



# IMAGINE CROZET

Crozet Master Plan Update

## Crozet CAC Work Session

Land Use & Next Steps | May 12, 2021

# Purpose & Agenda

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- **Land Use Updates**

  - Staff Presentation (10 minutes)

  - CAC Q&A/Discussion (30 minutes)

- **Implementation Next Steps**

  - Staff Presentation (5 minutes)



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Crozet Master Plan Update

## Land Use Updates: May 4 Draft Land Use Chapter

# Revisions to Draft Land Use Chapter

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- No changes recommended to Middle Density Residential land use density or height recommendations
- Changes to narrative and recommendations to clarify and provide additional context:
  - Added text on housing choice (May 4 draft - pg 20)
  - Revisions to Housing Recommendations to match housing choice text (Goal 3)
  - New recommendations about Dark Skies (Goal 4)
  - New recommendation about Old Crozet School site (Recommendation 5B)
  - Additional revisions to goals/recommendations to consolidate and ensure consistency with other chapters
  - Continuing to update and refine Middle Density Housing Types (Appendix)

# Revisions to Draft Land Use Chapter



(Above) The 'Bamboo Grove' development was approved through a rezoning application in Fall 2020. The approved density (9 units per acre) exceeds the recommended density in the 2010 Crozet Master Plan (3-6 units per acre). However, the proposal was supported by the community, due to its form, scale, housing types, and inclusion of affordable housing.  
 Photo Credit: The Housing Lab LLC

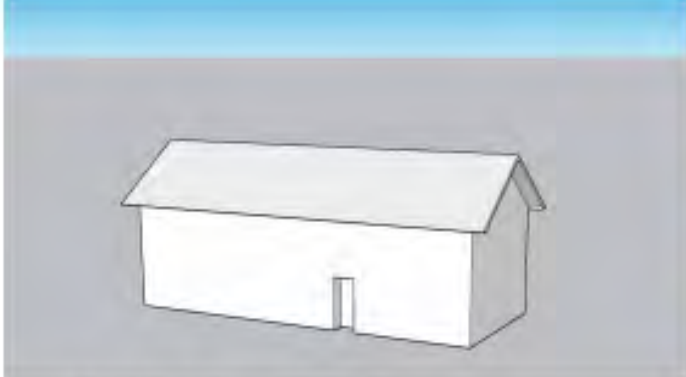
### Housing Choice in Crozet

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 provide housing choice for all community members through appropriately scaled developments (Land Use Guiding Principle).

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 factor, 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 development that preserves existing housing stock, provides Middle Density housing types identified in this Plan, and that are priced within 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.

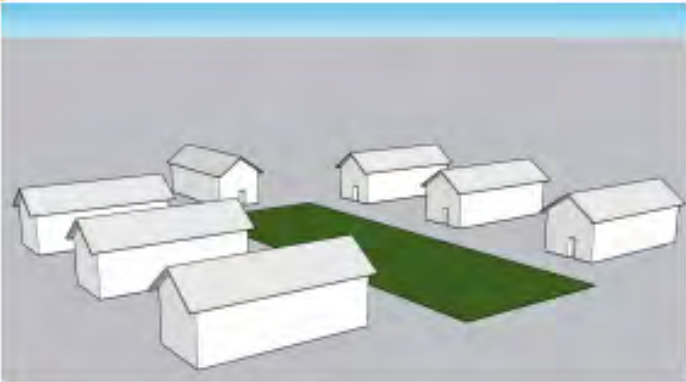


**Small single-family cottages**  
 A building containing one dwelling unit that meets the form guidance below:

- o Height: 1-2 stories
- o Footprint: up to 1000
- o Unit size: up to 1500
- o Lot size: less than .2 ac



(Above) An example of a small, single-family cottage in Crozet.



**Bungalow / cottage courts**  
 A group of small, typically detached, single-unit structures (may contain duplexes) arranged around a shared amenity space visible from the street. The amenity space is a community-enhancing element, which can be a court or green space and unit entrances should be from the shared space. It replaces the function of a rear yard.

- o Height: 1-2 stories
- o Area: .25 acres+
- o Footprint: up to 800 sq ft
- o Unit size: up to 1,200 sq ft



(Above) An example of a bungalow court.  
 Photo Credit: Allison Ramsey Architects



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## Proposed Land Use Change & Supporting Recommendations

# Context & Background

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## **Board of Supervisors Feedback:**

- Questions, comments about housing affordability, equity
- Ensuring we are allowing the appropriate amount of development/growth in the Development Areas

## **Broader Project Themes:**

- Importance of infrastructure, especially sidewalks within/near Downtown
- Importance/focus on Downtown development, funneling growth towards the center of the Development Area
- Challenges associated with cost/timeline of County initiated transportation projects

# Proposed Land Use Change

## Site Description

- Seven parcels
- 15.86 acres
- 7 existing dwellings
- Current density .44 dwellings/acre

## Existing zoning & land use:

- Current Zoning: R2
- Surrounding zoning: R2 & DCD
- Current Land Use: NDR
- Surrounding Land Use: Downtown, Public Land, NDR





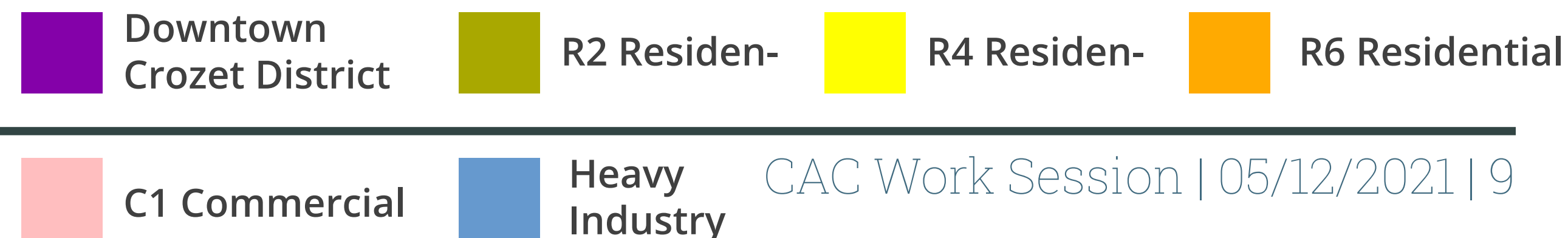
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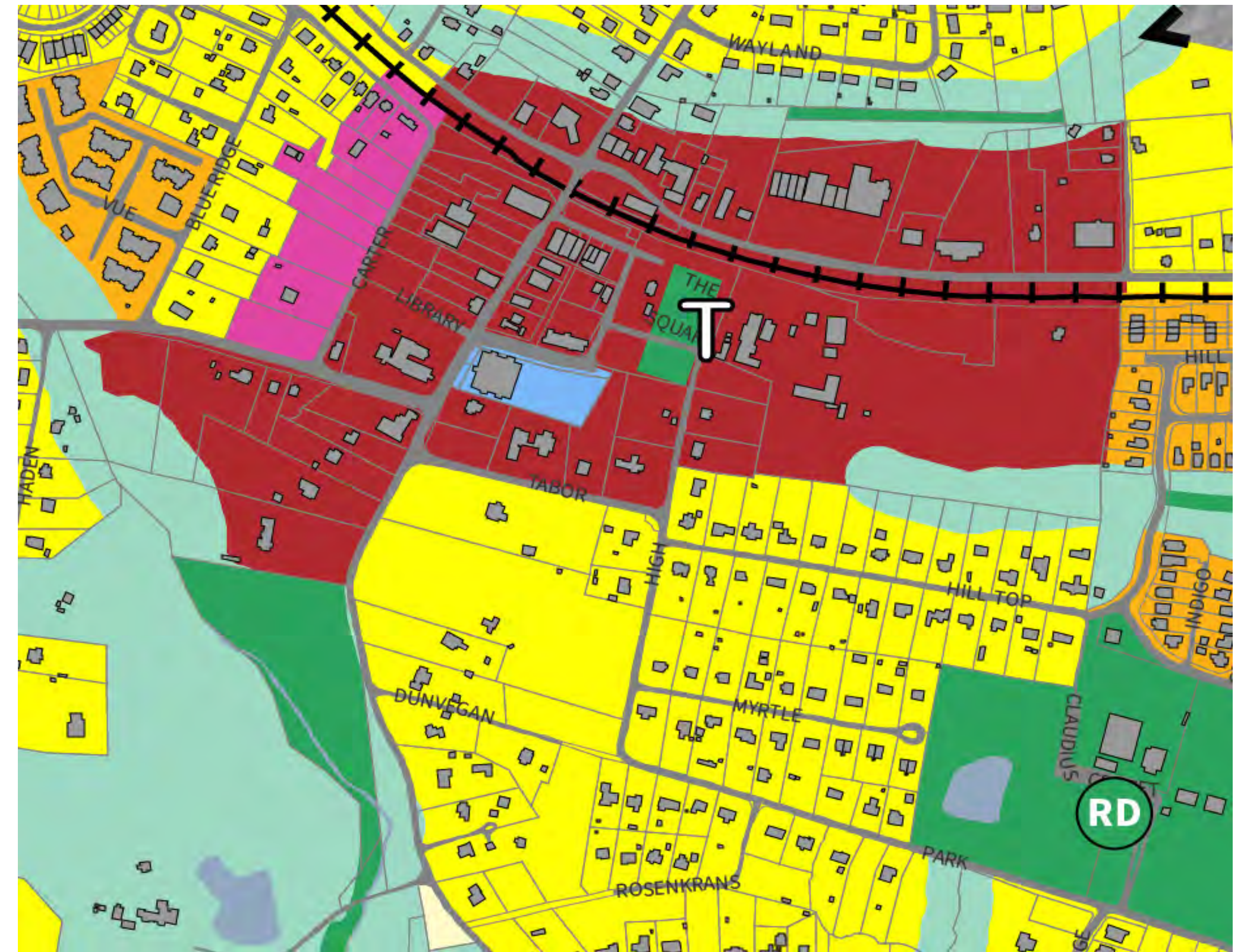
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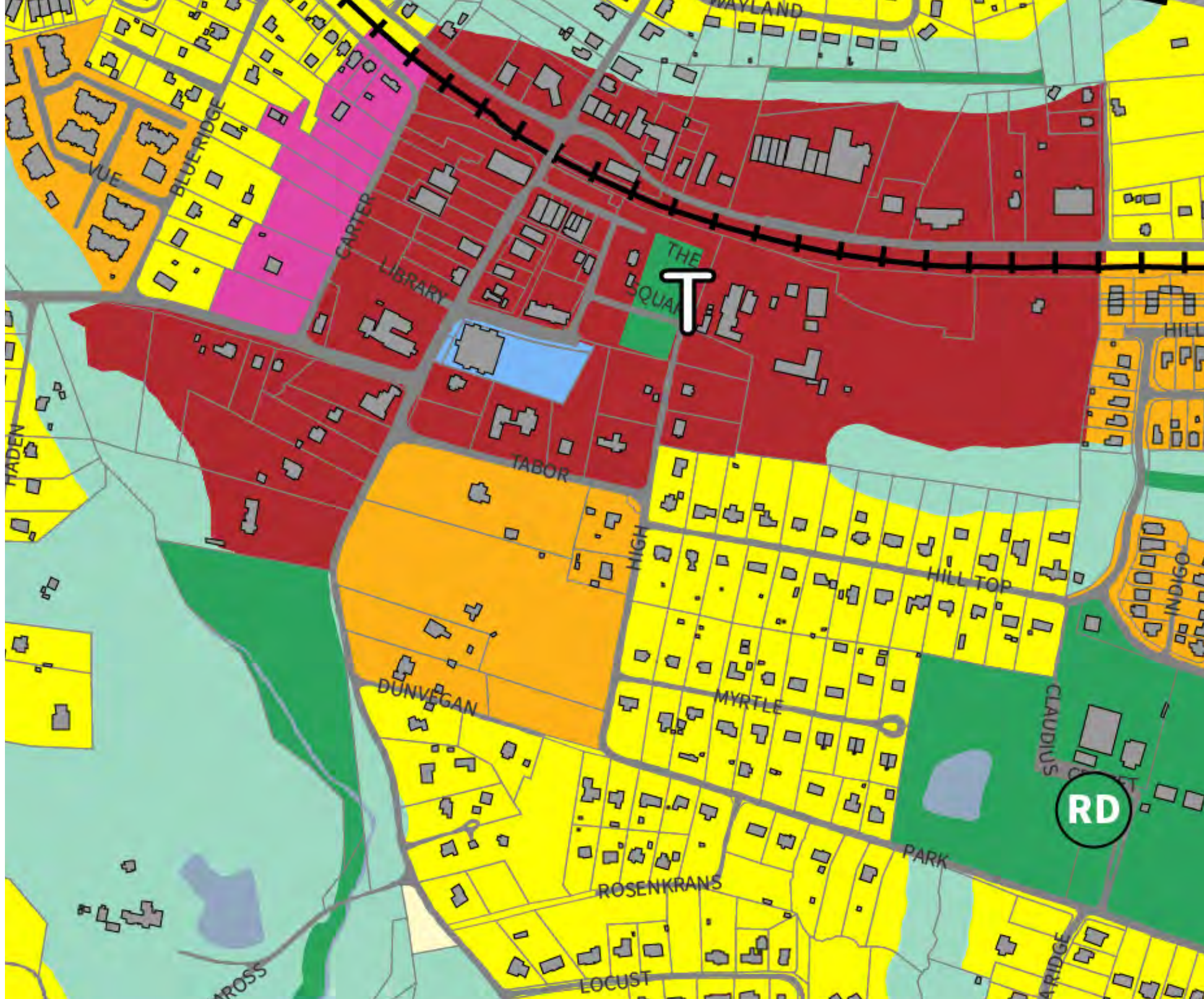
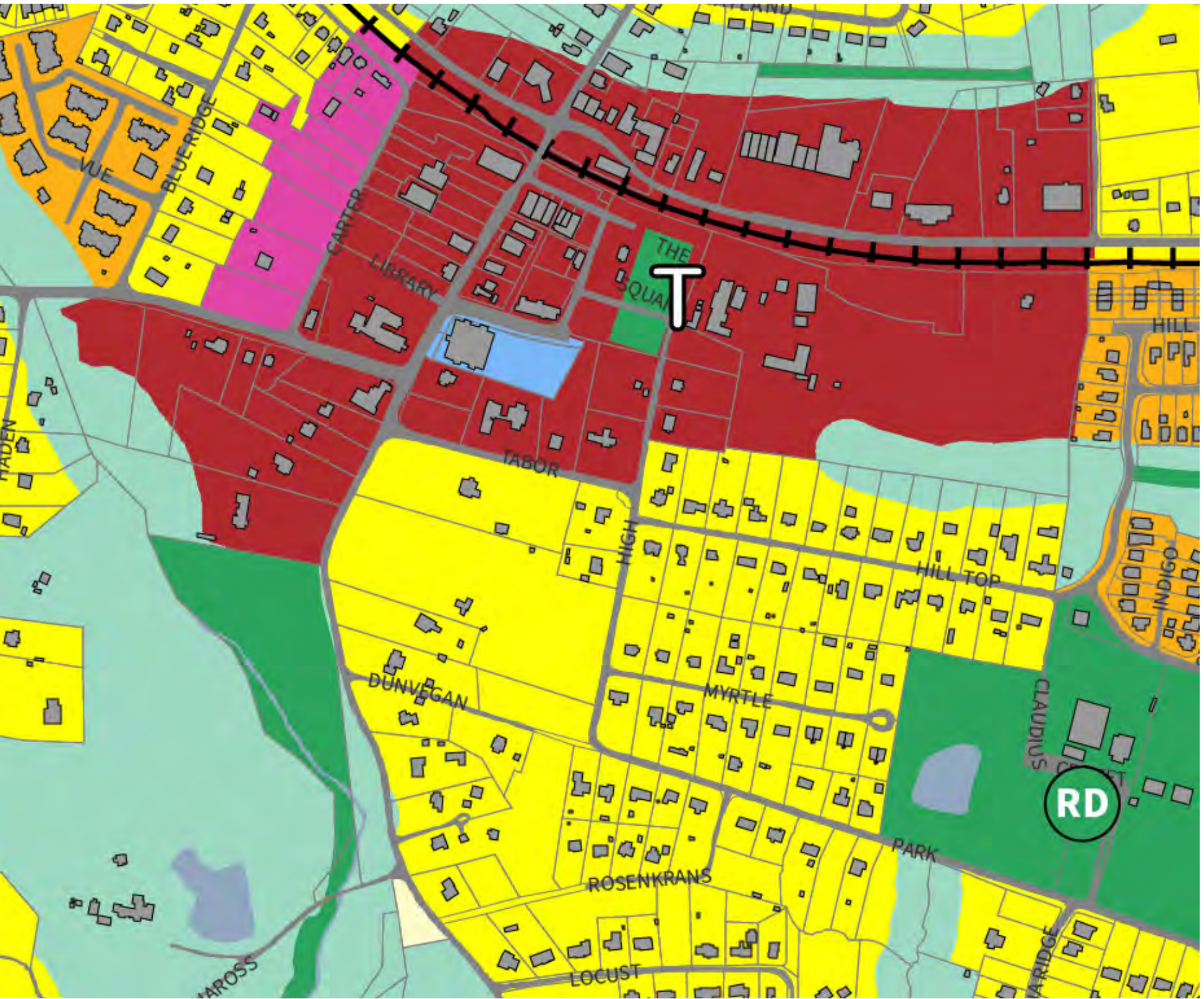
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# Proposed Land Use Change

## Current: Neighborhood Density

## Proposed: Middle Density



# Supporting Narrative & Recommendations

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## **Supporting narrative within the land use chapter:**

- Importance of protection of existing historic homes - identify future use and plan for historic homes during legislative review process
- Importance of protection of existing canopy trees along Crozet Ave/Tabor - work with certified arborist to identify plan for tree protection



# Supporting Narrative & Recommendations

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## Supporting narrative within Transportation chapter:

- Expectation that any future development of these properties would provide or partner in providing infrastructure improvements identified for: Crozet Ave, Tabor St, High St, Dunvegan extension



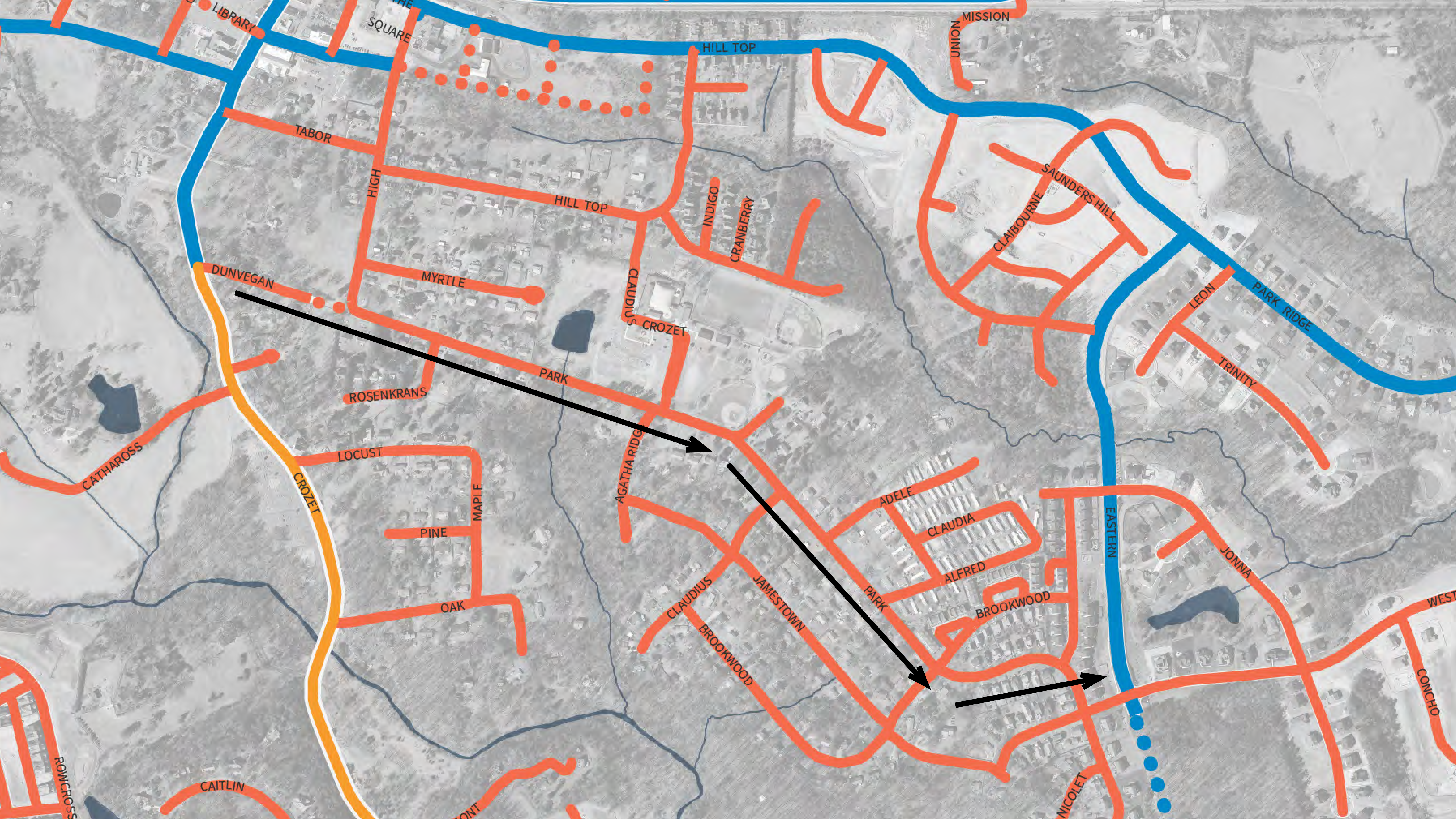
# Supporting Narrative & Recommendations

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## **Transportation chapter - new recommendation:**

- Additional recommendation related to Park Rd/Dunvegan Ln - Recommending a corridor design project to identify street design that will safely accommodate bicycle/pedstrian facilities along this corridor between Crozet Ave & Eastern Ave





LIBRARY

SQUARE

HILL TOP

UNION MISSION

TABOR

HIGH

HILL TOP

INDIGO

CRANBERRY

CLAIBOURNE

SAUNDERS HILL

DUNVEGAN

MYRTLE

CLAUDIUS

CROZET

LEON

PARK RIDGE

ROSENKRANS

PARK

TRINITY

CATHAROSS

LOCUST

AGATHA RIDGE

ADELE

CLAUDIA

EASTERN

JONNA

PINE

MAPLE

CLAUDIUS

JAMESTOWN

PARK

ALFRED

BROOKWOOD

WEST

OAK

BROOKWOOD

NICOLET

CONCHO

ROWCROSS

CAITLIN

FRONT

# Rationale for Proposed Recommendations

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- Board feedback - desire to see more opportunities for affordable housing within Crozet
- Previous CAC feedback - some CAC members had a desire to see more areas of Middle Density Residential within Crozet; some wanted to see the higher densities be concentrated within the center of Crozet
- Partnering with a future developer will support completion of transportation improvements  
Downtown





# Rationale for Proposed Recommendations

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- Provides a substantial opportunity for infill development and middle density housing types in a walkable location adjacent to Downtown
- Additional households near Downtown will help to support Downtown businesses
- Without providing opportunity for higher densities here, more likely to see by-right development that:
  - a) Not likely to provide revenues sufficient to help fund transportation improvements
  - b) Does not provide a transition from high density/intensity Downtown down to lower densities

# Summary & Discussion

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- Does this set of recommendations appropriately balance the community and Board's feedback relating to infrastructure and housing choice?
- Do you have any additional feedback on this set of recommendations?



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Crozet Master Plan Update

# Implementation Next Steps

# Master Plan Next Steps: Implementation

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## **Purpose**

- Share overview information about projects recommended in the draft Crozet Master Plan
- Share cost / timeline estimates to incorporate into prioritization
- Provide opportunity for community members to provide feedback about project prioritization
- Community feedback will be used to identify 'catalyst' projects and 'long-term/redevelopment' projects

# Implementation Engagement Opportunities

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## **1. Implementation Virtual Workshop**

Staff Presentation & Community Member Q&A

*Tuesday, May 25 7:00-8:00pm*

## **2. Implementation 'Pop-Ups'** - staff will be present at outdoor locations around Crozet to share info/answer questions

*• Monday, May 24 8:00-9:30am - outside of Grit Coffee at Old Trail*

*• Monday, May 24 10:00-11:30am - outside Brownsville Market*

*• Wednesday, May 26 3:00-4:15pm - outside of Mudhouse/The Square*

*• Wednesday, May 26 4:30-6:00pm - Crozet Park*

# Implementation Engagement Opportunities

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**[www.PublicInput.com/ImagineCrozet](http://www.PublicInput.com/ImagineCrozet)**

**Implementation Questionnaire will be live  
week of May 24**







**Thank you!**

**Let's stay in touch:  
[www.PublicInput.com/ImagineCrozet](http://www.PublicInput.com/ImagineCrozet)**

**Questions/Concerns?**

Contact Rachel Falkenstein, Planning Manager  
[rfalkenstein@albemarle.org](mailto:rfalkenstein@albemarle.org) | (434) 296-5832 ext. 3272




# Zoning

-  Downtown Crozet District (DCD)
-  C1 Commercial
-  R2 Residential
-  Heavy Industry (HI)
-  R4 Residential
-  R6 Residential



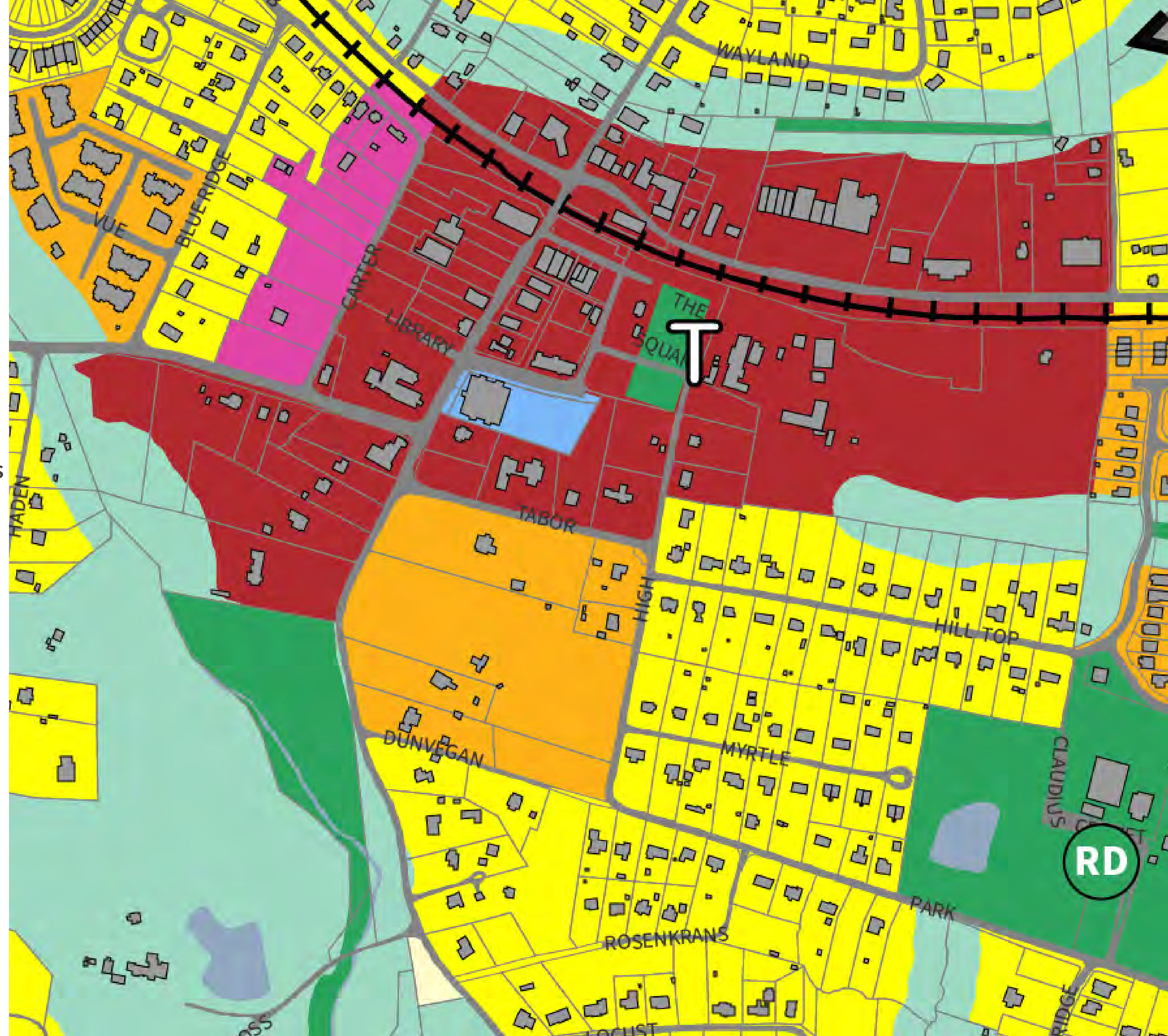


# Location

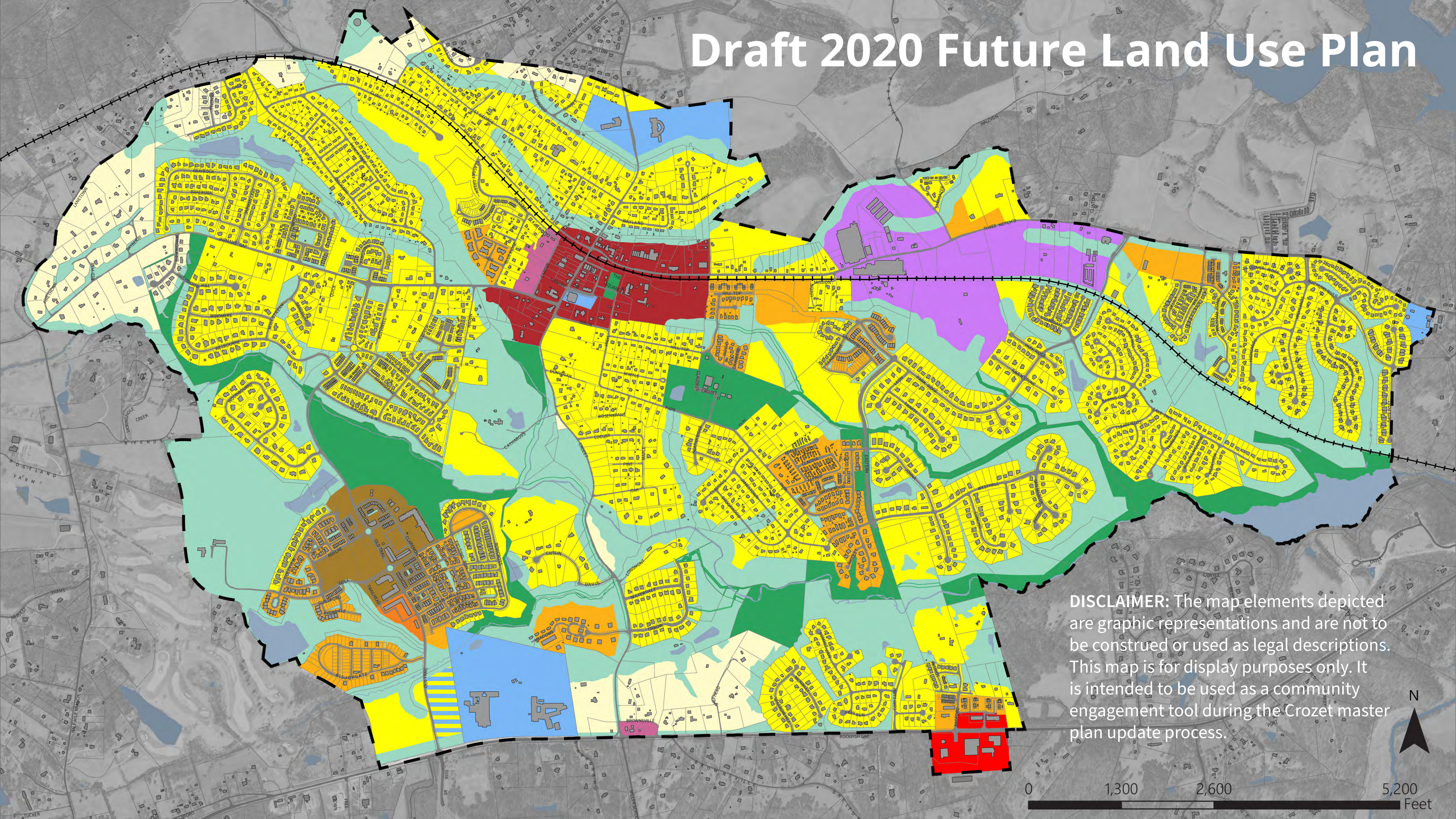
-  Parcel boundaries
-  Water / Streams
-  Buildings



# Proposed Land Use Change



# Draft 2020 Future Land Use Plan



**DISCLAIMER:** The map elements depicted are graphic representations and are not to be construed or used as legal descriptions. This map is for display purposes only. It is intended to be used as a community engagement tool during the Crozet master plan update process.

0 1,300 2,600 5,200 Feet