

ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Proposal: SP202000016 Claudius Crozet Park	Staff: Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: March 23, 2021	Board of Supervisors Hearing: To be determined
Owner: Claudius Crozet Park, Inc.	Applicant: Claudius Crozet Park, Inc.
Acreage: 22.806 acres	Special Use Permit for: Request to amend existing special use permit SP199500043 for a community center and swim, golf, tennis, or similar athletic facilities under Sections 10.2.2.1, 10.2.2.4, 16.2.2.1, and 16.2.2.4 of the Zoning Ordinance.
TMPs: 056A2010007200; 056A20100072A0; 056A20400000A4 Location: 1075 Claudius Crozet Park, Crozet, Virginia 22932	Zoning/by-right use: TMPs 56A2-01—72 and 56A2-01—72A: RA, Rural Areas – agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). TMP 56A2-04—A4: R-6 Residential – 6 units/acre.
Magisterial District: White Hall	Conditions: Yes EC: Partially (TMP 56A2-04--A4 only)
School Districts: Western Albemarle High, Henley Middle, Crozet Elementary	
Proposal: Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and pool expansion, along with additional parking spaces and pedestrian connections. Special Exception to Section 5.1.16(a) of the Zoning Ordinance to modify the setback requirements for swimming pools from nearby property lines and existing dwellings.	Requested # of Dwelling Units: No dwelling units proposed.
DA: X (Crozet) RA:	Comp. Plan Designation: Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area.
Character of Property: Existing park with various facilities, including a community center, a swimming pool, athletic fields, walking trails, and other amenities, on 22.806 acres. Pond with WPO buffer on the west side of property.	Use of Surrounding Properties: Existing subdivisions of single-family detached houses on all sides. County-owned parcel with dog park at the northeast corner of the park. Glenbrook subdivision under construction to the northeast.
Factors Favorable: 1. The proposed use is consistent with the Crozet Master Plan. 2. The proposed use is located within the Development Areas and is consistent with the uses identified for areas designated as Greenspace.	Factors Unfavorable: 1. The use will generate additional vehicular trips on the surrounding local street network.

RECOMMENDATIONS:

Special Use Permit: Staff recommends approval of SP202000016, Claudius Crozet Park, with conditions.

Special Exception: Staff recommends approval, with conditions, of the request for a special exception to §18-5.1.16(a) of the Zoning Ordinance to modify the requirements for the setback of swimming pools from nearby property lines.

STAFF CONTACT: Andy Reitelbach, Senior Planner
PLANNING COMMISSION: March 23, 2021
BOARD OF SUPERVISORS: TBD

PETITION

PROJECT: SP202000016 Claudius Crozet Park

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL(S): 056A2010007200; 056A20100072A0; 056A20400000A4

LOCATION: 1075 Claudius Crozet Park, Crozet, Virginia 22932

PROPOSAL: Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and a pool expansion, along with additional parking spaces and pedestrian connections.

PETITION: Special Use Permit request for a community center and swim, golf, tennis, or similar athletic facilities in accordance with Sections 10.2.2.1, 10.2.2.4, 16.2.2.1, and 16.2.2.4 of the Zoning Ordinance, on three parcels totaling approximately 22.806 acres. No dwelling units proposed. Associated request for a Special Exception to Section 5.1.16(a) of the Zoning Ordinance to modify the requirements for the setback of swimming pools from nearby property lines and existing dwellings.

ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); and R-6 Residential – 6 units/acre

OVERLAY DISTRICT(S): EC – Entrance Corridor; Steep Slopes – Managed; Steep Slopes – Preserved

COMPREHENSIVE PLAN: Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area.

CHARACTER OF SURROUNDING AREA

The Claudius Crozet Park property consists of three contiguous parcels totaling approximately 22.806 acres. The park is located to the southeast of downtown Crozet, between Park Road to the south and Hill Top Street and Indigo Road to the north, about 2,100 feet east of Crozet Avenue. (See Attachment 1 – Location Map.) There is a wide range of park facilities currently situated on the property, including a community center, a pool, ball fields, tennis courts, and pedestrian paths, among other amenities. There is a pond with a WPO stream buffer surrounding it on the west side of the park property. Most of the park property is zoned RA, Rural Areas. However, TMP 56A2-04-00-A4, a narrow parcel situated along the south side of Indigo Road from its intersection with Hill Top Street, is zoned R-6 residential. (See Attachment 2 – Zoning Map.)

The parcels to the north and northeast of the park, which are largely part of the Parkside Village and Glenbrook subdivisions, are zoned R-6 residential as well. These parcels consist of single-family detached houses either existing or currently under construction. To the northwest, west, and south of the park, along Hill Top Street, Myrtle Street, and Park Road, are single-family detached houses zoned R-2 residential. Directly to the east of the park are parcels that largely consist of single-family detached houses, zoned R-4 residential. Adjacent to the northeast corner of the park is a property owned by the County of Albemarle, zoned R-4, that is home to a dog park. Farther to the southeast of the park, along Park Road, are a mobile home community and the Westhall development, which are zoned R-6 residential.

PLANNING AND ZONING HISTORY

The property is zoned RA, Rural Areas, and R-6 Residential. There have been several previous actions taken by the Board for the subject property.

- **SP1995-00043** – The original special use permit for Claudius Crozet Park, approved by the Board of Supervisors on February 21, 1996, which brought the existing park facilities into conformance with the Zoning Ordinance, as well as permitted several improvements, such as a new pool, play fields, walking trails, and parking areas. A waiver was also granted to permit the pool to be closer to property lines than required by Section 5.1.16(a) of the Zoning Ordinance. Prior to this action, many of the existing park facilities were considered to be non-conforming uses.
- **Special Exceptions Associated with SDP2018-00077 Crozet Park Phase III – Athletic Field Improvements** – Two special exception requests were approved by the Board of Supervisors on January 9, 2019: 1) to waive the outdoor lighting standards requiring the use of full cutoff luminaires for the proposed outdoor lighting at an athletic facility; and 2) to modify (increase) the maximum permissible height for proposed poles supporting outdoor luminaires at an athletic facility. The submitted Special Use Permit amendment does not propose to amend these special exceptions.

There have also been several by-right site plan amendments approved for this property, such as changes to the athletic fields or parking lot.

In addition, TMP 56A2-04-00-A4 (the narrow parcel along Indigo Road) was added to the park on January 25, 2007, with the development of the Parkside Village subdivision. The original park property comprised TMPs 56A2-01-00-72 and 56A2-01-00-72A.

DETAILS OF THE PROPOSAL

The applicant has requested an amendment to the previously-approved special use permit (SP1995-00043) to permit an expansion of the community center and pool facilities. The applicant is also proposing several new pedestrian pathways, an expanded parking lot to accommodate the enlarged facilities, and new basketball courts. The applicant also proposes to convert the entrance into the park from Hill Top Street, which is currently used only for emergency access and special events, into a second full access point. Currently, the only full access point into the park is from Park Road. (See Attachment 3 – Project Narrative and Attachment 4 – Concept Plan.)

The proposed new community center would be two stories and approximately 34,200 square feet, including spaces for an exercise facility and a meeting room. The pool expansion would include an 8-lane pool located in an indoor space of approximately 12,600 square feet. The outdoor pool facility would also remain, so there would eventually be two pools in the park. The applicant is proposing several new pedestrian pathways around the park to provide connectivity both among the various park facilities and with the trails and sidewalks along the perimeter of the park that lead to surrounding areas of the community. New basketball courts are also being proposed for the area north of the pools and community center. Additional landscaping and vegetation is proposed for screening purposes around the northwest, north, and east sides of the new facilities, as well as along the perimeter of the site near Indigo Road.

The applicant has also requested a Special Exception of the supplemental regulations for swimming, golf, or tennis clubs that are found in Section 5 of the Zoning Ordinance. In accordance with the supplemental regulations to which swimming uses are subject, §18-5.1.16, swimming pools shall be at least 75 feet from the nearest property line and at least 125 feet from any existing dwelling on an adjoining property. The existing outdoor pool is proposed to remain. However, the proposed new indoor pool structure will be located 30 feet from the nearest property line and approximately 160 feet from the nearest existing dwelling, as shown on the concept plan. Although the proposed new pool will be located indoors, it is still subject to

the requirement that it be located at least 75 feet from the nearest property line. Because the applicant is proposing that it be located 30 feet from such a property line, the applicant has requested this special exception.

In addition, it is important to note that there is an existing operating agreement and restrictive covenant between Claudius Crozet Park, Inc., and the County of Albemarle, dated March 25, 1997. (See Attachment 6 for a copy of this agreement.) The applicant is not proposing to amend this existing agreement. The County's Parks and Recreation department has reviewed this application and is also not proposing any amendments to the existing operating agreement.

COMMUNITY MEETING

In light of the COVID-19 pandemic, community input on this project was solicited through a virtual community meeting held via Zoom, on Wednesday, October 14, 2020, in conjunction with a regularly scheduled meeting of the Crozet Community Advisory Committee (CCAC). Project information was also posted on PublicInput.com.

There were several concerns raised by community members about the proposal during the community meeting. Additional comments regarding the project were provided to staff via email in the months since the community meeting was held. (See Attachment 7 for a compilation of written comments provided by community members or other interested parties.) Concerns raised by community members are also summarized below.

Traffic Impacts:

1. Additional traffic will be generated from the proposed expansion of the park facilities.
2. Impact of construction traffic on the surrounding streets and neighborhoods, especially along Hill Top Street.
3. Impact of opening the Hill Top Street entrance as a permanent point of ingress/egress on the traffic and safety along that road and the surrounding street network.

Screening of Uses:

1. Concern about noise pollution from both the existing outdoor pool and the proposed new community center and pool facilities.
2. Concern about the loss of trees and other screening vegetation in the park, especially near the Indigo Road frontage, as well as the impact this loss of vegetation would have on surrounding properties with the expansion of the facilities.

Parking:

1. Concern about the large increase in the amount of parking proposed on the site, and the impermeable surfaces created in the park as a result of this increase in parking spaces.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Special Use Permits are evaluated under reasonable standards, based on zoning principles, which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions, and those conditions must be reasonably related and roughly proportional to the impacts.

Section 33.39(B) of the Zoning Ordinance states that the Planning Commission, in making its recommendation, shall consider the same factors found in Section 33.40 (B):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

This site has been used for public and community purposes for many years, and this request does not represent the introduction of a new use in the area. The existing community center is proposed to be replaced with a larger facility, and a second swimming pool, which will be indoors, is proposed to be constructed in addition to the pool already present.

There is the potential for increased light and noise pollution produced by this proposal due to the expansion of the park facilities and the expected greater amount of use by the public of these facilities. In addition, some of the existing landscaping is proposed to be removed for construction of this use. Staff has included several conditions for lighting and landscaping intended to mitigate any potential noise or light pollution that might be produced by this proposed expansion.

The park, including the proposed new facilities, will have to abide by the outdoor lighting regulations found in §18-4.17 of the Zoning Ordinance and the noise regulations found in §18-4.18 of the Zoning Ordinance. In addition, at the site planning stage, a lighting plan and a landscaping plan in accordance with the Zoning Ordinance will have to be submitted, subject to review and approval by Planning and Zoning staff.

This application has been reviewed by VDOT, which has no objections to the proposed use. However, VDOT has indicated that any improvements made to the site entrances, including the potential for turning lanes, will be reviewed at the site planning stage and must meet all VDOT standards and regulations.

In addition, this application has been reviewed by the County's Transportation Planning team. A Traffic Impact Analysis was not required because the proposed expansion of the facility is not expected to generate a level of trips that would require that type of analysis. The application, referencing the Institute of Traffic Engineers Trip Generation Manual, expects the expansion to generate approximately 985 vehicle trips/day. Further, it should be noted that this type of use does not typically have the same peak hour for trip generation as the peak hour for the adjacent roadways.

Although the development will generally add trips to the adjacent roadways this addition is not expected to significantly affect delays or queuing at the nearby intersections. County staff requested, and the applicant has agreed to, enhancing the connectivity of the pedestrian facilities on the site in order to improve the ability of the public to access the facility by walking. The location of the of Crozet Park as central to a large residential area, and the recreational nature of the use makes it likely that many visitors will choose to walk to the facility. These pedestrian enhancements include extending the paved pathways out to the edges of the property making it easy to connect future sidewalks to as well as internal paths throughout the site.

The proposed opening of the northern access point of the park to connect to Hilltop Street will serve to disperse the traffic onto multiple roads and provide more direct access for many of the visitors. This will benefit overall traffic flow around the park while the indirect path of the travelway through the site will reduce the likelihood of its use as a cut-through for vehicular traffic. This is considered by staff as a better option than the existing single point of public access to the park and facility.

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

This request does not represent the introduction of a new use into the area, but is an expansion of existing uses, and therefore is not expected to change the character of the nearby area. However, due to the potential effects of light and noise pollution from the expected increase in use of the site, staff has proposed several conditions to mitigate any potential impacts on the nearby area. The applicant will also have to meet all the requirements of the Zoning Ordinance, as well as the regulations of partner agencies such as ACSA and VDOT, at the site planning stage.

3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

The current use of the property is a park open to the community for a wide range of recreational, athletic, and other social opportunities. The proposed use, an expansion of park facilities, will be in harmony with the purpose and intent of the ordinance as it will continue to provide these recreational activities and opportunities to the Crozet community.

...with the uses permitted by right in the district,

It is not anticipated that the expansion of the community center and pool facilities will negatively affect any uses permitted by right in the zoning district. The property will remain a park offering recreational and social activities to the Crozet community.

...with the regulations provided in Section 5 as applicable,

The proposal demonstrates compliance with the applicable supplemental regulations contained in Sections 5.1.04 (*Community center*) and 5.1.16 (*Swimming, golf, tennis clubs*) of the Zoning Ordinance, except for those required by subsection 5.1.16(a) of Chapter 18, from which the applicant is requesting a special exception (see Attachment 3, Part V.).

SECTION 5.1.16 – SWIMMING, GOLF, TENNIS CLUBS.

- a. The swimming pool, including the apron, filtering and pumping equipment, and any buildings, shall be at least 75 feet from the nearest property line and at least 125 feet from any existing dwelling on an adjoining property, except that, where the lot upon which it is located abuts land in a commercial or industrial district, the pool may be constructed no less than 25 feet from the nearest property line of such land in a commercial or industrial district;**

Section 5.1.16(a) requires that swimming pools and associated equipment be located at least 75 feet from the nearest property line and at least 125 feet from any existing dwelling on an adjoining property. The intent of this requirement is to protect surrounding properties from any noise that may be generated by this use.

The existing outdoor pool and its apron are proposed to remain in the same location. However, the proposed new swimming pool is proposed to be 30 feet from the nearest property line, which is residential, instead of the required 75 feet. The new swimming pool does meet the requirement of being at least 125 feet from the nearest dwelling, as the concept plan shows the new pool to be approximately 160 feet from the nearest dwelling. As such, the applicant has requested a special exception to 18-5.1.16(a) to modify the requirement to allow the pool to be located closer than 75 feet to the nearest property line.

The proposed new pool will be located indoors, so the building structure should mitigate much of the light or sound produced from this new swimming facility. In addition, the applicant is not proposing any outdoor lighting on the side of the pool building nearest the property line (the northwest corner) and is proposing additional landscaping around the northwest corner to further mitigate any lighting or noise impacts from the pool. The applicant will also be required to meet all sound and lighting standards found in Sections 4.17 and 4.18 of the Zoning Ordinance, as well as landscaping requirements, at the site planning stage.

Therefore, based on the applicant's intent to locate the proposed new pool within a building, as well as provide additional vegetative buffers near the closest property line, staff supports the special exception request to allow the proposed use of a swimming pool to be located less than 75 feet from the nearest property line.

Additional regulations contained in Section 5.1.16 require:

- b. When the lot on which any such pool is located abuts the rear or side line of, or is across the street from, any residential district, a substantial, slightly wall, fence, or shrubbery shall be erected or planted, so as to screen effectively said pool from view from the nearest property in such residential district;**

The applicant has depicted screening landscaping surrounding the existing and proposed pool facilities on the concept plan. In addition, staff has included a condition with this special use permit requiring that landscaping be installed to screen the pool facilities from nearby residential districts.

- c. (Repealed 6-14-00)**

- d. The board of supervisors may, for the protection of the health, safety, morals and general welfare of the community, require such additional conditions as it deems necessary, including but not limited to provisions for additional fencing and/or planting or other landscaping, additional setback from property lines, additional parking space, location and arrangement of lighting, and other reasonable requirements;**

Staff has included several conditions with this special use permit request that relate to lighting and sound attenuation for the pool facilities for the Board of Supervisors to consider.

- e. Provision for concessions for the serving of food, refreshments or entertainment for club members and guests may be permitted under special use permit procedures.**

The applicant has indicated that concessions are proposed to be served at two areas in the park (see note 12 on sheet 4 of the concept plan). However, these two areas proposed to serve concessions have not been identified on the site layout of the concept plan. Staff has requested that the applicant identify these two areas on the concept plan (see the "Recommended Revisions" section later in this staff report). Staff has also included a condition with this special use permit limiting concession sales to these two areas only, pending further review once the concession areas have been identified on the plan.

SECTION 5.1.04 – COMMUNITY CENTER.

Any such use seeking public funding shall be reviewed by the commission in accordance with section 31.2.5. Specifically, the commission shall find that the proposed service area is not already adequately served by another such facility. In addition, the commission shall be mindful that such use is appropriate to villages, communities and the urban area of the comprehensive plan.

In addition to the supplemental regulations found in 5.1.16 for swimming, tennis, or golf clubs, the requested use is also subject to the above-stated supplemental regulation for the community center use. At this time, the applicant is not seeking public funding for the community center use, so this regulation is not applicable.

As mentioned previously, there is an existing operating agreement (Attachment 6) between Claudius Crozet Park, Inc., and the County regarding this property. Neither the applicant nor the County is proposing any changes to this agreement at this time.

...and with the public health, safety, and general welfare.

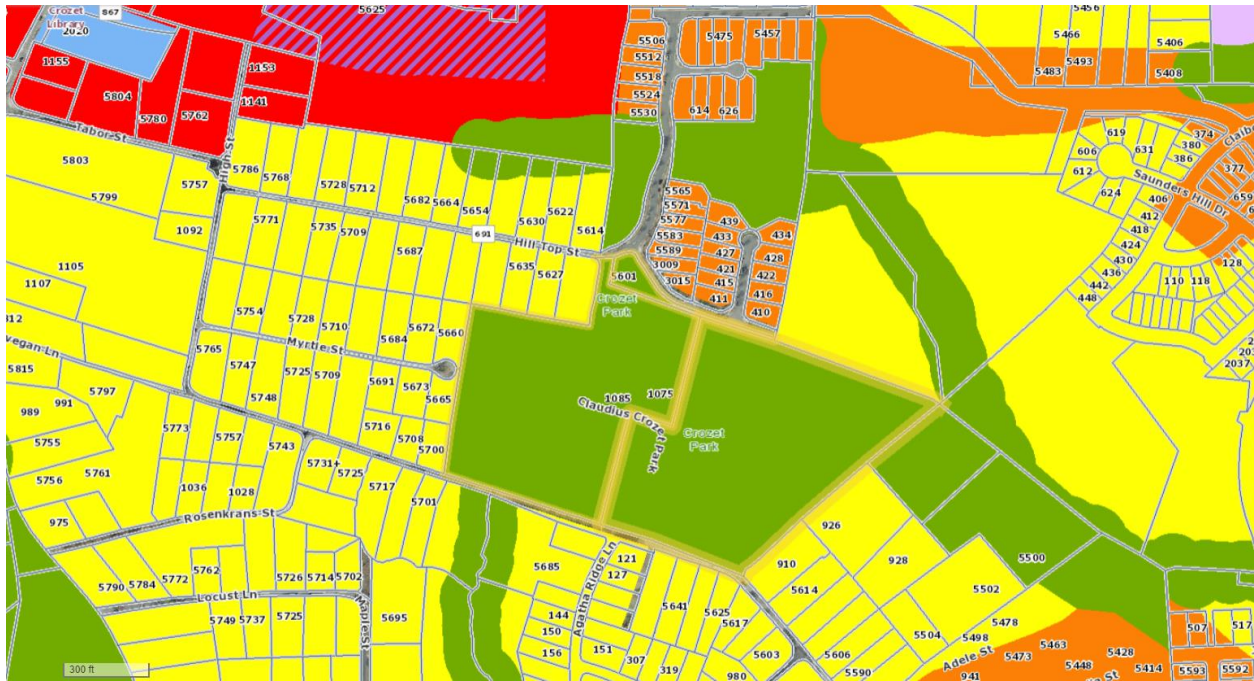
Based on information provided by the applicant, in coordination with the conditions recommended by staff, staff finds that the proposed use will not be a detriment to public health, safety, or general welfare.

In addition, the Albemarle County Service Authority and Albemarle County Fire-Rescue have reviewed this proposal and have indicated no objections to the applicant's requests.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The three subject parcels of this special use permit request are all designated as "Greenspace" in the Crozet master plan (see map below). "Greenspace" (which is green in the map below) recommends public parks, open space, and environmental features. The property is currently a community park, operating under an agreement with the County, as mentioned previously, providing recreational opportunities and open space for the Crozet community, as well as protecting environmental features such as a pond and stream buffer and preserved steep slopes. The proposed use of expanding the community center and pool facilities at the park remains consistent with the Comprehensive Plan.

See also Attachment 5 for staff's analysis of the proposal's consistency with the Neighborhood Model Principles that are found in the Comprehensive Plan.



RECOMMENDED REVISIONS

There are several revisions recommended by staff to the concept plan to clarify the plan and ensure there are minimal impacts, which should be completed prior to the public hearing with the Board of Supervisors:

1. In Note #12 on sheet 4 of the concept plan, the applicant states that concessions will be provided at two locations within the park. However, these locations are not identified on the site layout of the park. In order to ensure compliance with 18-5.1.16(e), the applicant needs to label the locations of proposed concessions sales on the concept plan for staff to analyze. Staff has also included a condition limiting concessions sales to these areas, pending further review of their actual identified location.
2. The Building Inspections division has requested that the following notes be added to the plan:
 - a. Sheet 1, building separation references wrong code and section. Refer to current code and section.
 - b. Add the following to the general notes page: All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
3. Include a note on the cover sheet of the concept plan that this property is subject to the two special exceptions approved by the Board in association with SDP2018-00077 and that these special exceptions are not being modified with this application.
4. Either the landscaping buffer area or the public utility lines shown on the west side of the proposed pool expansion need to be slightly relocated to avoid conflicts.

SUMMARY

Staff finds the following factors favorable to this request:

1. The proposed use is consistent with the Crozet Master Plan.
2. The proposed use is located within the Development Areas and is consistent with the uses identified for areas designated as Greenspace.

Staff finds the following factors unfavorable to this request:

1. The use will generate additional vehicular trips on the surrounding local street network; however, the applicant is proposing additional pedestrian paths throughout the park to provide better connections with the surrounding neighborhood and promote other modes of transportation.

RECOMMENDED ACTION for SP202000016

Based on the findings described in this staff report and factors identified as favorable, **staff recommends approval of special use permit application SP202000016, Claudius Crozet Park, with the following conditions**, provided that the above-mentioned “recommended revisions” are made to the application prior to a public hearing with the Board of Supervisors:

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, “Claudius Crozet Park, Special Use Permit (SP2020-00016), Development Concept Plan, White Hall District, Albemarle County, Virginia,” prepared by Collins Engineering, dated August 17, 2020, last revised November 16, 2020. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - Location of the existing buildings and proposed building additions
 - Location of the outdoor recreational fields and facilities
 - Location of the pools
 - Location of the parking areas
 - Location of the pedestrian pathsMinor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Fencing adjacent to the outdoor pool shall provide screening from adjacent residential areas.
3. The sound from any radio, recording device, public address system, or other speaker shall be limited to sixty (60) decibels at the nearest residential property line (excluding TMP 056A2-04-00-000A4), except for the period of 10:00 p.m. to 7:00 a.m., during which the aforementioned sound shall be limited to fifty-five (55) decibels.
4. Free-standing outdoor lighting is not permitted on the west side of the proposed recreation center and pool expansion.
5. Sales of concessions must be limited to the two locations identified on the concept plan.
6. Walls made of glass, or other transparent materials, are not permitted on the north or west sides of the proposed recreation center and pool expansion.

7. Screening landscaping must be provided along the east and north sides of the existing pool and the north side of the proposed pool expansion, as shown on the concept plan.
8. A landscaping buffer area must be planted on the west side of the proposed pool expansion, as shown on the concept plan, to screen it from nearby residential areas.
9. A landscaping buffer area must be planted to the north and northeast of the proposed basketball courts and existing tennis courts to screen the new facilities from nearby residential areas.

SPECIAL EXCEPTION REQUEST – Setback of Swimming Pool

The applicant is requesting a special exception to modify the requirements of §18-5.1.16(a) of the Zoning Ordinance to allow the new swimming pool to be setback less than 75 feet from the nearest property line. Staff analysis of this request is included above, in “3. *Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter...with the regulations provided in Section 5 as applicable.*”

RECOMMENDED ACTION for the Special Exception Request

Based on the analysis contained herein, **staff recommends approval of the special exception request to modify the requirements of §18-5.1.16(a) of the Zoning Ordinance to allow the new swimming pool to be setback less than 75 feet from the nearest property line, with the following conditions:**

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, “Claudius Crozet Park, Special Use Permit (SP2020-00016), Development Concept Plan, White Hall District, Albemarle County, Virginia,” prepared by Collins Engineering, dated August 17, 2020, last revised November 16, 2020. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - Location of the existing buildings and proposed additions
 - Location of the outdoor recreational fields and facilities
 - Location of the pools
 - Location of the parking areas
 - Location of the pedestrian paths
 Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Free-standing outdoor lighting is not permitted on the west side of the proposed pool expansion.
3. Walls made of glass, or other transparent materials, are not permitted on the north or west sides of the proposed pool expansion.
4. Screening landscaping must be provided along the north side of the proposed pool expansion, as shown on the concept plan.
5. A landscaping buffer area must be planted on the west side of the proposed pool expansion, as shown on the concept plan.

ATTACHMENTS

Attachment 1 – [Location Map](#)

Attachment 2 – [Zoning Map](#)

Attachment 3 – [Project Narrative, dated August 17, 2020; last revised November 16, 2020](#)

Attachment 4 – [Concept Plan, dated August 17, 2020; last revised November 16, 2020](#)

Attachment 5 – [Analysis of Neighborhood Model Principles](#)

Attachment 6 – [Crozet Park Agreement](#)

Attachment 7 – [Community Member Correspondence](#)