



Fluvanna County Planning Department

Growth in the CPAs

July 17, 2013



Topics for Consideration

- **Implementation Tools:**
 - **Phasing of Development**
 - **Central/ Public Sewer/Water Requirements for major subdivisions in rural areas**
 - **PUD 1 and PUD 2 (rural PUD classification)**
 - **Resize/ Reshape CPA**
 - **Require Fiscal Analysis and Hydrogeologic Study from all development applicants**
 - **Cash Proffer Policy**
 - **Transfer of Development Rights**
 - **Other Ordinance Text Amendments**



Phasing of Development

Example of Residential Phasing Schedule

Dwelling Units	Years	Units Allowed in One Year
2-3	NA	NA
4-6	2	50%
7-9	3	33%
10-20	4	25%
21-40	5	20%
40+	6-7	16%

... helps ensure that residential growth occurs at rates compatible with ***orderly and gradual expansion of community services, including but not limited to education, fire and police protection, road maintenance, waste disposal, and recreation.***



Central/ Public Sewer/Water Requirements

- **Fluvanna County already requires that PUDs be connected to central water and sewer, but efforts to shape growth through efficient service provision could be further strengthened by:**
 - **Changing “central” to “public”**
 - **Extending requirement to all major subdivisions in A1**
 - **Limiting the length of all tie-ins**
 - **Coordinating service provision with neighboring localities**
 - **Identifying any areas with excess capacity and designating them as ideal for future growth**
 - **Predetermining what areas of the community can receive further infrastructure investment (growth areas)**



PUD 1 and PUD 2 (Rural PUD)

- **Offer two sets of density and design requirements for PUD applications, one for smaller PUD projects**
- **Other measures which could make the PUD process even more beneficial to the County:**
 - **Delineate (and respect) areas and elements which, for environmental, historical, or economic reasons, should be considered when evaluating a PUD application.**
 - **Make clear the types and quantities of community benefits expected from any PUD.**
 - **Require a fiscal impact analysis from the applicant.**
 - **PUDs need to be of scales which are walkable and match the surrounding community.**
 - **New PUDs will not conflict with existing rural and agricultural uses.**
 - **Prohibit the siting of contiguous PUDs (which could currently be used to circumvent maximum sizes).**



Resize/ Reshape CPA

- **Rationally base its size and shape on factors such as**
 - **Projected growth**
 - **Economic opportunity**
 - **Availability of infrastructure**
 - **Rural preservation goals**
- **The CPA could be made to encompass a future water line or to run further along 250/I-64**
- **May require significant analysis of resources and impacts**



New Requirements for all Development Applicants

- **Fiscal Impact Analysis**
- **Hydrogeologic Study**
- **Ensure that new requirements are met early in the application process**



Cash Proffer Policy

Type of Proffer	Percent of Total
Schools	29.2
Road/transportation improvements	29.0
Fire and rescue/public safety	13.7
Parks, recreation, and open space	13.3
Affordable housing	10.5
Miscellaneous	1.9
Libraries	1.6
Water and sewer service extension	0.4
Special needs housing	0.3
Community centers	0.1
Storm water management	0.0
Total Percentage	100.0

Relative Importance of Various Types of Cash Proffers Expended in 2010^[1]

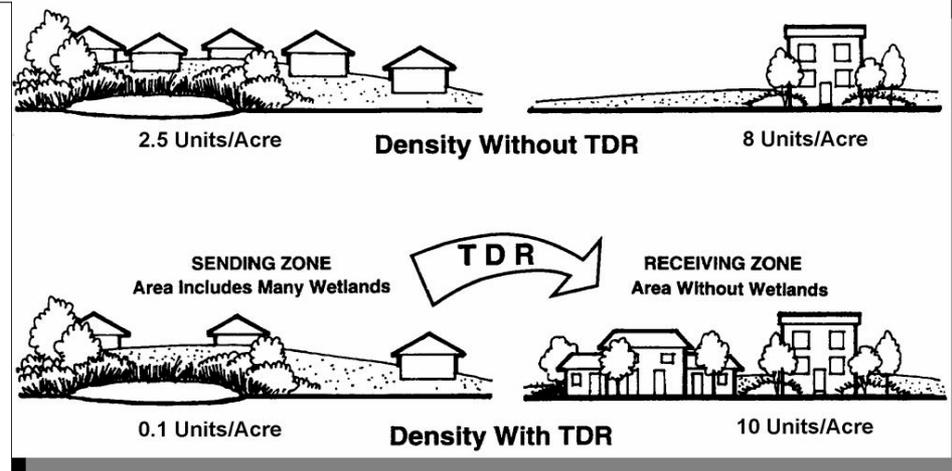
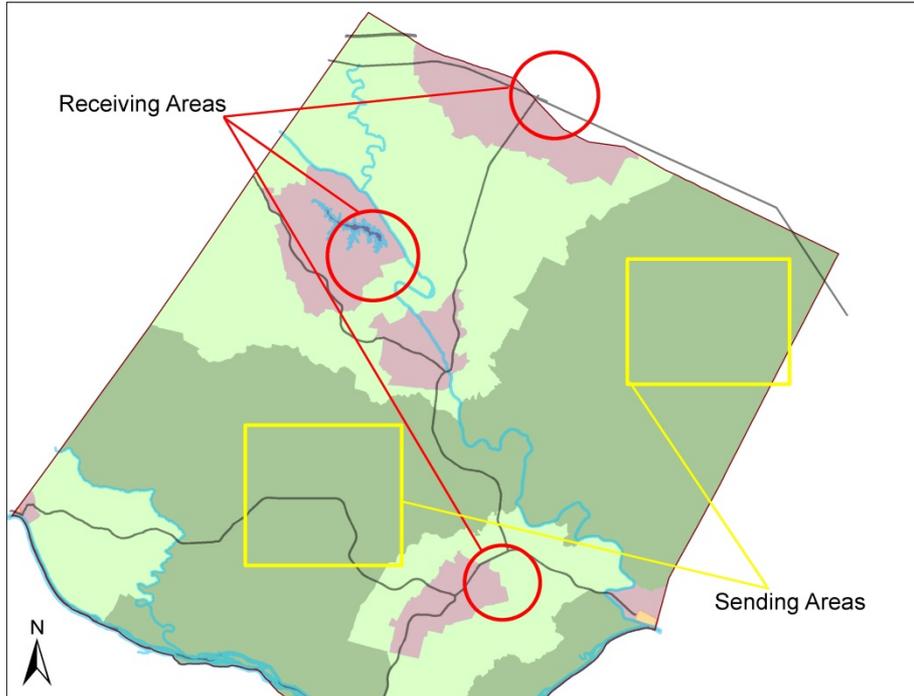
- 72% went to schools, roads, and public safety
- Most of the remainder went to parks, open space, and affordable housing

^[1] Report on Proffered Cash Payments and Expenditures By Virginia's Counties, Cities and Towns 2011-2012. Commission on Local Government. 2012.



Transfer of Development Rights

- **A TDR ordinance can:**
 - **Protect and enhance private property rights by enabling the transfer of development rights.**
 - **Provide tax relief by encouraging development which utilizes infrastructure more efficiently.**
 - **Conserve agricultural and forestal uses of land.**





Questions?