

Crozet Community Advisory Committee – Special Meeting
Wednesday, September 23, 2020 12:00 P.M. – 1:30 P.M.
Virtual Meeting

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (6); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.

HOW TO PARTICIPATE IN THIS MEETING

ONLINE:

[Download Zoom.](https://albemarle-org.zoom.us/j/97118038548) Use this link <https://albemarle-org.zoom.us/j/97118038548> to join the webinar.

BY PHONE/CALL-IN:

Dial (301) 715-8592. Type in the Webinar ID 971 1803 8548 followed by the pound (#) sign.

If you have any questions, please email cshaffer2@albemarle.org

AGENDA

1. Call to Order & Agenda Review (3 minutes)

2. Presentation: Summary of Land Use Changes (10 minutes)

3. Discussion: Parcel-Specific Changes

Discussion Question: Do you have any questions, concerns, or comments about the recommended land use designations on the White Gate Farm property (Change #P1)?

Discussion Question: Do you have any questions, concerns, or comments about the recommended Neighborhood Density Residential - Low land use designation near the Brownsville area (Change #G2)?

Discussion Question: Should any non-residential uses be permitted at the northeast corner of Old Trail Drive and Route 250? This area is near two of Crozet's major activity centers (Old Trail Village and the western schools complex) and an indoor athletic facility was recently proposed for this site. However, the 2010 Master Plan recommends limiting new development on Route 250. This area is currently shown as Neighborhood Density Residential with a vegetated buffer on Route 250.

4. Other Areas (remaining time)

Discussion Question: Do you have any questions, concerns, or comments about other changes shown on the proposed 2020 land use plan?

Attachments (see below):

- 1: 2010/2020 Future Land Use Comparison Map (9/15/2020)
- 2: Summary of Land Use Changes (9/18/2020)
- 3: Summarized Land Use Table (9/18/2020)
- 4: Draft Character/Land Use Guiding Principle, Goals, Recommendations

Next Meeting:

Regular Meeting

Wednesday, October 14, 2020 7:00 P.M. – 8:30 P.M.

Crozet Master Plan

Proposed Land Use Changes

A Future Land Use designation specifies the intended future use of a property. While this designation may not be the way the property is currently used or developed, it aligns with the vision outlined in a long-range planning document.

Each Future Land Use category or designation describes the recommendations for future uses (such as office, residential, commercial and mixed-use) and building forms (such as height and block size). These designations inform decisions on future policy changes like rezonings and special use permits, but the current zoning of the property dictates what can happen on it, "by-right" - today.

Potential changes are shown by this circle. A summary of the proposed change and rationale can be found in the document titled "Summary of Proposed Land Use Changes" by referencing the number shown in the circle.

Points of Interest

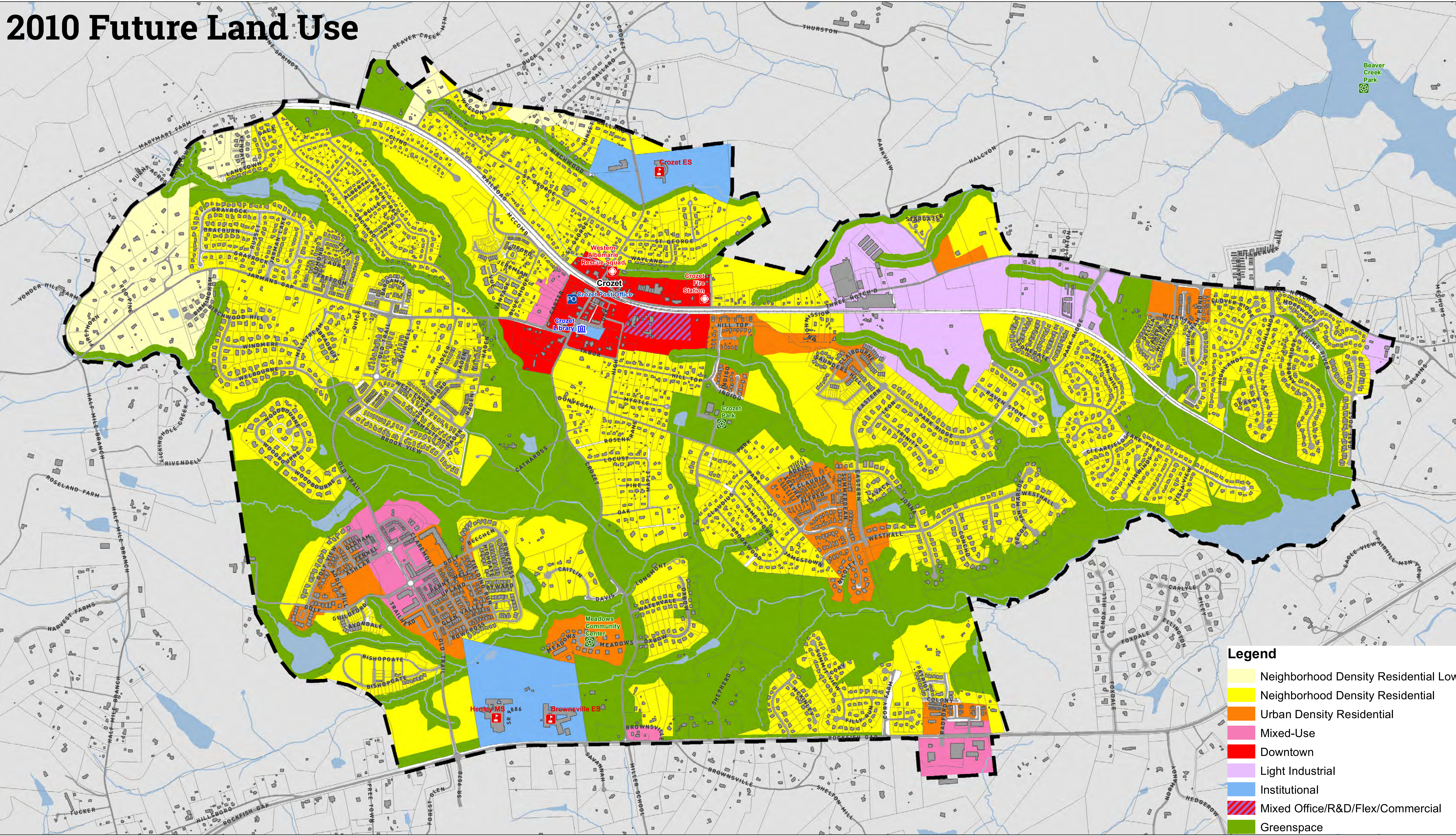
- FIRE/RESCUE STATION
- LIBRARY
- POST OFFICE
- RECREATION/TOURISM
- SCHOOL

Legend

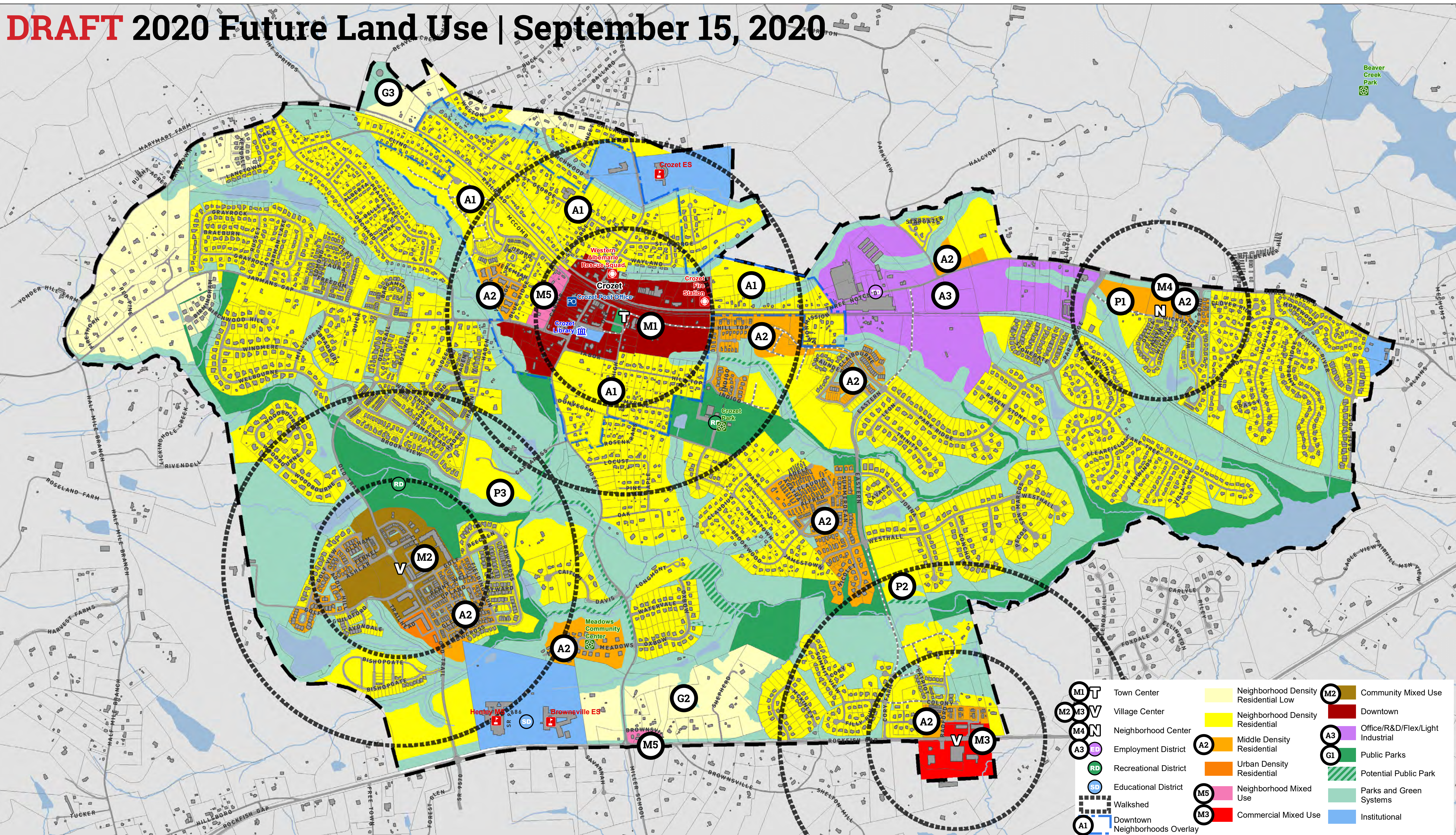
- Roads
- Railroads
- Buildings
- Water Features

0 0.5 1 Kilometers
0 0.25 0.5 1 Miles

2010 Future Land Use



DRAFT 2020 Future Land Use | September 15, 2020



Summary of Land Use Changes
2020 Crozet Master Plan
September 18, 2020

#	New Land Use Category	Rationale/Notes		
<p>New Land Use Categories Two new land use categories are proposed: a Downtown Neighborhoods Overlay and Middle Density Residential. Office/R&D/Flex/Light Industrial replaces the Light Industrial designation in the 2010 Master Plan.</p>				
A1	Downtown Neighborhoods Overlay created for established neighborhoods surrounding Downtown	This overlay was developed to encourage the maintenance and production of affordable housing while ensuring new development is consistent with historic development trends. It would apply to areas designated “Neighborhood Density Residential” surrounding the Downtown area.		
A2	Urban Density Residential replaced by Middle Density Residential	This new land use category was developed to encourage the creation of smaller-scale and more affordable housing types. It replaces the Urban Density Residential areas shown in the 2010 plan. It is also proposed for a parcel-level change on the White Gate Farm property (see Change #P1).		
A3	Light Industrial replaced by Office/R&D/Flex/Light Industrial on Three Notch’d Road.	This change reflects a desire to encourage a broader range of employment-generating uses in Crozet’s historic industrial area.		
<p>Greenspace Delineation Since the 2010 Master Plan, higher-quality environmental mapping data has become available. This revealed that large areas of developable land were shown as Greenspace without defining specific resources for protection or the intended use of the green space. These changes better define the purpose of green spaces and specific areas for protection.</p>				
#	Location	2010 Land Uses	2020 Land Uses	Rationale/Notes
G1	Publicly accessible park areas	Greenspace	Public Parks	Recent Master Plans have distinguished public recreation areas from conservation areas or privately owned recreation areas. County-owned or planned and publicly accessible parks and greenway areas are shown with the “Public Parks” or “Potential Public Park” designations.
G2	Brownsville Road/Crozet Avenue/Route 250	Greenspace + Neighborhood Density Residential	Neighborhood Density Residential - Low	Although most of this area was shown as Greenspace in 2010, these parcels currently have R1 Residential zoning. Desired locations of visual buffers and conservation areas are now shown as Parks and Green Systems, and developable portions of these properties are shown as Neighborhood Density Residential – Low.
G3	TMP 55-46B	Greenspace	Neighborhood Density Residential - Low	The eastern portion of this parcel was shown as Neighborhood Density Residential – Low to reflect existing development rights. The intended conservation/buffer area is shown as Parks and Green Systems to encourage clustering of future development lots on the eastern portion of the parcel.

Mixed Use/Center Designations

The 2010 Master Plan identified a single Mixed Use category that was used in several areas with different scales. Recent Albemarle County Master Plans have included additional Mixed Use categories that better describe an area's intended design and function as well as Center designations that are used to emphasize important areas for connectivity planning. The areas shown as Mixed Use in 2010 were updated with a more specific category and new Centers were shown.

M1	Downtown Crozet	Downtown	Downtown + Town Center + Public Parks	The Town Center designation indicates that Downtown is the primary Center in Crozet. The proposed Plaza is shown as Public Parks.
M2	Old Trail Village	Mixed Use	Community Mixed Use + Village Center	The Village Center designation indicates that Old Trail is a distinct but secondary Center in Crozet. The Community Mixed Use designation improves alignment with other Master Plans and reflects the pedestrian-oriented scale and design of the Old Trail Village Center.
M3	Clover Lawn	Mixed Use	Commercial Mixed Use + Village Center	The Village Center designation indicates that Clover Lawn is a distinct but secondary Center in Crozet. The Commercial Mixed Use designation improves alignment with other Master Plans and reflects the current auto-oriented design of this center.
M4	Wickham Pond area	Urban Density Residential	Middle Density Residential + Neighborhood Center	The Neighborhood Center designation was added to reflect the small-scale approved commercial area and emphasize the importance of connecting this area to Downtown and other activity centers within Crozet.
M5	West side of Carter St., Intersection of Crozet Ave. & Rt. 250	Mixed Use	Neighborhood Mixed Use	The Neighborhood Mixed Use designation improves alignment with other Master Plans and reflects the desired smaller scale of commercial development. It provides a transition from Downtown to residential areas (on Carter St.) and encourages low-intensity commercial uses on a parcel with current Highway Commercial zoning at the intersection of Crozet Avenue and Route 250.

Individual Parcel Changes

The changes to land use designations or greenspace boundaries on these parcels increased their development potential.

P1	White Gate Farm / TMP 56E-2	Greenspace	Middle Density Residential + Neighborhood Density Residential	<p>This split land use designation aims to continue the pattern of development currently in Wickham Pond. Changing this property's designation would support broader housing choice within Crozet and infill development that connects the Park Ridge Drive corridor to Crozet's easternmost neighborhoods.</p> <p>An increase of 49-143 additional units over the 2010 Master Plan could be developed under the revised designation.</p>
P2	Parcels east of Eastern Ave., south of Westhall Dr., north of Lickinghole Creek	Urban Density Residential + Neighborhood Density Residential + Greenspace	Neighborhood Density Residential + Parks and Green Systems	<p>Development in this area has occurred at a lower density than shown in the 2010 Master Plan, and the Eastern Avenue corridor provides a boundary between areas with different development patterns. The portion of Urban Density Residential east of Eastern Avenue was changed to Neighborhood Density Residential to reflect current development and improve legibility of the land use map. The Greenspace boundary was also changed to reflect the actual location of environmental features.</p> <p>An increase of 10-20 additional units over the 2010 Master Plan could be developed under the revised designation.</p>
P3	TMP 56-13	Neighborhood Density Residential + Greenspace	Neighborhood Density Residential + Parks and Green Systems	<p>The Greenspace boundary was changed to reflect the actual location of environmental features.</p> <p>An increase of 23-46 additional units over the 2010 Master Plan could be developed under the revised designation.</p>

2020 Crozet Master Plan Summarized Land Use Table - Draft (September 18, 2020)

	Neighborhood Density Residential (Low)	Neighborhood Density Residential	Downtown Neighborhoods Overlay	Middle Density Residential	Urban Density Residential	Neighborhood Mixed Use	Community Mixed Use	Commercial Mixed Use	Downtown	Office/R&D/Flex/LI	Institutional	Parks & Green Systems	Public Parks
Purpose & Intent	Existing residential areas with density of less than 2 units per acre and areas for future low density development.	Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses.	Maintenance and production of affordable housing and preservation of historic structures in existing neighborhoods.	A variety of housing types, including smaller housing units that are naturally more affordable.	Medium to high-density residential development supported by small to medium scale commercial, retail, and institutional uses.	A mix of residential development and small to medium scale commercial and retail uses.	A mix of medium to high-density residential and community services in a walkable development pattern.	Commercial/retail, service, and automobile-oriented uses, with infill residential or employment-generating uses encouraged.	The most intensely developed area in the heart of Crozet, a mixed use area providing for employment, service and residential uses.	Employment-generating uses supported by secondary commercial, retail, and residential uses to serve employees.	Government buildings, schools, public safety facilities, and public utilities.	Areas providing ecosystem and cultural services (including recreation), critical environmental resources, and areas held in common ownership in existing developments.	Existing and proposed publicly owned parks and greenway systems for active, passive, or social recreational use.
Residential Density & Form	<2 units per acre. Single-family detached and accessory dwellings.	3-6 units per acre. Single-family detached, single-family attached, townhomes, accessory dwellings .	3-6 units per acre, with higher densities allowable if housing and form criteria are met. Single-family detached, duplex, multiplex, bungalow courts, live work unit.	6-24 units per acre. Multiplexes, townhouses, live work units, bungalow courts, accessory dwellings.	6-34 units per acre. Multifamily, townhomes, single-family attached encouraged; single-family detached should be secondary.	Up to 18 units per acre. Multifamily, townhomes, single-family attached, live/work.	6-34 units per acre. Multifamily encouraged; townhouses and single-family attached should be secondary.	6-34 units per acre. Multifamily and mixed use encouraged.	Up to 36 units per acre. Multifamily, preferably within mixed use buildings and live/work units.	6-34 units per acre to support. Multi-family and mixed use encouraged.			
Permitted Non-Residential Uses	Religious assembly, schools and childcare, institutional.	Limited commercial or retail around Centers. Religious assembly, schools and childcare, institutional.	Limited commercial or retail around Centers. Religious assembly, schools and childcare, institutional.	Limited commercial office, or retail around Centers. Religious assembly, schools and childcare, institutional.	Limited commercial office, or retail. Religious assembly, schools and childcare, institutional.	Small-scale commercial and retail, offices. Limited auto-commercial and Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Commercial, retail, and offices. Existing auto-commercial and limited Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Larger commercial and retail, auto-commercial services. Some Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Commercial and retail, offices, hotels and conference facilities. Some Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Offices, research and development, flex spaces, light industrial. Supporting commercial and retail. Institutional uses also permitted.	Education, public safety, public facilities, utilities.	Sensitive environmental features, privately owned open space, natural areas.	Publicly accessible parks and greenway systems.

Character Guiding Principle: Support and strengthen Crozet's history as a self-sustaining town, while welcoming new and infill development that is compatible in scale and design and provides housing choice for all community members.

Goal 1: Support the continued revitalization of Downtown as the historic, cultural, and commercial heart of Crozet with distinctively urban design and support a mixture of uses in Crozet's other designated centers of activity.

- Short term: pursue shared parking agreements to support downtown redevelopment
- Long term: pursue additional parking solutions for downtown such as shuttle service, valet, and/or permanent parking facilities
- Provide wayfinding signage downtown and in other destinations: parking, public amenities, greenways/trails.
- Partner with Downtown Crozet Initiative (DCI) to develop/support programming in Crozet Square
- Update the Downtown Crozet District (DCD) (the current zoning district for Downtown Crozet) to incorporate appropriate downtown design guidelines
- Review/revise commercial use requirements in DCD
- Work with the Downtown Crozet Initiative (DCI) and other community partners to establish formal mechanism for long term improvements and maintenance of public amenities such as Business Improvement District (BID) or special service district
- Develop a priority review process to encourage employment uses within Downtown, Centers, and Employment districts.

Goal 2: Provide a variety of housing options that meet the needs of Crozetians at all income levels.

- Work with Albemarle County housing staff to support affordable housing in Crozet through appropriate incentives and publicly supported partnerships and programs identified in the Housing Albemarle Policy.
- Implement a priority review process to support development of new affordable and workforce housing within appropriate locations including within and adjacent to Centers and the Employment district
- Conduct a survey of Naturally Occurring Affordable Housing (NOAHs) within Crozet; identify programs and tools to support maintenance/preservation of NOAHs
- Consider Housing Rehabilitation Zones for appropriate areas of Crozet, especially within neighborhoods in the Downtown Neighborhoods Overlay
- Update residential zoning categories to remove barriers to housing affordability where appropriate such as minimum lot size requirements, minimum frontage requirements, and minimum parking standards.

Goal 3: Support existing neighborhoods and the historic context of Crozet through ensuring that new and infill development is compatible in design and scale with existing neighborhood fabric and allowing reuse of historic buildings.

- Allow appropriate scales of infill development through the legislative review process
- Carter Street – consider impacts to adjacent residential uses with any legislative proposals
- Update appropriate residential zoning categories to allow accessory dwelling units and the conversion of existing single-family homes into multiple units
- Consider rental inspection zones for appropriate areas of Crozet and develop rental inspection program
- Prioritize the preservation of historic structures through the legislative review process
- Develop pattern book to support downtown neighborhoods overlay (use 2009 Historic Preservation Strategies Report as starting point)
- Develop zoning ordinance overlay to support downtown neighborhoods overlay district

Goal 4: Maintain a distinct rural edge along Crozet's boundary to provide a visual connection to its cultural heritage as a town nestled in the Blue Ridge Mountains.

- Work with community and ARB to identify an appropriate rural streetscape design for Route 250
- Complete streetscape project along Route 250 to include shared use path, buffer landscaping, and elements identified through streetscape design.
- Develop Corridor-specific design guidelines for the Route 250 West Entrance Corridor
- Work with local partners and Virginia Department of Transportation (VDOT) to maintain rural sections of Lanetown Road, Crozet Avenue, and Three Notch'd Road

Goal 5: Leverage and amplify Crozet's artisan community, culture, history, and entrepreneurial spirit through creative placemaking projects and partnerships.

- Work with local partners such as DCI or CCAC to plan and complete community-led placemaking project
- Consider art in public places program
- Work with local schools to design artistic public facilities such as bike racks, transit stops, etc
- Update the Downtown Crozet zoning district (DCD) and other appropriate zoning designations to allow artisan manufacturing and maker spaces
- Update Downtown Crozet zoning district (DCD) and other appropriate zoning designations allow temporary events, festivals, pop-up uses in downtown