



Growth Analysis: Proposed Rural Area LDRs (Updated: 7/15/15)

On June 29, 2015 the Board of County Commissioners completed its initial review of the Rural Area LDRs and directed staff to make a number of revisions to the proposed zoning map and LDR text. This growth analysis is an update of the analysis released in March based on the March 6 draft of the Rural Area LDRs. The differences between the March analysis and this analysis are primarily the result of:

- Removal of BC and Suburban properties from this zoning update
- Increased regulation on nonresidential use and therefore decreased likelihood of nonresidential development
- An increase in the density bonus allowed for conservation subdivision and a decrease in the minimum size for a conservation subdivision.

Amount of Growth “Buildout”

The Comprehensive Plan requires annual monitoring of the amount, location, and type of growth that occurs. One of the “lessons learned” from the Comprehensive Plan process is that the location and intensity of growth that the community will see 10-30 years from now will be a direct result of the entitlement decisions made today. While there is no expectation that “build-out” of the rural areas of the community will actually occur in the life of the proposed LDRs, comparing “build-out” under the existing and proposed LDRs may provide a useful comparison of the cumulative result of the LDRs on multiple parcels. These analyses are always based on assumptions which over-simplify development trends; the assumptions for this analysis can be found in the last section of this document.

Effect of Rural Area LDRs on Amount of Communitywide Growth				
	Existing Development	Potential Development		Change in Potential
		Current LDRs	Proposed LDRs	
Nonresidential Floor Area	1,505,000 sf	23,000 sf	-146,000 sf	-169,000 sf
Lodging/STR Units	280	-120	-120	0
Dwelling Units	4,050	5,270	2,680	-2,590
ARUs	650	8,460	7,040	-1,420

Location of Growth “60/40”

The target of the community is that less than 40% of growth occur in rural areas. The decrease in rural area potential of 2,590 units (shown in the table above) will allow the community to meet this goal in the long-term, although the effect may not be seen year to year. However, the community can only meet its goal for growth location if the units removed from rural areas are re-allocated in complete neighborhoods. If the decrease in potential is permanently removed from the community’s build-out, the ratio of future potential in rural areas will still be 51%. If the decrease in rural area potential is re-allocated in complete neighborhoods, the community will meet its goal, with only 38% of development potential entitled in rural areas.

Effect of Rural Area LDRs on Location of Communitywide Growth			
	Current LDRs	Eliminate Units	Re-Allocate Units
Rural Potential	64% (6,270)	51% (3,680)	38% (3,680)
Complete Neighborhood Potential	36% (3,500)	49% (3,500)	62% (6,090)
Total Potential	100% (9,770)	100% (7,180)	100% (9,770)

Type of Growth “65% of Workforce Living Locally”

The other growth management target of the community is that at least 65% of the workforce is housed locally; currently about 62% of the workforce is housed locally. While community goals for amount and location of growth may be achievable through just eliminating rural area potential, the units must be re-allocated to complete neighborhoods for the community to have a chance of meeting its target for workforce housing. Removing rural area potential reduces the number of workforce housing units needed by 260 units, but in such a scenario, meeting the community’s housing target relies upon an unrealistic 71% of future units being unrestricted workforce housing. Unrestricted workforce housing is a

unit occupied by the workforce that does not have a deed restriction on price or occupancy. Even today, with an unsustainable number of unrestricted units providing workforce housing, only about 60% of the housing stock is unrestricted workforce housing. Re-allocation of the units will generate more restricted product through development such that only 52% of potential units will have to be unrestricted workforce housing in order to meet the community's housing target – a far more realistic (but still challenging) objective. Especially when considering this analysis only considers workforce housing demand from new development.

Effect of Rural Area LDRs on Communitywide Workforce Housing Demand and Supply			
	Current LDRs	Eliminate Units	Re-Allocate Units
Units needed to house 65% of workforce from growth	6,810 (70%)	6,020 (84%)	6,550 (67%)
Units required to be deed restricted by LDRs	1,500 (15%)	940 (13%)	1,460 (15%)
Unrestricted units needed as workforce housing	5,320 (54%)	5,080 (71%)	5,090 (52%)

Calculation Assumptions

In 2009 a taskforce comprised of staff and interested citizens developed a set of assumptions and calculated the build-out potential of the current LDRs. The conclusions of that group were used to develop the Comprehensive Plan. Staff used the 2009 assumptions to calculate current potential. Below is a table of the assumption used in calculating build-out.

Zone	Base Density	FAR	ARU Density	PRD Density	PRD min.	FAO Density	FAO min.	% NonRes	% PRD	% FAO
R-1	1/35	.007	1/du	3/35	70	2/35	35	5%	60%	30%
R-2	1/35	n/a	1/du	n/a	n/a	2/35	35	n/a	n/a	80%
R-3	1/35	n/a	1/du	n/a	n/a	n/a	n/a			
P/SP	existing development carried forward, no growth calculated									
PUD	1/lot	unique approvals carried forward, otherwise base density calculated								
R-TC (>360)	1/35	.007	1/du	9/35	360	n/a	n/a	7%	77%	n/a
R-TC (>121/70)	1/35	.007	1/du	6/35	121/70	n/a	n/a	7%	77%	n/a
R-TC	1/35	.007	1/du	3/35	23.3	n/a	n/a	7%	77%	n/a
NC-TC (RA20)	1/20	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NC-TC (RA10)	1/10	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NC-TC (RA7.5)	1/7.5	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NC-TC (RA6)	1/6	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NC-TC (RA6/3)	1/3	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NC-TC (RA5)	1/5	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NC-TC (RA3)	1/3	n/a	1/du	n/a	n/a	n/a	n/a	n/a	n/a	n/a
PUD-NC	1/lot	unique approvals carried forward, otherwise base density calculated								
BC-TC	1/lot	build-out calculated parcel by parcel								
S-TC	3.63/ac	n/a	n/a	4/ac	1.84	n/a	n/a	n/a	100%	n/a
P/SP	existing development carried forward, no growth calculated									

Another 2009 taskforce developed a methodology for calculating the job generation from development. Using that methodology, staff calculated workforce housing need by calculating job generation from development, accounting for multiple jobs per employee and multiple employees per household, and then applying a local need of 65% of the workforce housing unit demand.

Job Generation per Unit (Comp. Neigh.)	0.61
< 2,000 sf (47.6%)	0.35
2,000-4,000 sf (31.4%)	0.69
4,000-6,000 sf (20%)	1.14
Job Generation per Unit (Rural Area)	0.91
< 2,000 sf (22.3%)	0.35
2,000-4,000 sf (35.8%)	0.69
4,000-6,000 sf (28.7%)	1.14
6,000-8,000 sf (11.1%)	1.8
8,000-10,000 sf (11.1%)	2.86

Job Generation per 1,000 sf of Nonresidential	3.39
Job Generation per Lodging Unit	0.3
Job Generation per Short-term Rental Unit	0.46
Job Generation per Employee Unit	0.35
Public Sector Job Adjustment Factor	.115

Jobs per Employee	1.2
Employees per Household	1.8
Housing Units Needed Locally	65%