

III. Municipal Growth

The chapter presents alternative projections of household growth, estimates the number of housing units that could be developed within Town under current zoning rules, updates the Town’s Municipal Growth Area, adopts a forecast of household and population levels for the year 2040, and assesses the potential impact of growth on key community facilities.

Zoned Development Capacity

Establishing a Baseline

A household is an occupied housing unit. It is the main “demand unit” considered when contemplating change and its impacts on community facilities. With a reasonably accurate forecast of households, for example, a town can estimate future residential demand for water and sewerage, classroom space in schools, and for parkland.

In 2010 the U.S. Census recorded 1,568 households in Centreville, and over the subsequent ten years the Town added 278 new housing units (see Table__). For preparing projections each of these new units is assumed to be occupied, therefore, the level of 1,846 households is the 2020 baseline.

New Housing Units: 2011-2020

Year	Units
2011	26
2012	48
2013	38
2014	48
2015	53
2016	17
2017	17
2018	21
2019	2
2020	8
	<hr/>
	278

The Development Pipeline

Centreville presently has no housing units in the development pipeline, which is to say there are no unbuilt housing developments with final plan or plat approval. However, the Providence Farm subdivision continues to build out with 12 lots remaining.

Capacity for New Housing

The term “Zoned Development Capacity” refers to the acreage within the Town that is available for development and the housing units which could be built on that land under current zoning rules. In estimating the Town’s capacity for development, only “buildable land” is considered, which refers to acreage that meets each of the following criteria:

- It is not encumbered by serious environmental constraints.
- It is undeveloped or clearly under-developed as evidenced for example by the presence of only one building on a large tract of land.
- It has the zoning to permit residential development.
- It is mapped within either a current or planned water and sewerage service area.
- It is otherwise not actively in use.

It is not uncommon to find large parcels of residentially zoned land being used for religious, institutional, or recreational purposes, including cemeteries, schools, and parks. Such parcels are not counted when estimating development capacity.

Table ___ shows the acreage and potential new housing units within each of the Town’s residential zoning districts. As shown, there is capacity for 875 housing units¹. The unit counts are mostly distributed among the R-1, R-3, and TND zones, with only 30 lots remaining in the R-2 zone.

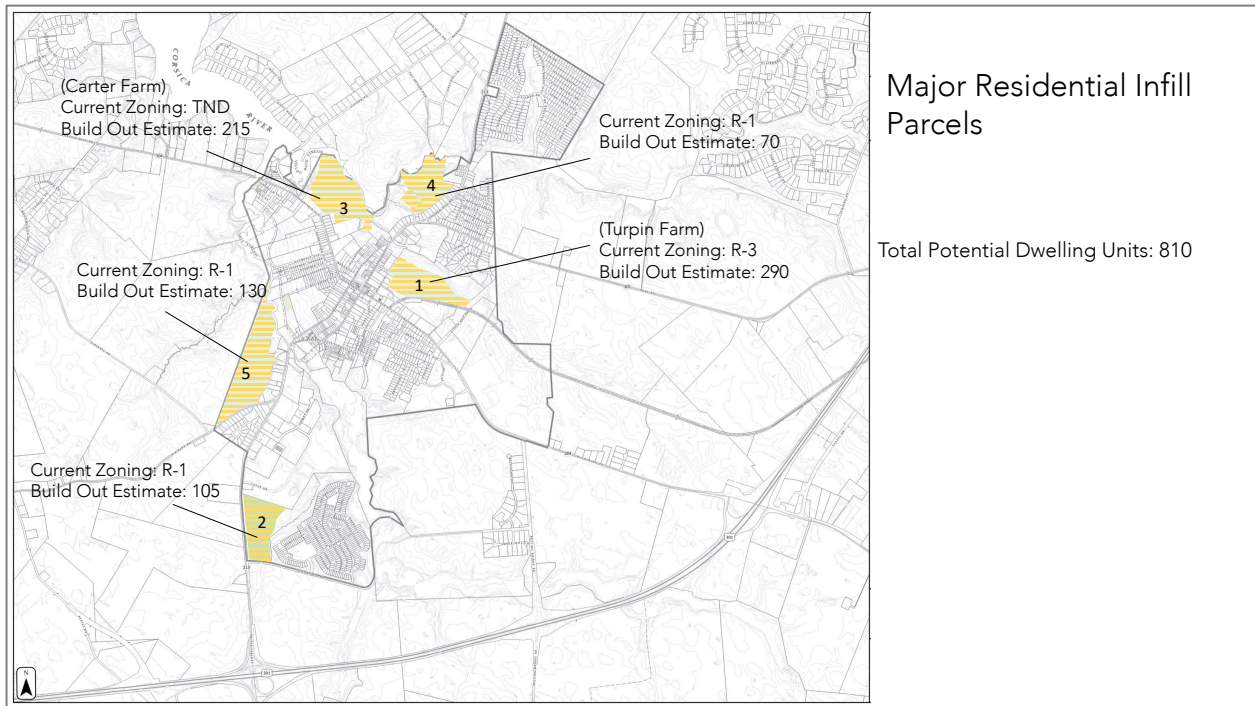
Residential Development Capacity by Zoning District

Zone	Max. Density by Code (units/acre)	Total Acreage	Potential Housing Units	Computed Density (units/gross acre)
R-1	3.00	162	340	2.1
R-2	5.00	8	30	3.6
R-3 - Turpin Farm	8.00	66	290	4.4
TND - Carter Farm	5.00	43	215	5.0
sum		279	875	3.1

¹ It is important to note that Town zoning does allow housing units above commercial space, but a parcel-by-parcel evaluation of the redevelopment potential of existing commercial buildings was not undertaken. It is possible that a limited number of apartments would be developed in the Central Business District (CBD) through the renovation or adaptive reuse of existing buildings.

Most of the residential development potential shown in Table ___ is found on five major tracts of land. Exhibit ___ shows each tract, its current zoning district and potential yield of new housing units. Each was as designated a major infill area in the 2009 Community Plan and remains so today. It is estimated that there is potential for 810 dwelling units under current zoning on these five major parcels alone.

The recognition of the development potential on each major tract is not an endorsement of any development plan or an assurance that required public water and sewer allocation will be made to support such potential, or even that the zoning will remain unchanged. A developer must ultimately submit a plan for each tract for Town review and approval. In each case the actual development of the tract may provide less than its theoretical potential. These five tracts, comprising 253 acres, account for 94 percent of the estimated capacity for new housing units. The other six percent is comprised of lots that are platted but vacant and several small tracts which could be subdivided.



Projections of Household Growth

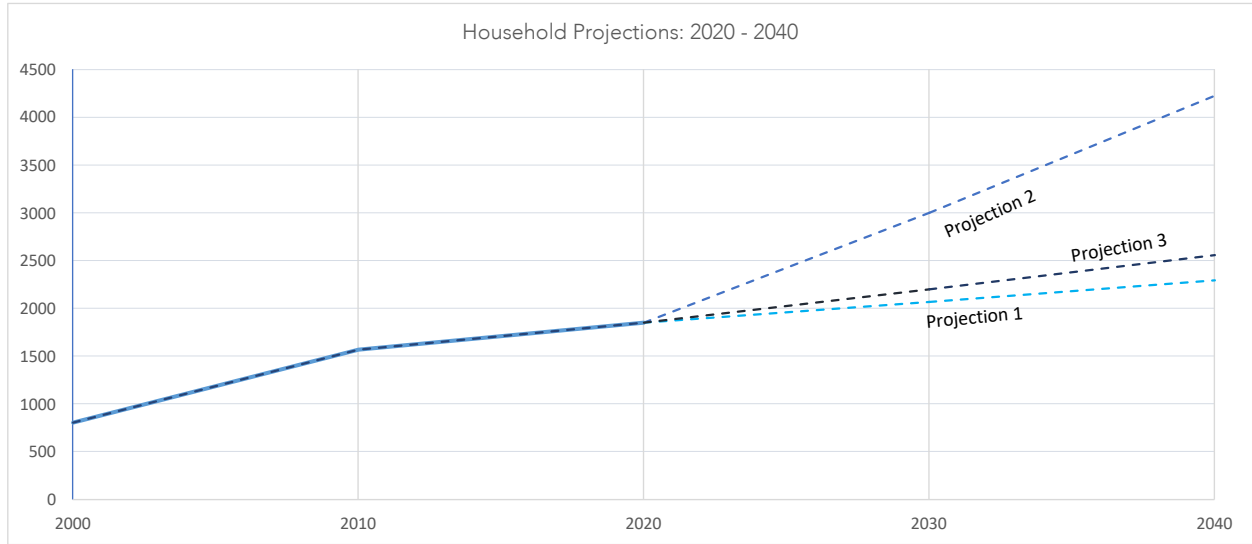
Alternative Projections

Three alternative projections are shown in Table ___ and graphed in Exhibit ____. Each represents a plausible future track for household growth through 2040, unconstrained by limitations on the availability of public water and sewer or zoning restrictions. However, the highest projection (Projection 2) serves mostly to bracket the upper limit potential for growth. Given County land use policies that direct housing development into towns and the availability of land in Centreville and its growth area, it would seem likely the Town's share of the County's residential base will increase over time as it has since 2000.

- As noted in the Table, Projection #1 fixes the number of households in Centreville at its 2020 share of 9.9% for the next 20 years. Under this scenario the number of households in Centreville would increase by about 444 between 2020 and 2040 at an average annual rate of 1.08 percent.
- Under Projection #2 the Town would growth between 2020 and 2040 along the same trend recorded between 2000 and 2020, which was a period of significant residential growth in Centreville, particularly during the first decade of this period. Under this high growth scenario, the number of households in Centreville would more than double (like it did between 2000 and 2020), increasing by about 2. By 2040 the Town's share of total County households would approximate 18 percent.
- Under Projection #3, the Town would grow between 2020 and 2040 along the same trend recorded between 2010 and 2020 a period of more modest growth. Under this scenario, the number of households in Centreville would increase by about 714 at an average annual rate of 1.65 percent. By 2040 the Town's share of total County households would approximate 11 percent.

Alternative Household Projections 2020 - 2040

Projection	Past		Current	Future		Change 2020-2040		
	2000	2010	2020	2030	2040	%	#	Ave Annual Rate
1. Fixed Share of County Households (at 9.9%)	807	1568	1846	2070	2290	24.0	444	1.08
2. Replicate Town's Growth Trend Between 2000 and 2020	807	1568	1846	3000	4220	128.6	2374	4.22
3. Replicate Town's Growth Trend Between 2010 and 2020	807	1568	1846	2200	2560	38.7	714	1.65



Forecast 2040

A reliable forecast allows a Town to anticipate and prepare for the impact of growth and the needs of future residents. The forecast presented here is the expected outcome of the 2040 Community Plan. Considering this Plan's policies especially related to land use, the Town based its comprehensive plan on a forecast rate of growth of 1.65 percent per year on average resulting in about 714 new household by 2040. At this level, Centreville's population would approximate 6,670 in 2040.

Impacts of Planned Growth

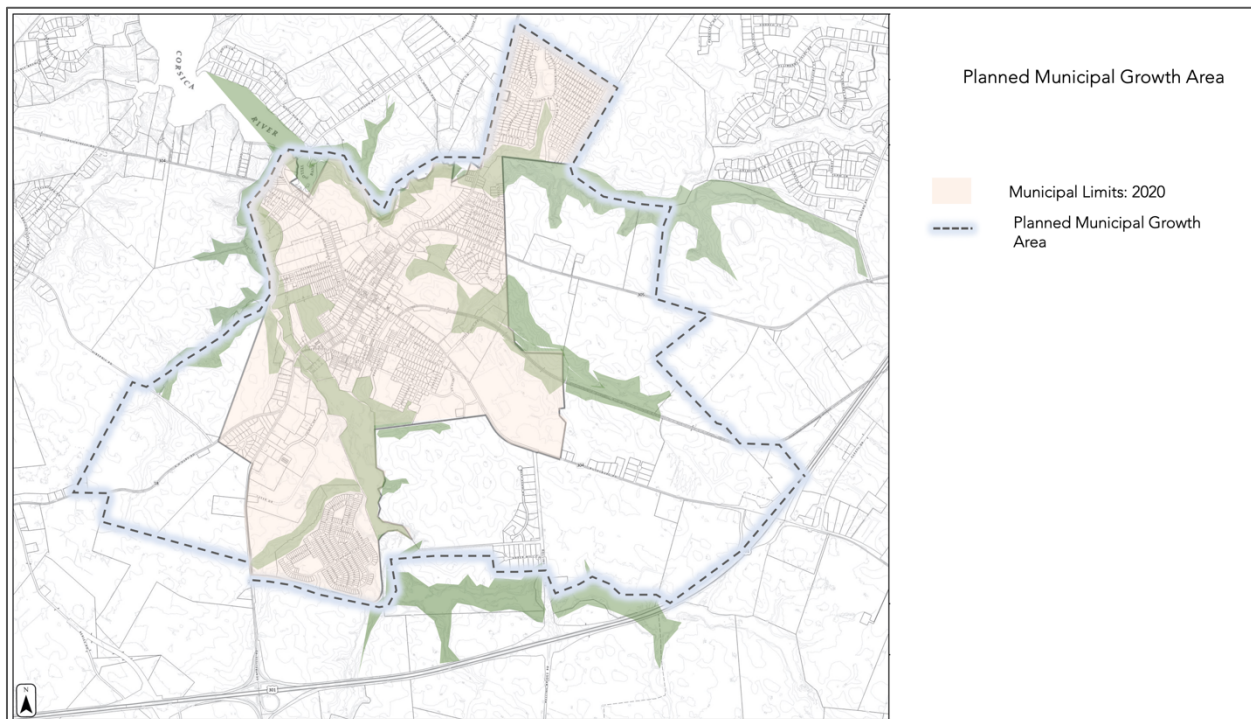
(The impact of the planned growth on community facilities (schools and public water and sewer in particular... to be completed upon completion of land use element and the 2040 Forecast)

Designated Growth Area

Size and Location

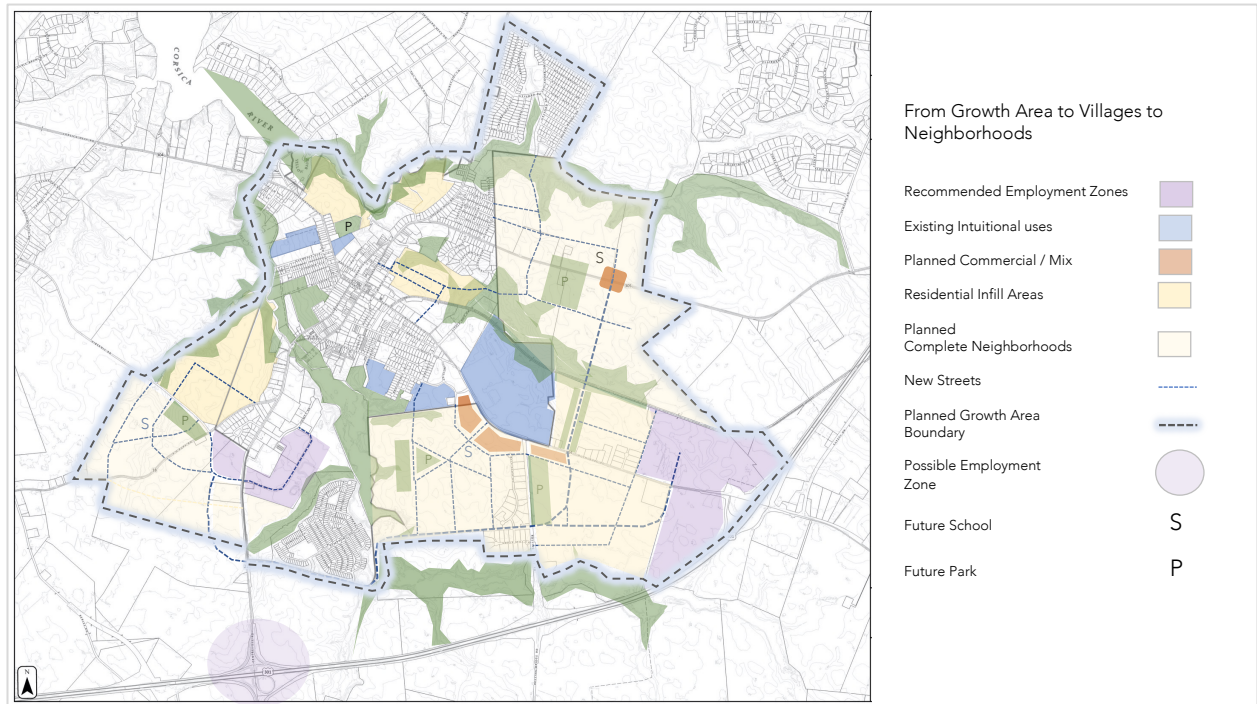
A designated growth area is a planned extension of the municipal boundaries to encompass lands that may be annexed in the future. Under Maryland planning law, properties must be within the growth area to be eligible for annexation. This Plan's growth area contains about 1,940 acres and is shown on Map ____.

The Growth Area as drawn in the 2009 Community Plan encompassed about 1,720 acres, nearly 390 acres of which are environmentally sensitive and thus not available for development. The 2020 updated Growth Area is larger because it includes the roughly 220 areas previously planned as a "County Businesses Park" located on the west side of U.S. Route 13 and MD Route 213. This plan includes the planned business park within the Town's growth area signaling the Town's intention that such development occur within municipal limits. This is discussed in the next section.



Planned Land Use

The land use plan for the Growth area is shown in Map __ below and the recommended land use designations are described here.



County Business Park

MD 304 Corridor

Greenbelt