

## COMMUNITY MEMORANDUM

**TO:** Albemarle County Community Members

**FROM:** Kyle Redinger

**RE:** Response to Crozet Community Advisory Committee's February 17, 2016 letter titled "Summary Comments on Proposed Adelaide Project Rezoning"

**DATE:** May 2<sup>nd</sup>, 2016

The Crozet Community Advisory Committee ("CCAC") provided specific summary comments to the Board of Supervisors and Planning Commission about Adelaide in a letter dated February 17, 2016. This memorandum demonstrates the changes made to Adelaide in response to that letter.

It is important to note that the original comments diverge from the recommendations and analysis of Staff, the goals set by the Planning Commission, and the Master Plan. We understand land use incorporates a variety of different needs and stakeholders, which is why we have engaged with multiple community meetings, and made a strong and formal effort to design a community that best meets the needs of the various stakeholders.

Our current plan has reduced the unit count from 93 to 80 units; this includes 40 single family detached homes (up from zero); park size has increased; setbacks now preserve substantial amount of existing trees; and the layout now places detached homes adjacent to existing developments and complies with the expectations of the County.

In the attached Table ("Table 1: Responses to CCAC Comments"), we provide a discussion and specific points, which address the CCAC letter.

Please take time to consider the original comments and concerns of the CCAC and how they have been addressed.

Sincerely,

Kyle Redinger

**Table 1: Responses to CCAC Comments**

| CCAC Comment from 2/17/16 Letter   | Specific Adelaide Changes Which Address CCAC Comments   |
|--|---|
| <p>1. <i>The CCAC is concerned about traffic safety along this specific part of Route 250.</i></p>   | <ul style="list-style-type: none"> <li>• We have worked extensively with traffic engineers and VDOT to ensure safety and compliance with road standards</li> <li>• We examined accident rates along Adelaide frontage and found that accidents are significantly lower than frontages to the east and west</li> <li>• We setback the trail from 250, to create a safer pedestrian and bike path than originally designed</li> </ul>   |
| <p>2. <i>The proposed density is inconsistent with other development on this part of Route 250.</i></p>  | <ul style="list-style-type: none"> <li>• We reduced density for the entire site</li> <li>• We put single family detached homes next to existing developments, to provide more consistency with surroundings</li> <li>• We better incorporate natural buffers and create a “green moat” around Adelaide</li> </ul>   |
| <p>3. <i>The Crozet Master Plan does not encourage this density of development at this location and the proposed density is not appropriate along Route 250.</i></p> | <ul style="list-style-type: none"> <li>• We conducted a formal work session with the Planning Commission in which they found that the density was consistent with the Master Plan; they asked for us to re-design and add more detached units</li> <li>• We reduced density for the entire site and added more detached units</li> <li>• The Architectural Review Board did not object to our plans, but will need to approve any attached units along 250, ensuring good design for those units</li> <li>• We increased our setback from Route 250, creating a larger tree buffer and less road visibility to protect the entrance corridor</li> <li>• We studied existing developments, including Liberty Hall, and Old Trail that have similar densities along 250 and other entrance corridors</li> </ul> |
| <p>4. <i>We encourage development with single family detached homes at this location in accordance with the Crozet Master Plan.</i></p>                              | <ul style="list-style-type: none"> <li>• While similar rezonings in the same Master Plan designation saw between 62% to 100% of homes attached, we decreased our attached home count from 93 to 40 units, or 50% of total homes, far below the average</li> </ul>   |
| <p>5. <i>Therefore we recommend denying this rezoning request.</i></p>   | <ul style="list-style-type: none"> <li>• Based on Staff, community and Planning Commission recommendations, we have significantly adjusted our plans to address the issues that were formally brought before us by the CCAC</li> </ul>  |

## Figure 1: Original Letter from CCAC Dated February 17<sup>th</sup>, 2016

**Crozet Community Advisory Committee ("CCAC")  
Summary Comments on Proposed Adelaide Project Rezoning  
February 17, 2016**

The CCAC offers the following comments to the Planning Commission ("PC") and the Board of Supervisors ("BOS") regarding the currently proposed rezoning associated with the proposed Adelaide development in the Crozet Growth Area of western Albemarle County:

1. The CCAC is concerned about traffic safety along this specific part of Route 250.
2. The proposed density is inconsistent with other development on this part of Route 250.
3. The Crozet Master Plan does not encourage this density of development at this location and the proposed density is not appropriate along Route 250.
4. We encourage development with single family detached homes at this location in accordance with the Crozet Master Plan.
5. Therefore we recommend denying this rezoning request.

A letter dated December 14, 2015 from the Cory Farm Homeowners Association and a petition circulated by the Association are attached.

I, David A. Stoner, do hereby certify that the foregoing was adopted by the Crozet Community Advisory Committee at its regular monthly meeting held February 17, 2016 by a motion made by Leslie Burns, seconded by John Savage. CCAC members present: David A. Stoner, Acting Chair; Mary Gallo, Acting Vice Chair; George W. Barlow, III, Secretary; Beth Bassett; Leslie Burns; Kim Connolly; Mary Gallo; Kim Guenther; Lisa Marshall; John McKeon; John Savage; and Brenda Plantz.

Signed:



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David A. Stoner, Acting Chair  
Crozet Community Advisory Committee

Figure 2: Revised Adelaide Plans

