

Chapter 11– Existing Land Use

INTRODUCTION

Land use generally refers to the manner in which parcels of land or the structures on them are used. Land use planning focuses on making good choices about how growth occurs in the community over a period of time. Managing land use is a means to achieve the visions and goals of the community. This includes managing the type, quantity, and quality of development and/or redevelopment that occurs. The type is generally expressed in broad land use categories like residential or commercial.

This chapter focuses on existing land use within the City. Data was provided by the City Assessor’s Office. Please refer to Chapter 2, Land Use and Development Guide for future land use recommendations including the Land Use and Development Guide, Future Land Use maps, Urban Development Area and Phased Growth Plan.

RELATIONSHIP TO OTHER PLAN ELEMENTS

Physical Features

The quality of the environment is directly affected by land uses and patterns.

Housing

Housing should be connected to jobs, schools, parks and services and should meet the needs of people and families.

Economy

Land use patterns affect business access to markets and customers, and planning can help reduce conflicting land uses.

Transportation

Transportation, transit, and pedestrian and bicycle facilities connect people and businesses to the community. Transportation resources need to be located in a way that makes key connections between land uses while preserving and protecting the City’s amenities.

Community Services and Infrastructure

The location of a community’s facilities should take into consideration the services to be provided, proximity to residents and accessibility to those locations.

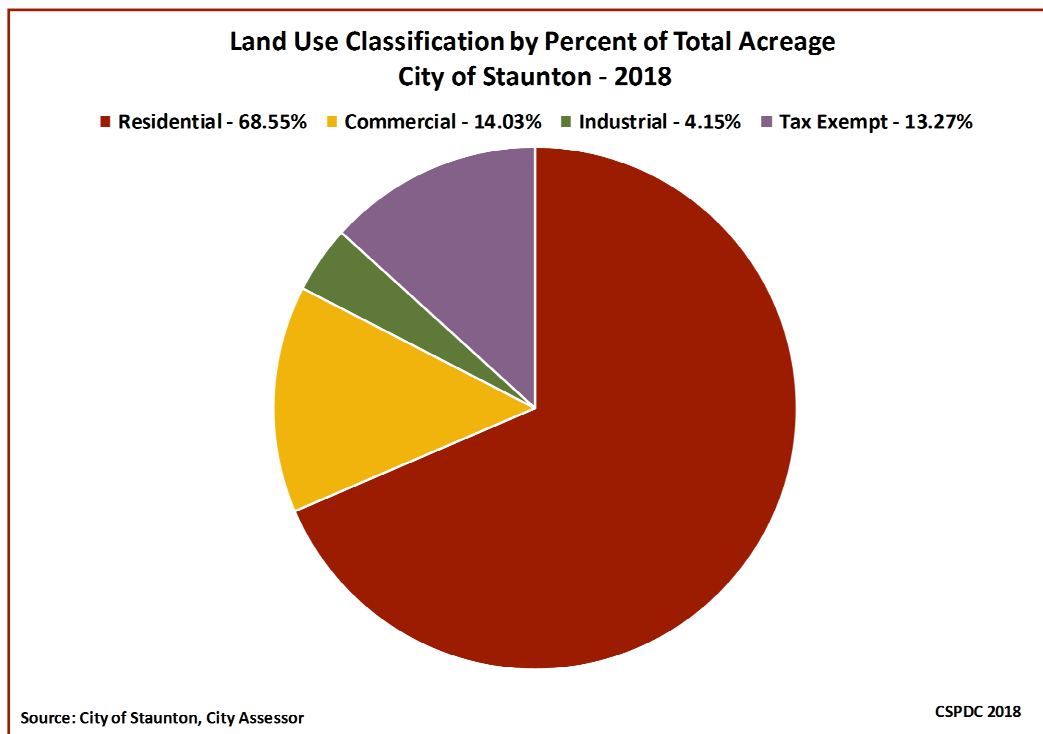
EXISTING LAND USE

Table 11-1 - Land Area and Land Classifications - City of Staunton - 2018		
Land Area	Total Acres Total Parcels	10,828 11,585
Land Use Classification by % of Total Acreage	Residential Commercial Industrial Tax Exempt	68.55% 14.03% 4.15% 13.27%
Land Use Classification by % of Total Parcels	Residential Commercial Industrial Tax Exempt	88.17% 7.94% 0.70% 3.19%
Land Classification by % of Total Assessment Values	Residential Commercial Industrial Tax Exempt	65.24% 13.97% 2.84% 17.96%
Land Classification as a % of Total Taxable Assessments	Residential Commercial Industrial Tax Exempt	79.52% 17.03% 3.46% N/A

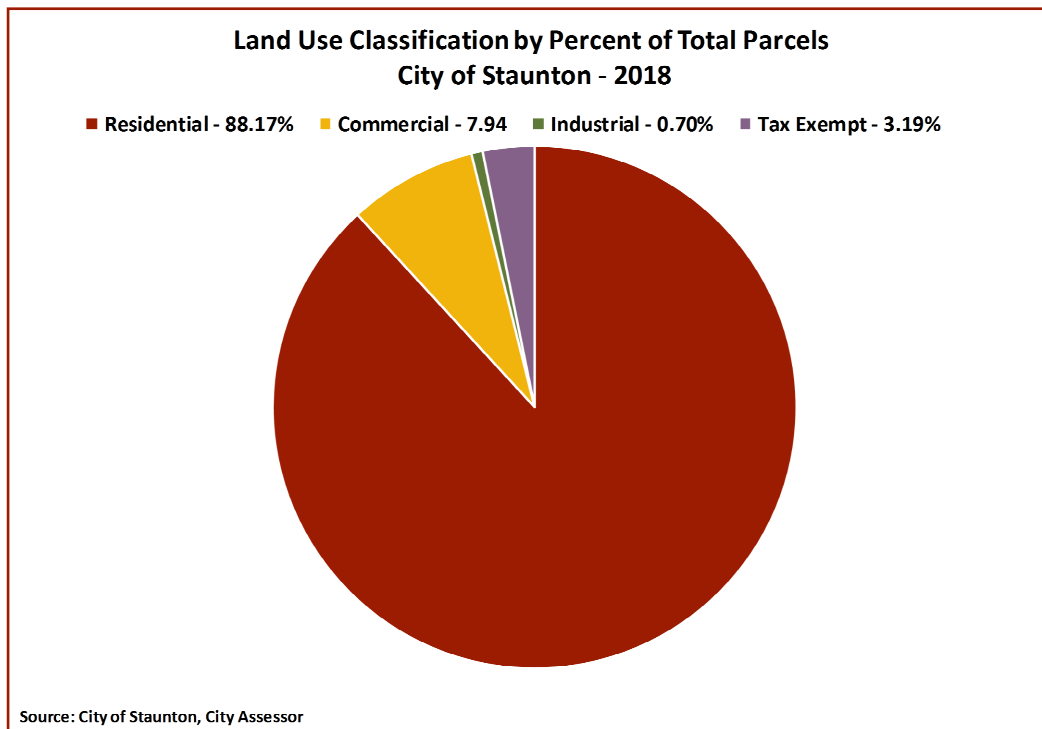
Note: Land classification categories also include vacant lands.

Source: City of Staunton, City Assessor

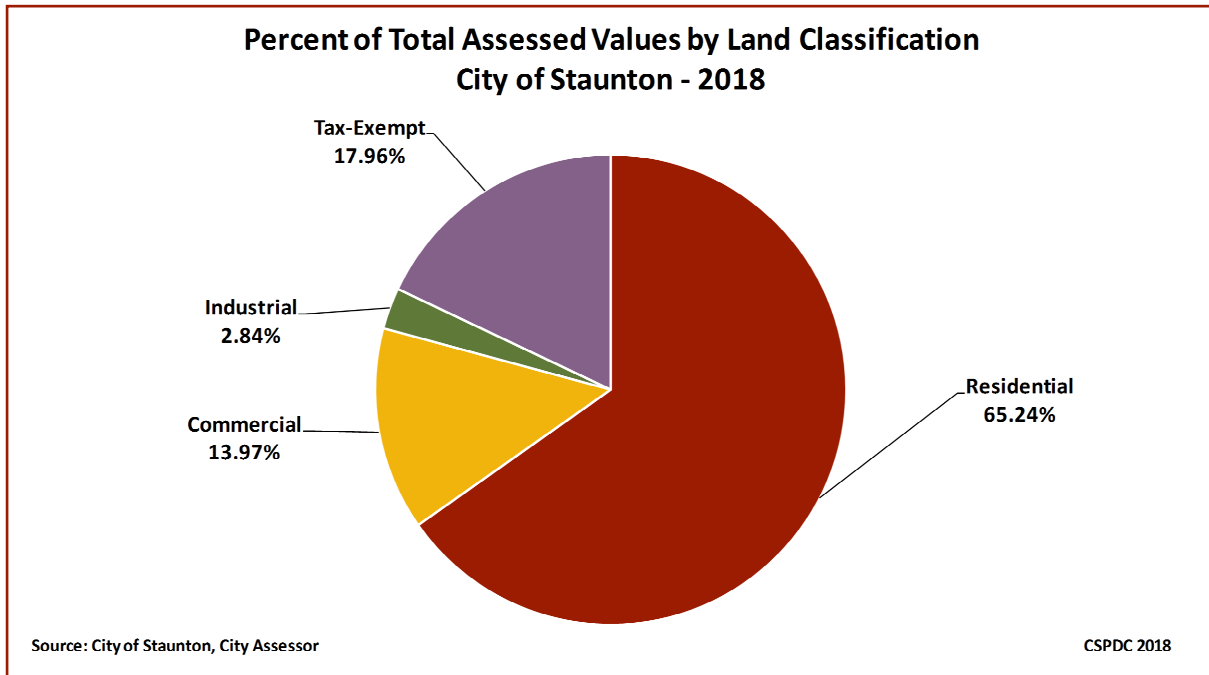
**Figure 11-1 - Land Use Classification by Percent of Total Acreage –
City of Staunton - 2018**



**Figure 11-2 - Land Use Classification by Percent of Total Parcels –
City of Staunton - 2018**



**Figure 11-3 - Percent of Total Assessed Values by Land Classification –
City of Staunton - 2018**



**Figure 11-4 - Percent of Taxable Assessment by Land Classification –
City of Staunton - 2018**

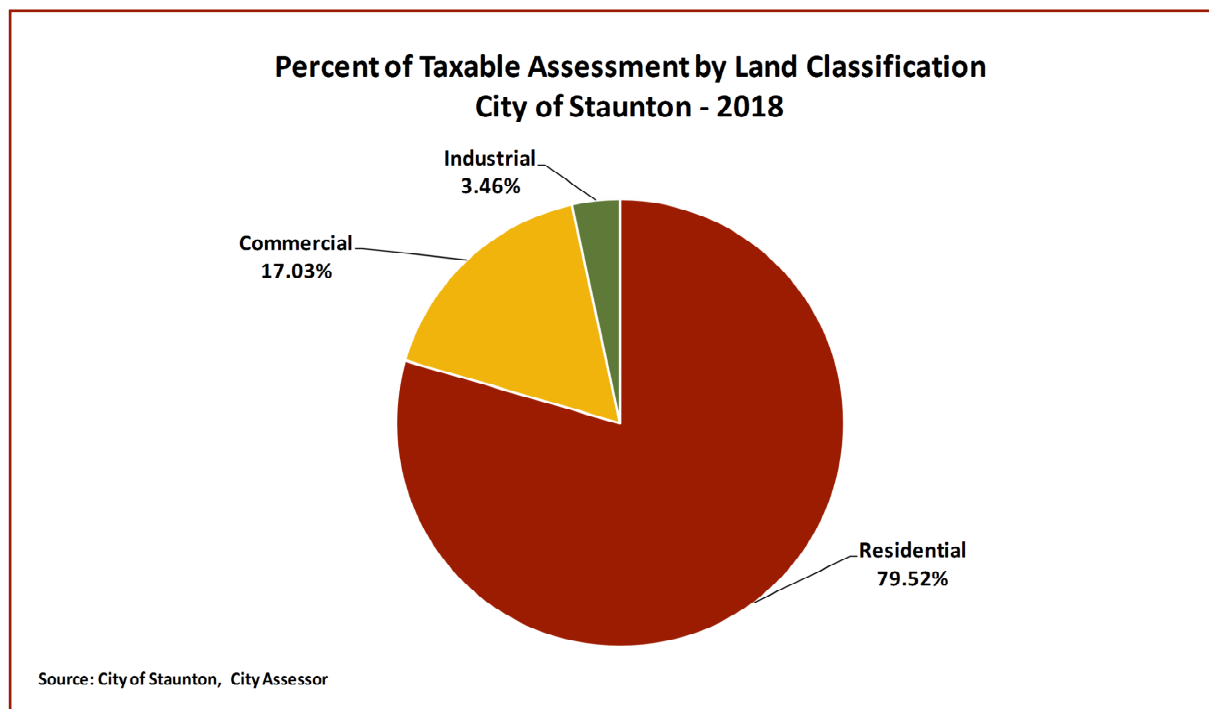


Table 11-2 - Assessment Values - City of Staunton - 2018

Total Assessment Values	\$2,289,965,393
Residential	\$1,493,901,744
Commercial	\$319,896,729
Industrial	\$64,934,593
Tax Exempt	\$411,232,327
Average Assessed Value - Residential	
Per Acre	\$43,687
Per Lot	\$31,747
Per Building	\$114,499
Total	\$146,246
Average Assessed Value - Commercial	
Per Acre	\$58,529
Per Lot	\$96,638
Per Building	\$251,076
Total	\$347,714
Average Assessed Value - Industrial	
Per Acre	\$26,864
Per Lot	\$148,873
Per Building	\$652,788
Total	\$801,662
Average Assessed Value - Tax Exempt	
Per Acre	\$32,774
Per Lot	\$127,670
Per Building	\$986,781
Total	\$1,114,451

Note: Land classification categories also include vacant lands.

Source: City of Staunton, City Assessor

**Figure 11-5- Total Assessed Values by Land Classification –
City of Staunton - 2018**

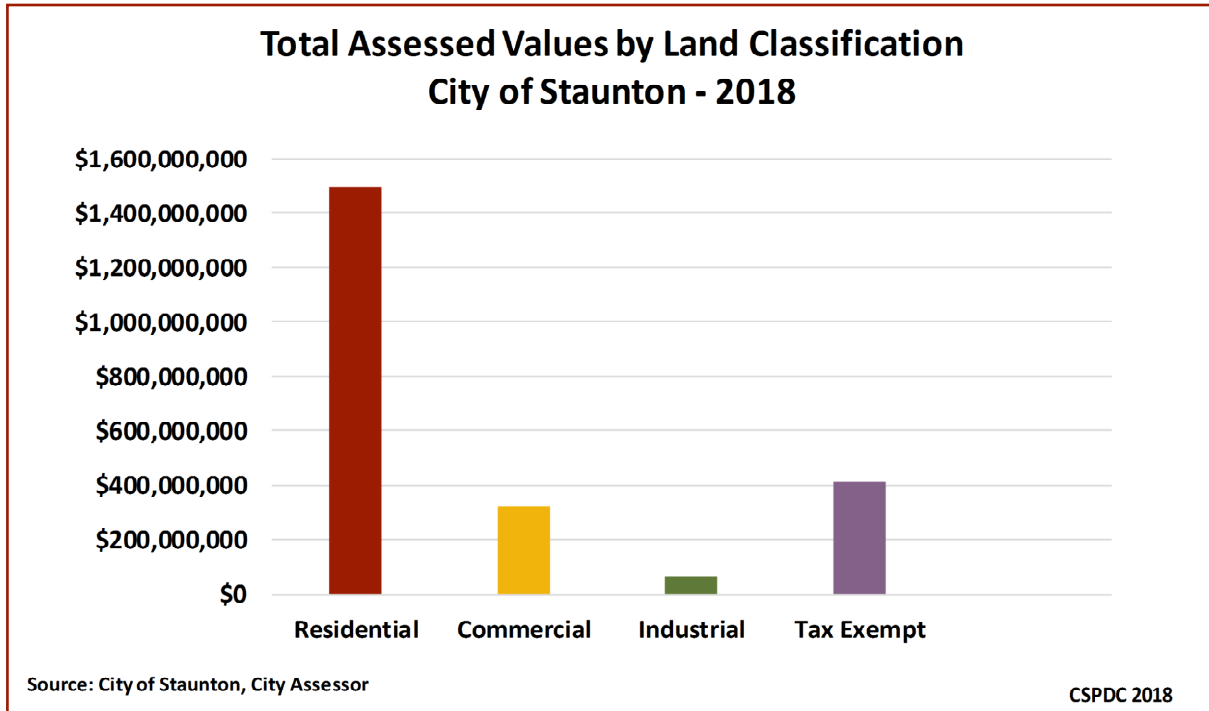
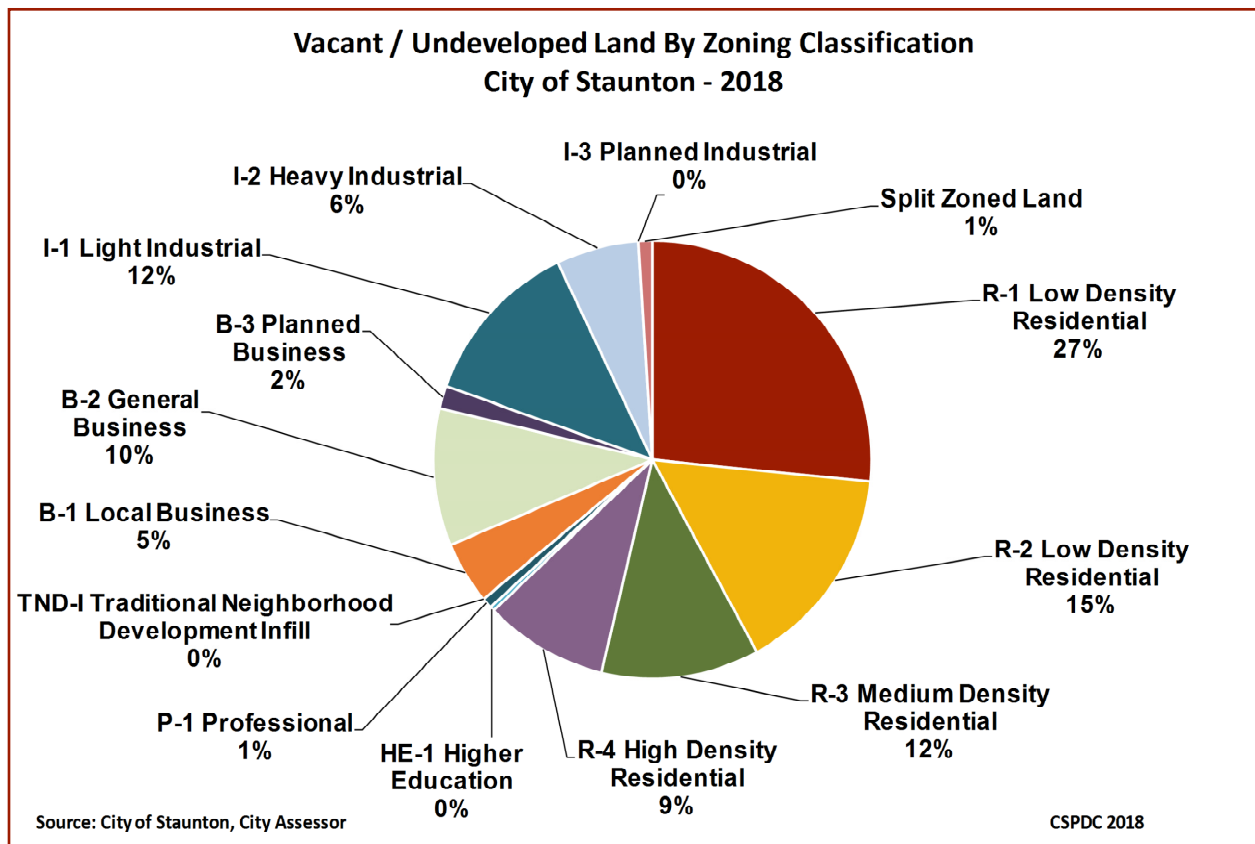


Table 11-3- Vacant / Undeveloped Land By Zoning Classification**City of Staunton - 2018**

Zoning District and Description	Acres of Vacant/ Undeveloped Land	Percentage of Total Vacant/ Undeveloped Land
R-1 Low Density Residential	946.4	27%
R-2 Low Density Residential	550.6	15%
R-3 Medium Density Residential	415	12%
R-4 High Density Residential	325.8	9%
HE-1 Higher Education	12	0%
P-1 Professional	27.6	1%
TND-I Traditional Neighborhood Development Infill	0	0%
B-1 Local Business	164.7	5%
B-2 General Business	361	10%
B-3 Planned Business	59.7	2%
I-1 Light Industrial	441.3	12%
I-2 Heavy Industrial	216.3	6%
I-3 Planned Industrial	0.4	0%
Split Zoned Land	36.5	1%
Total	3557.3	100%

Source: City of Staunton, City Assessor

**Figure 11-6- Vacant/Undeveloped Land by Zoning Classification –
City of Staunton - 2018**



SUMMARY OF TRENDS

- The City currently has 11,585 parcels comprising 10,828 acres.
- Residential uses represent the largest percentages of total acreage, the number of total parcels, and total assessment values when compared to other land use classifications in the City. Commercial and tax exempt lands represent the second and third largest percentages in these categories, while industrial lands represented the smallest percentages in the City.
- Total assessment values in the City are \$2,289,965,393 for residential, commercial, industrial and tax exempt lands.
- The majority of vacant or undeveloped land in the City is currently zoned for residential uses. R-1 Low Density Residential comprises the largest percentage, at 27% or 949.4 acres.