



**ALBEMARLE COUNTY PLANNING**

**STAFF REPORT SUMMARY**

<b>Project Name:</b> CPA2021-01 Crozet Master Plan Update	<b>Staff:</b> Rachel Falkenstein, Planning Manager Michaela Accardi, Senior Planner II Tori Kanellopoulos, Senior Planner
<b>Planning Commission Work Session:</b> June 22, 2021	<b>Board of Supervisors Work Session:</b> August 4, 2021
<b>Owner:</b> Multiple	<b>Applicant:</b> N/A (County-initiated)
<b>TMP:</b> Multiple <b>Acreage:</b> ~2,914 acres	<b>Comprehensive Plan Amendment:</b> Update of the Crozet Master Plan.
<b>Magisterial District:</b> White Hall	<b>Future Land Use:</b> Multiple
<b>School Districts:</b> Brownsville & Crozet – Elementary; Henley – Middle; Western Albemarle – High	
<b>DA (Development Area):</b> Community of Crozet	<b>Topics for discussion:</b> Crozet Master Plan:- Draft Implementation Chapter & Full Draft Review
<p><b>Discussion/Recommendation:</b> Staff recommends that the Commission review the attached draft Implementation Chapter and Full Draft the 2021 Crozet Master Plan and provide direction to staff on the questions below.</p> <p><b>Q1 – Do the identified Catalyst Projects support the Plan’s Guiding Principles and the County’s Comprehensive Plan? Do you have any suggested changes to the list of Catalyst of Future Implementation Projects?</b></p> <p><b>Q2 – Is the draft Master Plan consistent with the County’s Comprehensive Plan?</b></p> <p><b>Q3 – Do you have any feedback or suggested changes to the draft content of the draft 2021 Crozet Master Plan?</b></p>	

**STAFF CONTACTS:** Rachel Falkenstein, Planning Manager  
Michaela Accardi, Senior Planner II  
Tori Kanellopoulos, Senior Planner

**PLANNING COMMISSION:** June 22, 2021 (Work Session)

**PROJECT BACKGROUND:**

The Crozet Master Plan was first adopted on December 1, 2004 and last updated on October 13, 2010. The 2010 Master Plan establishes expectations for development that compliments Crozet's "small town feel" and supports Crozet's status as a designated Development Area. Site-specific recommendations for future land uses, transportation networks, parks and green systems, and implementation projects are detailed in the 2010 Plan. The Crozet community has experienced substantial growth since the 2010 Master Plan was adopted.

The Board of Supervisors directed staff to begin updating the Crozet Master Plan on September 4, 2019 through a four-phased process. 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 – Q3 2021)

An overview of community engagement and content development for each phase is provided in Attachment 1. The attachment outlines the purpose and outcomes of each of the four planning phases and the community engagement opportunities and participation for the full planning process to-date.

The Master Plan update is currently in the fourth and final phase of work: Plan Draft, Review and Adoption. Staff has completed the first full draft of the Master Plan document, which includes five chapters: Introduction, Transportation, Land Use, Conservation, and Implementation as well as an Appendix.

The Commission has held three 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) and one work session on the draft Transportation and Conservation Chapters (May 12, 2021).

At the Land Use work sessions, the Commission shared feedback with staff about the proposed Middle Density Residential land use category and the proposed Downtown Neighborhoods Overlay. Commission feedback from these meetings was used to revise the recommendations for density and appropriate housing types for the Middle Density Residential land use category.

Based on Commission and community feedback, staff also removed the Downtown Neighborhoods Overlay from the Future Land Use Plan. The draft Land Use Chapter now includes a recommendation for a future Downtown Neighborhoods Architectural and Cultural Resources Study in the narrative. This study will identify the boundaries of the Downtown Neighborhoods and provide recommendations for appropriate infill development and preservation strategies (Attachment 2, pg. LU-19 & LU26).

Staff has continued to revise the draft Land Use Chapter based on Board of Supervisors and community feedback. The Board held a work session on the draft Land Use Chapter on April 7. Board members shared a desire to see more opportunities for affordable housing in Crozet and wanted to ensure that the County is allowing the appropriate level of growth and development within the Crozet Development Area. There have also been additional online and virtual feedback opportunities on the draft Land Use content (summarized in more detail in Attachment 1).

One recent revision to the draft Land Use Chapter includes the application of the Middle Density Residential land use designation to the block bounded by Tabor Street, High Street, Dunvegan Lane, and Crozet Avenue. This block was previously designated Neighborhood Density Residential. The change in land use was prompted by the Board's feedback related to housing and growth. Additional Land Use Chapter revisions include (page references are to Attachment 2):

- Language about Housing Choice in Crozet and infill development (pg. LU-20)
- A new recommendation about community and rooftop solar (pg. LU-26)
- Overview and background information on existing land use and housing types (pg. LU-4).

Staff has also made recent revisions to the Transportation and Conservation Chapters based on community and Commission feedback. The Planning Commission feedback from the May 12 work session on these draft chapters and associated staff response is summarized in Attachment 3.

### **PURPOSE OF THE WORK SESSION:**

This work session is the first opportunity that the Commission will have to review the content of the draft Implementation Chapter (see Implementation Chapter in Attachment 2). The complete list of Master Plan Recommendations from the Transportation, Land Use, and Conservation Chapters are described in more detail in the Implementation Chapter. Each relevant project includes an estimated realization timeframe and cost estimate. The recommendations are also prioritized into Catalyst Projects (0-10 years) and Future Projects (10-20 years) and are listed in priority order.

The list of recommended Catalyst and Future Projects were based on community feedback over the course of the Master Plan process, [feedback from an online questionnaire](#), and CCAC feedback from their June meeting. The recommendations were also vetted with relevant County staff to develop a realistic list of projects that could feasibly be completed within the proposed timelines.

Staff has the following question for the Commission related to the Implementation Content:

**Q1 – Do the identified Catalyst Projects support the Plan's Guiding Principles and the County's Comprehensive Plan? Do you have any suggested changes to the list of Catalyst Projects or Future Projects?**

This work session also provides an opportunity for the Commission to review the full Master Plan draft. As noted above, the Commission has reviewed previous drafts of the Land Use, Transportation and Conservation Chapters. In addition to the Implementation content, the full Master Plan draft also includes a newly drafted Introduction Chapter.

Staff has the following two questions for the Commission related to the 2021 Crozet Master Plan full draft:

**Q2 – Is the draft Master Plan consistent with the County's Comprehensive Plan?**

**Q3 – Do you have any feedback or suggested changes to the draft content of the 2021 Crozet Master Plan?**

The Commission's guidance shared during this work session will be used to continue to refine the draft Master Plan. Commission feedback and a revised Master Plan draft will be shared with the Board of Supervisors at an August 4, 2021 Work Session. Based on the Board's feedback and direction in August, a public hearing could be scheduled for the Commission in September of 2021.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Planning Commission review the draft Crozet Master Plan and provide direction to staff on each of the above questions.

**Attachments:**

Attach. 1: [Crozet MP Engagement & Content Development Summary](#)

Attach. 2: [Draft 2021 Crozet Master Plan \(6/14/2021\)](#)

Attach. 3: [May 12 PC Work Session Feedback and Response Summary](#)