



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: CPA2021-01 Crozet Master Plan Update	Staff: Rachel Falkenstein, Planning Manager Michaela Accardi, Senior Planner II Tori Kanellopoulos, Senior Planner
Planning Commission Public Hearing: September 14, 2021	Board of Supervisors Public Hearing: October 20, 2021
Owner: Multiple	Applicant: N/A (County-initiated)
TMP: Multiple Acreage: ~2,914 acres	Comprehensive Plan Amendment: Update of the Crozet Master Plan.
Magisterial District: White Hall	Future Land Use: Multiple
School Districts: Brownsville & Crozet – Elementary; Henley – Middle; Western Albemarle – High	
DA (Development Area): Community of Crozet	Topics for discussion: To amend the Comprehensive Plan and Crozet Master Plan to incorporate updated recommendations for future land use, transportation planning, conservation initiatives, and implementation projects. The Plan will become part of the appendix of the Comprehensive Plan.
Discussion/Recommendation: Staff recommends that the Planning Commission adopt the resolution recommending approval of CPA2021-01 Crozet Master Plan.	

STAFF CONTACTS:

Rachel Falkenstein, Planning Manager
Michaela Accardi, Senior Planner II
Tori Kanellopoulos, Senior Planner

PLANNING COMMISSION:

September 14, 2021 (Public Hearing)

CPA2021-00001 CROZET MASTER PLAN:

Crozet Master Plan CPA202100001 - to consider proposed amendments to the Crozet Master Plan section of the Albemarle County Comprehensive Plan. The Master Plan update would revise recommendations related to land use decisions, transportation improvements, environmental conservation, and implementation projects for the Crozet development area. The Plan would revise the following information for the Crozet development area: the vision for development and redevelopment of the area and supporting recommendations; creation of new place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement, and a plan for implementation and supporting community facilities and infrastructure.

PROJECT BACKGROUND:

The Crozet Master Plan was first adopted on December 1, 2004 and last updated on October 13, 2010. The Board of Supervisors directed staff to begin updating the Crozet Master Plan on September 4, 2019 through a four-phased process, as listed below. Note that the timelines as initially scoped have been adjusted due to project delays, including from the COVID-19 pandemic:

- Phase 1: Community Visioning (September – December 2019)
- Phase 2: Focus Areas & Design Strategies (January – August 2020)
- Phase 3: Recommendations (September 2020 – March 2021)
- Phase 4: Plan Draft, Review, & Adoption (April – October 2021)

An overview of community engagement and content development for each phase is provided in the Appendix of the draft Master Plan (Attachment 1). The Community Engagement and Feedback Summary includes an overview of the purpose and outcomes of each of the four planning phases, the community engagement opportunities, and feedback themes that emerged through each phase.

The Commission has held four previous work sessions on topics related to the Crozet Master Plan. The Commission held two work sessions on Land Use (September 1, 2020 and January 12, 2021), one work session on the draft Transportation and Conservation Chapters (May 12, 2021), and one work session on Implementation and the full Master Plan draft (June 22, 2021).

The Master Plan document includes five chapters: Introduction, Transportation, Land Use, Conservation, and Implementation, as well as an Appendix. The layout and content of the current draft is similar to the draft previously reviewed by the Commission, with feedback incorporated from the June 22 meeting, including revisions to the Implementation Projects to reflect the Commission's recommendations, more information about the community engagement and decision-making process, and additional information about recent growth trends in Crozet.

During an August 4 work session, the Board of Supervisors reviewed the draft Master Plan and agreed with the majority of the Planning Commission's implementation recommendations. The Board recommended that the Affordable and Workforce Housing Priority Review Process be kept as a Catalyst project. The Board discussed the application of the Middle Density Residential land use category both throughout Crozet and specifically to the block bounded by Tabor Street, Crozet Avenue, Dunvegan Lane, and High Street. They directed staff to leave the future land use plan as is

for the public hearing process to allow additional for community and Planning Commission feedback on the proposed change to the Tabor Street block.

COMPREHENSIVE PLAN CONSISTENCY:

The revised Crozet Master Plan is supportive of multiple goals of the Comprehensive Plan including those for Growth Management, Natural Resources, Historic/Cultural/Scenic Resources, Development Areas, Housing, Economic Development, Transportation, and Parks and Recreation, Greenways, Blueways, Green Systems and Community Facilities.

The Plan also recommends a more refined vision for specific land use patterns and transportation networks that will result in future development being more consistent with the Neighborhood Model Principles. The Plan specifically identifies key Neighborhood Model Principles for development within specific areas of Crozet.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission adopt the attached resolution (Attachment 2) to recommend approval of the updated Crozet Master Plan.

Attachments:

Attach. 1: [CPA2021-1: Draft 2021 Crozet Master Plan \(8/20/2021\)](#)

Attach. 2: [CPA2021-1: Resolution to recommend Master Plan approval](#)