



Oak Bluff Community Meeting

April 12, 2023

Location

Approximately 33 acres

5 parcels

South of Westlake Neighborhood/
Westhall Drive

North of Liberty Hall

East of Cory Farm

Adjacent to/inclusive of proposed
Eastern Ave

Lickinghole Creek and Trails



Existing Zoning

R-1 Zoning

Area is a patchwork of zoning types including R2, R4, R6 and a variety of residential rezonings

Walking distance to commercial center to the south

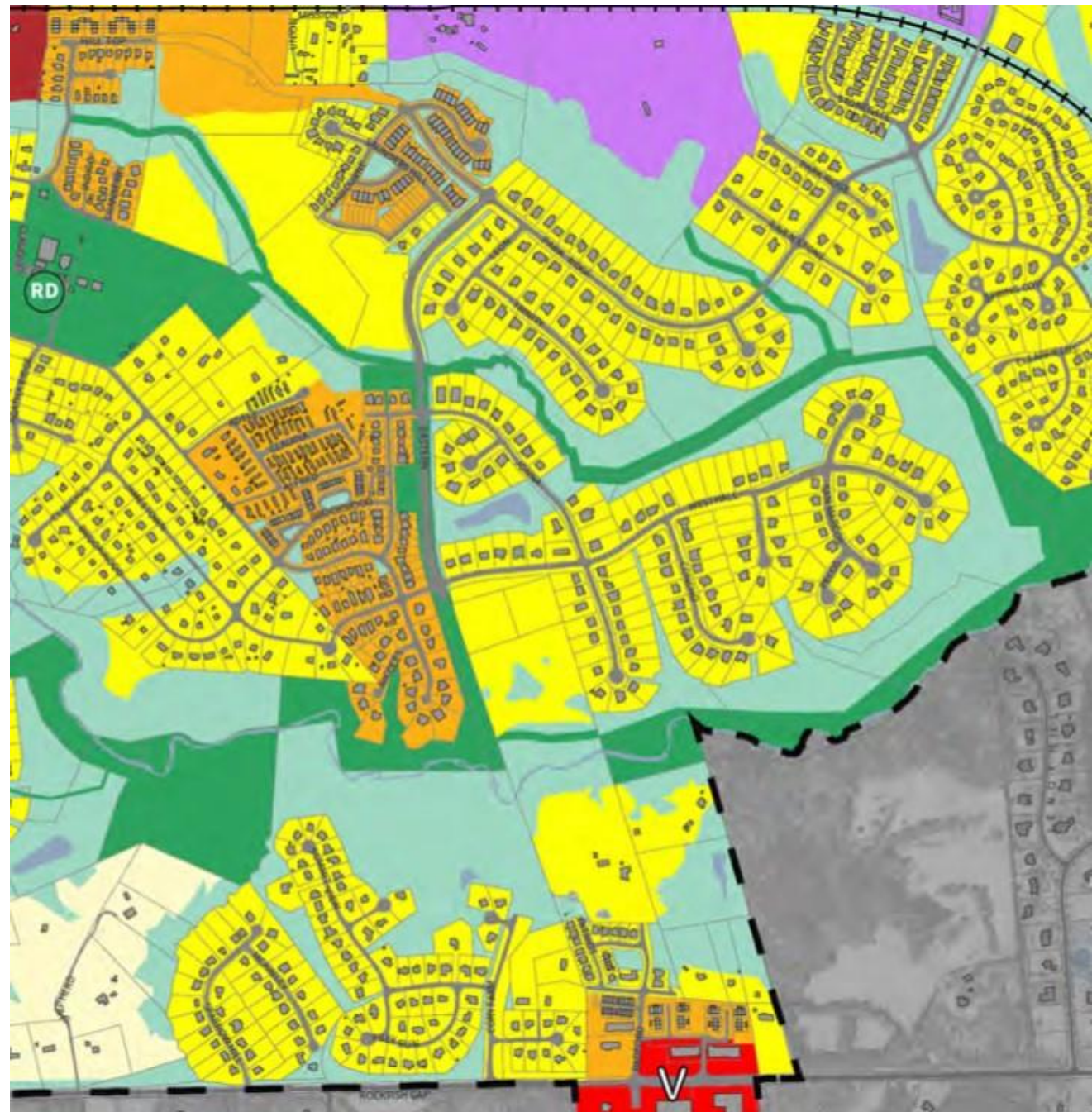


Comprehensive Plan

Land Use Designation is Neighborhood Density Residential (bright yellow)

Contemplates 3-6 Dwelling Units Per Acre

Existing Zoning is not compatible with this designation





Neighborhood Density Residential

- Pedestrian & bicycle connectivity.
- Access to parks, amenities, and green systems.
- Maintain clear boundaries with the Rural Areas.

Neighborhood Density Residential

Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses.

- Residential at a density of 3-6 units per acre

- Religious assembly uses
- Schools and child care
- Institutional
- Commercial/retail

Residential: townhomes, single-family attached, single-family detached, accessory dwellings.

Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings with small shop-fronts along streets.

- Up to 3 stories
- Suggested maximum building footprints:
- Commercial/retail: 5,000 sq. ft.
- Office/Institutional: 20,000 sq. ft.

Housing Choice in Crozet

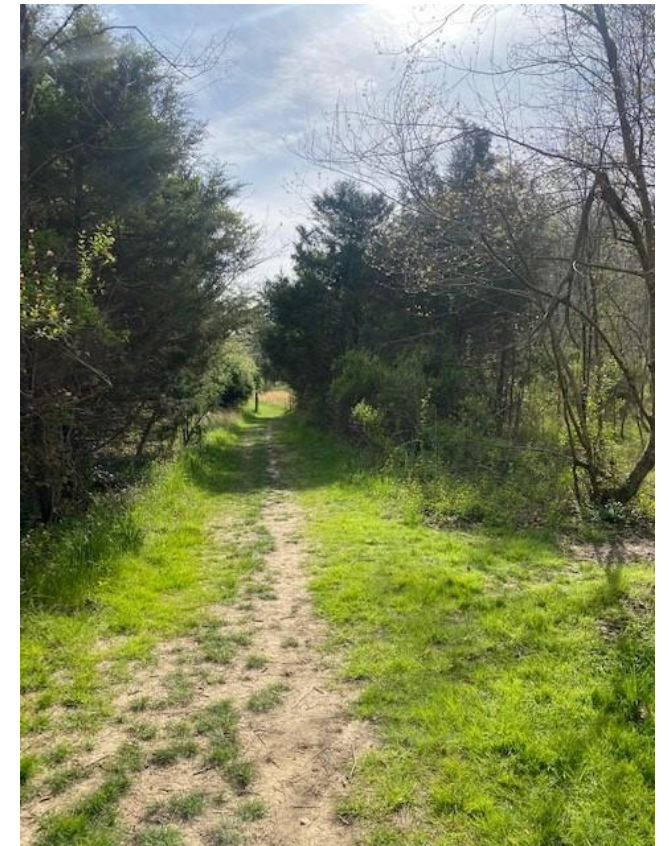
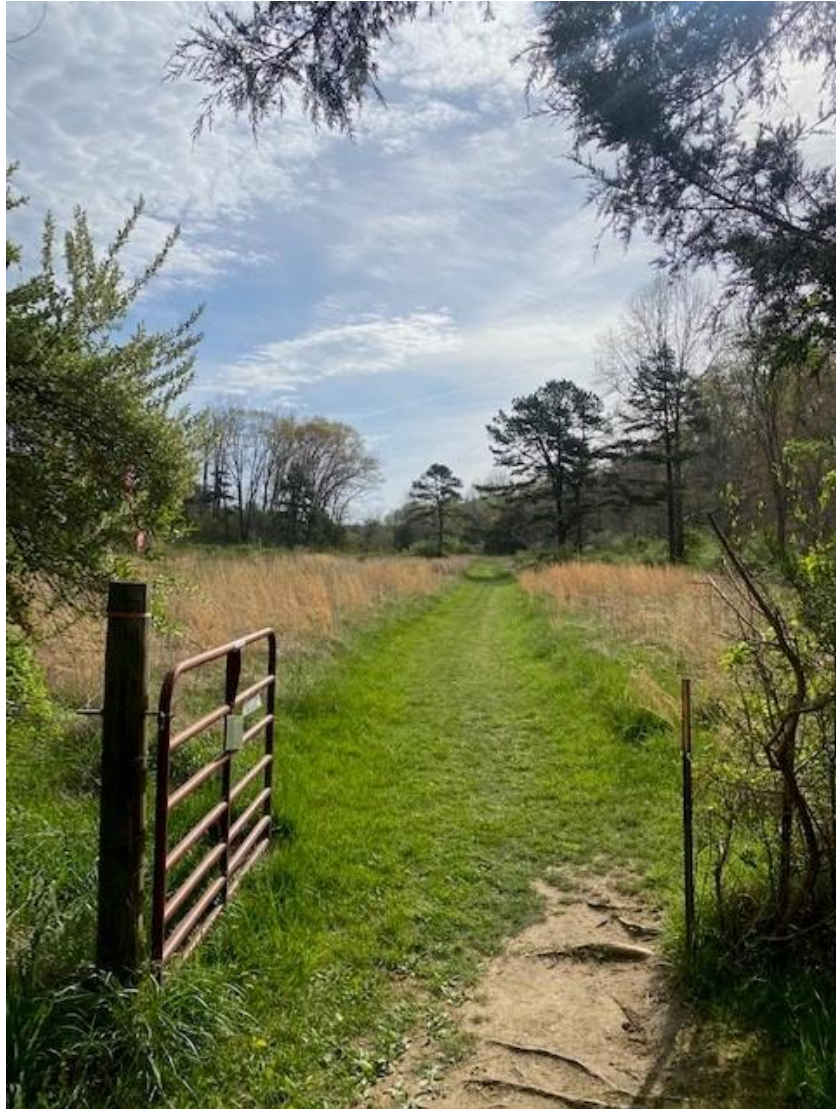
Given that much of Crozet's developable land is built out, large residential developments with significant numbers of affordable units are unlikely to be constructed. However, opportunities still exist for smaller-scale infill development that support the Land Use Guiding Principle calling for housing choice for all community members through appropriately scaled developments.

The Future Land Use Plan's density recommendations can disincentivize development of affordable housing. Density, as a singular tool, does not necessarily promote affordable housing. Density ranges do not distinguish between housing types, sizes, or cost, and therefore, by using density as a primary land use criteria, developers are incentivized to build larger, more expensive units to achieve higher returns, especially on properties with lower density ranges. Affordable housing developments within the density range of 3 to 6 units per acre are unlikely to be constructed due to current land values, unless subsidies or additional funding sources are made available to incentivize and support the construction of affordable units.

Creatively designed infill development that provides affordable and workforce housing options are encouraged in Crozet, especially in neighborhoods that are walkable to Downtown, Crozet schools, and the Employment District. Infill developments that preserve existing housing stock, provide Middle Density housing types identified in this Plan, and that are priced within the County's definition of affordable or workforce housing are encouraged. When both the Land Use Goals outlined in this chapter and the County's housing policy are met, it may be appropriate to allow densities to exceed those within recommended density ranges, especially if impacts, such as parking, can be adequately addressed.

Additional housing choice also has benefits for climate action. Smaller units are more energy efficient, which also contributes toward their affordability by reducing utility bills. Providing these types of housing units in more compact and mixed-use forms of development increases the number of trips community members can take without their cars and makes providing public transit more feasible. This type of development typically allows more existing natural areas to be preserved, as lot and unit sizes are smaller and more housing units are able to fit within an area. Housing choice also supports the Growth Management Policy and Objective 4 of the Comprehensive Plan's Development Areas Chapter: *"Use Development Area land efficiently to prevent premature expansion of the Development Areas"*.

Trails & Open Space



1C

Eastern Avenue Construction (including Lickinghole Creek Stream Crossing)

Complete construction of Eastern Avenue including a stream crossing of Lickinghole Creek.

Eastern Avenue was an identified project in the 2010 Crozet Master Plan and has been partially constructed. The 2010 Plan recommended that Eastern Avenue be constructed by developers during new development, with the exception of the Lickinghole Creek crossing, which would need to be a County initiated project. The road is completed between Park Ridge Drive and Westhall Drive. Eastern Avenue will be extended to cross over Lickinghole Creek and connect with Cory Farm Road, completing the connection between Route 240 and Route 250. The alignment has been determined by the County and VDOT. Bike lanes will be continued along this extension of Eastern Avenue. This project has a high cost in part due to the required bridge that will be needed to cross Lickinghole Creek.

This project is currently being evaluated through an alignment study and conceptual design which is funded through the Transportation Leveraging Fund in the CIP. The result of this study, which will produce 30% level design drawings and a conceptual cost estimate, will be used to seek the necessary funding to complete construction on the project. The alignment report was presented to the Board of Supervisors in January and the preferred alignment was selected. This project is being considered for a Revenue Sharing Grant application.

Estimated Cost: \$\$\$\$\$

Realization Timeframe: 5 years

-  Existing Avenue
-  Future Avenue
-  Existing Local Street
-  Future Local Street



The map above shows the conceptual route of the recommended Eastern Avenue extension.

Illustrative Plan

PRD Zoning

2 Phases (North and South)

Maximum of 134 units or approximately 4 units per acre

Variety of Housing Types: **Single Family**, Villas, Townhouses, and 2 over 1's

Affordable Housing Units on site

Land Dedication of Eastern Avenue Right-of-Way

Trail Easement and open space preservation along Lickinghole Creek



OAK BLUFF ILLUSTRATIVE PLAN

