CURRENT ZONING PROCESS

Development Potential Database (DPD)

1. Pre-Application
2. Zoning Application
3. Planning Commission Hearing
4. Board of Supervisors Approval
5. Donut Hole for all approved housing units

- not captured in any database
- cases can sit here for 1 year to 15 years+
- economy-driven
- no visibility for school planning

Approved Housing Pipeline Database (AHPD)

6. Approved Housing Pipeline

- captures projects with subdivision/site plan approval
- lists Approved, Built and Pipeline units count
- Updated quarterly
- currently without timeline for construction build-out
Note: Redistricting analyses utilized the 3rd Quarter 2018 Approved Housing Pipeline Database (AHPD) provided by the County Planning Department.
REDISTRICTING TIMELINE

Preliminary proposal

Midlothian Community Meeting

Revised redistricting proposal

Midlothian Community Meeting

Revised redistricting proposal

Midlothian Community Meeting

Approval of ES Redistricting for OHES and nearby schools

New school zones; OHES opens

OCT (10/09/2018)

OCT (10/17/2018)

NOV (11/13/2018)

NOV (11/27/2018)

JAN (01/08/2019)

JAN (11/30/2019)

FEB (02/12/2019)

SEPT (SY2019-20)

Zoning Process Step 2:

CASE 19SN0601 (Jones Property)
= max of 378 units mix of MF/TH
(application submitted 02/18/19)

CASE 19SN0612 (Randolph’s Pond)
= max of 165 units mix of SF/TH
(application submitted 04/11/19)

CASE 20SN0500 (Mike Garcia)
= max of 110 units MF/condo
(application submitted 06/25/19)

PENDING REZONING APPLICATION CASES TIMELINE
Based on the September 30, 2018 student enrollment, the redistricting plan approved on February 12, 2019 moved approximately 1,142 elementary students (736 students moved to the new OHES attendance zone and 406 students changed schools in other attendance zones).
Identified residential developments – approved and pending – in the Old Hundred, Watkins, Weaver Elementary School zones in the Midlothian district
## OLD HUNDRED ELEMENTARY SCHOOL ZONE

**Source:** County Planning – AHPD 1st Quarter 2019 (Zoning Process Step 6)

### Case Numbers and Development Names

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Development Name</th>
<th>Approved Units</th>
<th>Built Units</th>
<th>Pipeline Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>06TS0275</td>
<td>COTTAGE GLEN</td>
<td>79</td>
<td>0</td>
<td>79</td>
</tr>
<tr>
<td>04TS0171</td>
<td>EDGEWATER AT RESERV. SEC. 3</td>
<td>59</td>
<td>58</td>
<td>1</td>
</tr>
<tr>
<td>04TS0314</td>
<td>ROUNTREY PHASE II</td>
<td>481</td>
<td>146</td>
<td>335</td>
</tr>
<tr>
<td>03TS0328</td>
<td>ROUNTREY</td>
<td>140</td>
<td>126</td>
<td>14</td>
</tr>
<tr>
<td>07TS0383</td>
<td>ROUNTREY PHASE III</td>
<td>103</td>
<td>96</td>
<td>7</td>
</tr>
<tr>
<td>06TS0323</td>
<td>ROUNTREY PHASE IV</td>
<td>60</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>08TS0424</td>
<td>THE LANDING AT ROSELAND</td>
<td>32</td>
<td>8</td>
<td>24</td>
</tr>
<tr>
<td>03TS0328</td>
<td>THE SANCTUARY AT WATERMILL</td>
<td>77</td>
<td>76</td>
<td>1</td>
</tr>
<tr>
<td>09TS0136</td>
<td>THE TOWNES AT COTTAGE GLEN</td>
<td>75</td>
<td>0</td>
<td>75</td>
</tr>
<tr>
<td>04TS0302</td>
<td>TINSDALE</td>
<td>66</td>
<td>0</td>
<td>66</td>
</tr>
</tbody>
</table>

**Total:** 2,591 approved, 1,239 built, 1,112 pipeline

### Maximum Potential Student Impact

Maximum potential student impact = 645 total students
(311 elementary, 145 middle and 189 high school students; using attendance zone-specific SF SGFs)

### Notes

- **The Vue at Westchester Commons** (max. 250 MF units) is currently under construction, but is not captured in the AHPD 1st Quarter 2019 (Zoning Process Step 6); **Castle Development** (max. 450 MF units) is in Zoning Process Step 5 – not visible in any database

- BOS approved rezoning cases that have not completed subdivision or site plan review are not captured in the AHPD file.
### BETTIE WEAVER ELEMENTARY SCHOOL ZONE

**Source:** County Planning – AHPD 1st Quarter 2019 ([Zoning Process Step 6](#))

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Development Name</th>
<th>Approved Units</th>
<th>Built Units</th>
<th>Pipeline Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>00TS0304</td>
<td>FOUNDERS BRIDGE</td>
<td>88</td>
<td>75</td>
<td>13</td>
</tr>
<tr>
<td>05TS0406</td>
<td>WINTERFIELD STATION PHASE II</td>
<td>10</td>
<td>9</td>
<td>1</td>
</tr>
<tr>
<td>06TS0123</td>
<td>RIVERDOWNS SOUTH</td>
<td>307</td>
<td>293</td>
<td>14</td>
</tr>
<tr>
<td>06TS0287</td>
<td>FOUNDERS BRIDGE PHASE V</td>
<td>37</td>
<td>6</td>
<td>31</td>
</tr>
<tr>
<td>06TS0223</td>
<td>MICHAUX VILLAGE (Winterfield Park)</td>
<td>147</td>
<td>28</td>
<td>119</td>
</tr>
<tr>
<td>18TS0221</td>
<td>ROSEMONTE SEC F</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>80TS4174</td>
<td>SALISBURY TOWNHOMES</td>
<td>9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>599</strong></td>
<td><strong>411</strong></td>
<td><strong>178</strong></td>
</tr>
</tbody>
</table>

Maximum potential student impact = 94 total students
(41 elementary, 23 middle and 30 high school students; using attendance zone-specific SF SGFs)

**Note:** BOS approved rezoning cases that have not completed subdivision or site plan review are not captured in the AHPD file
### Prospective Housing Development in the Watkins Elementary School Attendance Boundary (2019 Boundary)

#### as of July 12, 2019

<table>
<thead>
<tr>
<th>Projects Advanced Beyond Construction Plan in Building Stage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>Abbey Village (Charter Colony)</td>
</tr>
<tr>
<td>Crofton Village</td>
</tr>
<tr>
<td>Midlothian Town Center Apartments</td>
</tr>
<tr>
<td>Midlothian Wood Condominiums</td>
</tr>
<tr>
<td>St. Ives</td>
</tr>
</tbody>
</table>

**Subtotal**: 123

<table>
<thead>
<tr>
<th>Projects Advanced Beyond Preliminary Plan in Construction Plan Stage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

**Subtotal**: 0

<table>
<thead>
<tr>
<th>Projects Advanced Beyond Zoning in Preliminary Plan Stage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>Coalfield Station</td>
</tr>
<tr>
<td>Mt. Pisgah</td>
</tr>
</tbody>
</table>

**Subtotal**: 156

<table>
<thead>
<tr>
<th>Projects Zoned Without Subsequent Approved Submittals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>BWS</td>
</tr>
<tr>
<td>Thalhimer</td>
</tr>
</tbody>
</table>

**Subtotal**: 500

**TOTAL**: 779
### Zoning Steps

1. **Zoning Approved Lots** (newly approved residential units) not tracked in any database
   - 15 years +
2. Preliminary Plat Approval
   - 5 to 15yrs
3. Const. Plan Approval
   - 3 to 5yrs
4. MF / SF Record
   - 1 to 2yrs
5. Issued CO’s

### County Suggested Timeline

#### ACTUAL CASES:

**#1: 17SN0802**
Westchester Dev Partners (max 250 MF)
- BOS approved on Aug 2017
- Case was not captured in the AHPD quarterly updates (from September 2017 to March 2019);
  - Case 18PR0162 - Site Plan Approved May 2018;
  - Project currently under Construction

**#2: 03SN0316**
Midlothian Town Center Apartments (max 251 MF)
- BOS approved on May 2004
- Case 07PR0324 - final date July 2008 (plat review approval listed in AHPD)
- Project first reflected in LOS090109 layer on Jan 2009 (AHPD was initially referred to as Level of Service – LOS file)
- Started issuing CO’s on April 2019
  - 8 CO’s issued (April-June 2019)

**#3: 19SN0612**
Randolph’s Pond LLC (max 165 units SF and TH mix)
- Submitted application on April 2019
- BOS approved on Aug 2017
- Submitted application on April 2019
- Case 07PR0324 - final date July 2008 (plat review approval listed in AHPD)
- Project first reflected in LOS090109 layer on Jan 2009 (AHPD was initially referred to as Level of Service – LOS file)
- Started issuing CO’s on April 2019
  - 8 CO’s issued (April-June 2019)
Case 20SN0500
(Mike Garcia)
- 110 proposed units
- 21 anticipated student yield

Case 19SN0601
(Emerson Co./Jones Property)
- 378 proposed units
- 83 anticipated student yield

Case 19SN0612
(Randolph’s Pond)
- 165 proposed units
- 94 anticipated student yield
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Applicant</th>
<th>Proposed Number of Units</th>
<th>Anticipated Student Yield</th>
<th>Total Anticipated Yield of Students per Zoning Case</th>
<th>Additional Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19SN0601</td>
<td>Emerson Company (Jones Property)</td>
<td>113 265 32 17 34</td>
<td></td>
<td>83</td>
<td>proposed 378 units; max 30% TH, remaining MF</td>
</tr>
<tr>
<td>19SN0612</td>
<td>Randolph’s Pond</td>
<td>165</td>
<td>46 21 27</td>
<td>94</td>
<td>proposed 165 units; no breakdown of unit count by housing type; used the multiplier with higher impact</td>
</tr>
<tr>
<td>20SN0500</td>
<td>Mike Garcia</td>
<td>110 8 4 9</td>
<td></td>
<td>21</td>
<td>proposed 110 MF units</td>
</tr>
</tbody>
</table>

TOTAL: 165 113 375 86 42 70 198

Abbreviations:
- SF  Single-Family Housing Type
- TH  Townhome Housing Type
- MF  Multi-Family Housing Type
- ES  Elementary School
- MS  Middle School
- HS  High School
## Calculations Breakdown

### Anticipated Yield for Watkins ES

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Applicant</th>
<th>Proposed Number of Units</th>
<th>SGF (2017) for Watkins ES</th>
<th>Anticipated Student Yield</th>
<th>Total ES students Yield per Case</th>
<th>Additional Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>19SN0601</td>
<td>Emerson Company (Jones Property)</td>
<td>113</td>
<td>265</td>
<td></td>
<td></td>
<td>proposed 378 units; max 30% TH, remaining MF</td>
</tr>
<tr>
<td>19SN0612</td>
<td>Randolph's Pond</td>
<td>165</td>
<td>0.28</td>
<td>0.11</td>
<td>0.07</td>
<td>46</td>
</tr>
<tr>
<td>20SN0500</td>
<td>Mike Garcia</td>
<td>165</td>
<td>0.28</td>
<td>0.11</td>
<td>0.07</td>
<td>46</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>165</td>
<td>113</td>
<td>375</td>
<td></td>
<td>46</td>
</tr>
</tbody>
</table>

### Anticipated Yield for Midlothian MS

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Applicant</th>
<th>Proposed Number of Units</th>
<th>SGF (2017) for Midlothian MS</th>
<th>Anticipated Student Yield</th>
<th>Total MS students Yield per Case</th>
<th>Additional Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>19SN0601</td>
<td>Emerson Company (Jones Property)</td>
<td>113</td>
<td>265</td>
<td></td>
<td></td>
<td>proposed 378 units; max 30% TH, remaining MF</td>
</tr>
<tr>
<td>19SN0612</td>
<td>Randolph's Pond</td>
<td>165</td>
<td>0.28</td>
<td>0.11</td>
<td>0.07</td>
<td>21</td>
</tr>
<tr>
<td>20SN0500</td>
<td>Mike Garcia</td>
<td>165</td>
<td>0.28</td>
<td>0.11</td>
<td>0.07</td>
<td>17</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>165</td>
<td>113</td>
<td>375</td>
<td></td>
<td>21</td>
</tr>
</tbody>
</table>

### Anticipated Yield for Midlothian HS

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Applicant</th>
<th>Proposed Number of Units</th>
<th>SGF (2017) for Midlothian MS</th>
<th>Anticipated Student Yield</th>
<th>Total MS students Yield per Case</th>
<th>Additional Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>19SN0601</td>
<td>Emerson Company (Jones Property)</td>
<td>113</td>
<td>265</td>
<td></td>
<td></td>
<td>proposed 378 units; max 30% TH, remaining MF</td>
</tr>
<tr>
<td>19SN0612</td>
<td>Randolph's Pond</td>
<td>165</td>
<td>0.28</td>
<td>0.11</td>
<td>0.08</td>
<td>27</td>
</tr>
<tr>
<td>20SN0500</td>
<td>Mike Garcia</td>
<td>165</td>
<td>0.28</td>
<td>0.11</td>
<td>0.08</td>
<td>9</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>165</td>
<td>113</td>
<td>375</td>
<td></td>
<td>27</td>
</tr>
<tr>
<td>School Name</td>
<td>2018-19 School Year</td>
<td>2019-20 School Year</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------------</td>
<td>---------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enrollment Total 09/30/18</td>
<td>Design Capacity</td>
<td>Percent Design Capacity</td>
<td>Program Capacity</td>
<td>Percent Program Capacity</td>
<td>Projected Enrollment 09/30/19</td>
</tr>
<tr>
<td>Old Hundred ES</td>
<td>940</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>687</td>
</tr>
<tr>
<td>Watkins ES</td>
<td>1,252</td>
<td>1,022</td>
<td>123%</td>
<td>904</td>
<td>138%</td>
<td>849</td>
</tr>
<tr>
<td>Weaver ES</td>
<td>682</td>
<td>820</td>
<td>83%</td>
<td>745</td>
<td>92%</td>
<td>673</td>
</tr>
<tr>
<td>Midlothian MS</td>
<td>1,328</td>
<td>1,400</td>
<td>95%</td>
<td>1,367</td>
<td>97%</td>
<td>1,383</td>
</tr>
<tr>
<td>Midlothian HS</td>
<td>1,745</td>
<td>1,970</td>
<td>89%</td>
<td>1,920</td>
<td>91%</td>
<td>1,805</td>
</tr>
</tbody>
</table>

Note: 2019-20 Program Capacity based on preliminary 2019-20 school year utilization which is subject to change
Questions?
Pre-Application

General overview of proposal – typically no proposed number of dwelling units provided

Zoning Application

Process includes staff and community input; application revised and updated based on feedback

Planning Commission Hearing

Board of Supervisors Approval

Analysis of school impact & student yield

Donut Hole

Visibility of maximum approved residential units is needed between BOS approval and AHPD; Current Zoning Cases GIS layer does not provide information needed to project students/schools (e.g. number of approved units)

Approved Housing Pipeline Data (AHPD)

Captures projects that are approved through site plan and subdivision review processes; updated quarterly; does not provide a timeline for build-out of actual number of approved units
Zoning Approved Lots
Est. Development Time:
15+ Years

Preliminary Plat Approved Lots
Est. Development Time:
5 – 15 Years

Construction Plan Approved Lots
Est. Development Time:
3 – 5 Years

Multi Family Projects & Single Family Recorded Lots
Est. Development Time:
1 – 2 Years

Certificate of Occupancy
Est. Development Time:
Built – Current Year

Units will be tracked in the FUTURE

Units in Current AHPD

Units will be in FUTURE AHPD

Units in Current AHPD

Units in Current AHPD
current zoning of parcels classified in the Development Potential Database (DPD)

Pre-Application
Zoning Application
Planning Commission Hearing
Board of Supervisors Approval
Donut Hole
Approved Housing Pipeline Data (AHPD)

Zoning Approved Lots (15+ years)

Units will be tracked in the FUTURE

Preliminary Plat Approved Lots (5 to 15 years)

Units will be in FUTURE AHPD

Construction Plan Approved Lots (3 to 5 years)

Units in Current AHPD

Multi Family Projects & Single Family Recorded Lots (1 to 2 years)

Units in Current AHPD

Certificate of Occupancy (Built - Current Year)

Units in Current AHPD

*Approved Housing Pipeline Database (AHPD) is updated quarterly
### Zoning Stages

<table>
<thead>
<tr>
<th>Stage</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Zoning Approved Lots (newly approved residential units) not tracked in any database</td>
</tr>
<tr>
<td>2</td>
<td>Development Projects are entered in the AHPD upon approval of Preliminary Plat (Approved Units)</td>
</tr>
<tr>
<td>3</td>
<td>Residential Unit count updated quarterly to reflect which stage of development the projects are in (Pipeline Units)</td>
</tr>
<tr>
<td>4</td>
<td>Issued CO's (Built Units)</td>
</tr>
<tr>
<td>5</td>
<td>DPD to be updated upon approval of rezoning cases - Parcels are re-classified and approved residential units are reflected in a trackable database</td>
</tr>
<tr>
<td>6</td>
<td>Current</td>
</tr>
</tbody>
</table>

### Case Examples

**#1: 17SN0802**  
Westchester Dev Partners (max 250 MF)  
- BOS approved on Aug 2017  
- Case was not captured in the AHPD quarterly updates from September 2017 to March 2019;  
- Case 18PR0162 - Site Plan Approved May 2018; Project currently under Construction

**#2: 03SN0316**  
Midlothian Town Center Apartments (max 251 MF)  
- BOS approved on May 2004  
- Project first reflected in LOS090109 layer on Jan 2009 (AHPD was initially referred to as Level of Service – LOS file)  
- Started issuing CO's on April 2019  
- 8 CO's issued (April-June 2019)

**#3: 19SN0612**  
Randolph’s Pond LLC (max 165 units SF and TH mix)  
- Submitted application on April 2019  
- 4 years+  
- 10 years+