood 2	2,977.0	4.65
Neighborhood 3	1,584.5	2.48
Neighborhood 4	2,579.2	4.00
Neighborhood 5	1,736.6	2.70
Neighborhood 6	2,821.1	4.41
Neighborhood 7	877.0	1.37
Piney Mountain	607.2	0.95
Rivanna (Glenmore)	1,708.0	2.67
Hollymead	4,474.4	6.99
Crozet	2,912.8	4.55
<b>Total</b>	<b>23,460.9</b>	<b>36.70</b>