

JAMES CITY COUNTY
2002 DEVELOPMENT POTENTIAL ANALYSIS
September 9, 2002

Executive Summary

The purpose of this study was to identify and quantify the residential development potential of properties located within James City County's Primary Service Area (PSA). Kimley-Horn's role was to assist the County by developing the analysis methodology. A Development Potential Analysis Oversight Committee was formed and this Committee worked with the staff and consultant throughout the process. Six committee meetings were held and through these meetings information was shared and a consensus built regarding the methodology and resultant residential development potential.

An output of this effort has been the development of a standardized quantification process that can be replicated in the future. The analysis process/methodology was developed to:

- 1) Accurately identify and inventory existing residential development within the PSA.
- 2) Identify the number of approved residential lots that have not been constructed on yet (i.e., platted/unimproved lots) within the PSA.
- 3) Determine the residential development potential of the remaining vacant land (i.e., unplatted/unimproved or unplatted/improved parcels) within the PSA currently zoned residential or designated for residential use per the James City County Land Use Plan.

The James City County Real Estate Assessment Subdivision Data Zone Database was the primary source of reference for identifying parcels and their associated improvement value.

The study yielded the following statistics:

Summary of Parcels Within the PSA			
Parcel Status	Description	Number of Parcels	Zoning
Existing Units	Parcels already improved with no potential for further subdivision	15,100	Residential
Existing Units	Parcels already improved with no potential for further subdivision	370	Agricultural
Platted and Unimproved	Approved and platted lots with no improvements, vacant lots	3,850	Residential
Unplatted and Improved	Unplatted lots that have an improvement, possibility for re-zoning and further development	57	A-1
Unplatted and Improved	Unplatted lots that have an improvement, possibility for re-zoning and further development	2	R-8
Unplatted and Unimproved	Unplatted lots with no improvement, possibility for rezoning and development	95	A-1
Unplatted and Unimproved	Unplatted lots with no improvement, possibility for rezoning and development	50	R-8
Unplatted and Unimproved	Unplatted lots with no improvement, possibility for development	50	Residential
Approved Not Subdivided	Unplatted, unimproved parcels that are part of master planned communities	40	Residential

The preceding statistics were further evaluated to determine the residential development potential within the Primary Service Area. The development potential was calculated using yield ratios and development caps agreed upon by the Development Potential Analysis Oversight Committee. The following table summarizes the development potential for parcels within the PSA.

Summary of Development Potential Within the PSA *			
Parcel Status	Number of Parcels	Zoning	Development Potential
Platted/Vacant Lots	3,850	Residential	3,850
Approved Not Subdivided Master Planned Communities	40	Residential	7,400 – 7,970
Zoned Residential, Undeveloped	50	Residential	1,810 – 1,970
Total of Existing Zoned Parcels			13,060 – 13,790
Unzoned, Designated Residential in Comprehensive Plan **	204	A-1, R-8	6,230 – 6,685
Total Development Potential			19,290 – 20,475

* See pages 22-23 of the Technical Memorandum for additional development potential details.

** Parcels zoned A-1 or R-8 will require zoning changes before development at greater than one unit per three acres can occur.