

## **Land Use Overview: page 4**

**County:** The Guiding Principle for Land Use within Crozet is:

“Support and strengthen Crozet’s history as a self-sustaining town, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members.”

**My comment:** I would like to see the original language from the 2004 master plan included. In most cases, the analysis ties directly to population, which is project to reach 11,000 to 12,000 in a twenty year build-out. To date, with the amount of housing already built and approved the population will exceed the 12,198 "Ideal Maximum Population" put forth by the county consultants during the 2004 master plan.

## **Existing Conditions & Future Growth: page 4**

**County:** The majority of Crozet is designated for residential development, but much of the land is already developed or built out. There are few remaining large vacant parcels within Crozet that do not already have pending site development applications under review. Infill of existing areas is likely to become a more significant portion of future housing development in Crozet. Throughout the course of the Master Planning process, the community has expressed a desire to support affordable housing; infill and development of smaller vacant sites presents an opportunity to support this goal.

**My comment:** Not required. Replace The community of Crozet has supported affordable housing through the imposition of the 15% affordable housing proffer for all new rezoning’s as well as incorporating affordable housing into the fabric of the community through the county's "Model Neighborhood" development format. The community continue to support this model to ensure there is a continuing supply of affordable housing. Furthermore, the community of Crozet supports the recommendation to increase the proffer limit for affordable housing units, from 15 to 20 percent.

## **Land Use Guiding Principle: Page 6**

**County:** • 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.

**My comment:** • Tried this with PHA and it didn't work out so good for Crozet. Please remove this section. This should be removed.

**County:** 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

**My comment:** Covered under neighborhood model. Remove this section.

**County:** • Consider Housing Rehabilitation Zones for appropriate areas of Crozet, especially within neighborhoods in the Downtown Neighborhoods Overlay

**My comment:** Already voted against this remove this section.

**County:** Updating residential zoning to allow exterior accessory dwellings and conversion of existing single-family homes into multiple units.

**My comment:** Already covered in model neighborhood form of development. Remove this section.

Urban Design Guidelines: This section is not needed.

**County:** Neighborhood Center: Wickham Pond Neighborhood Service Centers are intended to provide areas of activity that support surrounding residential neighborhoods. Neighborhood Service Centers should contain small-scale, mixed-use development patterns that are compatible with surrounding uses. The focal point of these centers should be an improved transit stop or a public amenity. Neighborhood Service Centers are smaller in size and intensity than Town and Village Centers and have a one-quarter mile walkshed. Development should be pedestrian-scale and walkable from adjacent neighborhoods. Vertical mixed-use buildings with active ground-floor uses are encouraged. The Wickham Pond future mixed-use area is the only Neighborhood Service Center in the Crozet Development Area. The zoning for Wickham Pond allows up to 16,000 square feet of small-scale retail, commercial, and institutional uses. The center point of the Neighborhood Service Center is located on the undeveloped Wickham Pond property along Route 240. There is an existing JAUNT transit stop on Wickham Pond Drive. Future development in this Center should enhance multimodal connectivity, especially to Park Ridge Drive and the adjacent Employment District. Future development should also provide permanent transit infrastructure to serve eastern Crozet.

**My comment:** No longer needed. Acme property has the potential to supply any needed services for eastern Crozet. This section was included by the county to support the upcoming rezoning proposal.

#### **Employment District:**

**County:** There are significant opportunities for infill and new development to occur throughout the District.

**My comment:**

**County:** Residential uses could be allowable in the Employment District, especially as a way to provide live/work opportunities for workers employed by businesses in the District. However, residential uses should be clearly secondary to businesses that generate employment. Further, the presence of residential should not preclude future light industrial uses in the District. Residential uses are encouraged to locate on upper stories of mixed use buildings. These uses are not permitted within the Acme site, even with future redevelopment.

**My comment:** Remove this reference to residential development. The community can take up this issue based on a submission by a developer. If this is included, we give up that right

## **Town Center Downtown: Page 20**

**County:** the near term, the residential neighborhoods within the quarter mile walkshed of Downtown that are designated for Neighborhood Density Residential are not encouraged for significant redevelopment. More study and neighborhood outreach is needed (as described in the Downtown Neighborhoods Design Guidance section) to determine appropriate levels of infill and redevelopment for these neighborhoods

**My comment:** this section should be removed. It is already stated in the plan that older neighborhoods should be maintained.

**County:** on-residential uses within the Downtown core should decrease in scale and intensity as they transition toward primarily residential neighborhoods. Though this land use category calls for residential uses to be secondary and within mixed use buildings, it should be noted that the current retail market within Crozet may not support vertical mixed use for the entire Downtown area. Smaller live/work units, townhouses, and multiplexes may be appropriate in some areas, especially around the edges of Downtown, adjacent to existing residential neighborhoods.

**My Comment:** Remove this section. The county consultants developed the downtown plan and approved by the community. If any changes to the design pattern are to be make, it should be done with the consent of the community.

## **Downtown Design Guidance: Page 21**

**County:** Given these neighborhoods' location close to Downtown, these areas could also provide an opportunity for additional infill development, if designed appropriately. Consideration could be given to allowing additional density for accessory dwellings and conversion of existing homes to multiple units to provide additional affordable or workforce housing.

**My comment:** Remove this section. Not needed.

**County:** a new historic overlay zoning district, or a zoning update to allow appropriate scaled infill and redevelopment within these neighborhoods, while still addressing impacts such as parking and pedestrian infrastructure.

**My comment:** Remove this section. Not needed.

## **Village Center: Clover Lawn: page 22**

**County:** New and infill development should establish a more interconnected street and pedestrian network, and human-scaled, walkable development patterns.

**My comment:** Remove this section. Clover lawn is already built out.

### **Neighborhood Wickham Pond Center page 22:**

**County:** Neighborhood Service Centers are intended to provide areas of activity that support surrounding residential neighborhoods. Neighborhood Service Centers should contain small-scale, mixed-use development patterns that are compatible with surrounding uses. The focal point of these centers should be an improved transit stop or a public amenity. Neighborhood Service Centers are smaller in size and intensity than Town and Village Centers and have a one-quarter mile walkshed. Development should be pedestrian-scale and walkable from adjacent neighborhoods. Vertical mixed-use buildings with active ground-floor uses are encouraged. The Wickham Pond future mixed-use area is the only Neighborhood Service Center in the Crozet Development Area. The zoning for Wickham Pond allows up to 16,000 square feet of small-scale retail, commercial, and institutional uses. The center point of the Neighborhood Service Center is located on the undeveloped Wickham Pond property along Route 240. There is an existing JAUNT transit stop on Wickham Pond Drive. Future development in this Center should enhance multimodal connectivity, especially to Park Ridge Drive and the adjacent Employment District. Future development should also provide permanent transit infrastructure to serve eastern Crozet.

**My Comment:** This section needs to be removed. The only reason it's included is to aid in staff support for the proposed development.

### **Employment Districts: page 23**

**County:** Residential uses could be allowable in the Employment District, especially as a way to provide live/work opportunities for workers employed by businesses in the District. However, residential uses should be clearly secondary to businesses that generate employment. Further, the presence of residential should not preclude future light industrial uses in the District. Residential uses are encouraged to locate on upper stories of mixed use buildings. These uses are not permitted within the Acme site, even with future redevelopment.

My comment: Remove this section. This area is zoned LI. There is limited amount of LI zoned land in the county. If a developer wants to present a plan to the community that has a mixture of uses, the community can evaluate the plan at that time. No need to agree to additional residential zoning.

### **Rural Edges: page 25**

This section describes development on the rural side of the growth area border, but leaves out the issue of development along Rt 240. We should replace it with the description in the original master plan:

#### **FRINGE AREAS**

**Most of the periphery of the Crozet Development Area is recommended for the lowest density of development consistent with Rural Area designation in the Comprehensive Plan. The importance of Route 250 as a scenic by-way has been reinforced throughout the public process of developing the**

**Master Plan. The recommendation supports the preservation of the rural setting along much of Route 250 West as well as the eastern portion of Rt. 240.**

**Finally, there is not need for the graphics included in the county version of the master plan. They are only included to support their position of shoving as much growth into Crozet as possible.**