



Crozet Master Plan

content review / update topics
ccac session #3 - future land use




individual chapter review

Transportation - March 13, 2019

Parks & Green Systems - April 10, 2019

Future Land Use - May 8, 2019



tonight's agenda

The Comp Plan, Zoning, & the Master Plan - 10 minutes

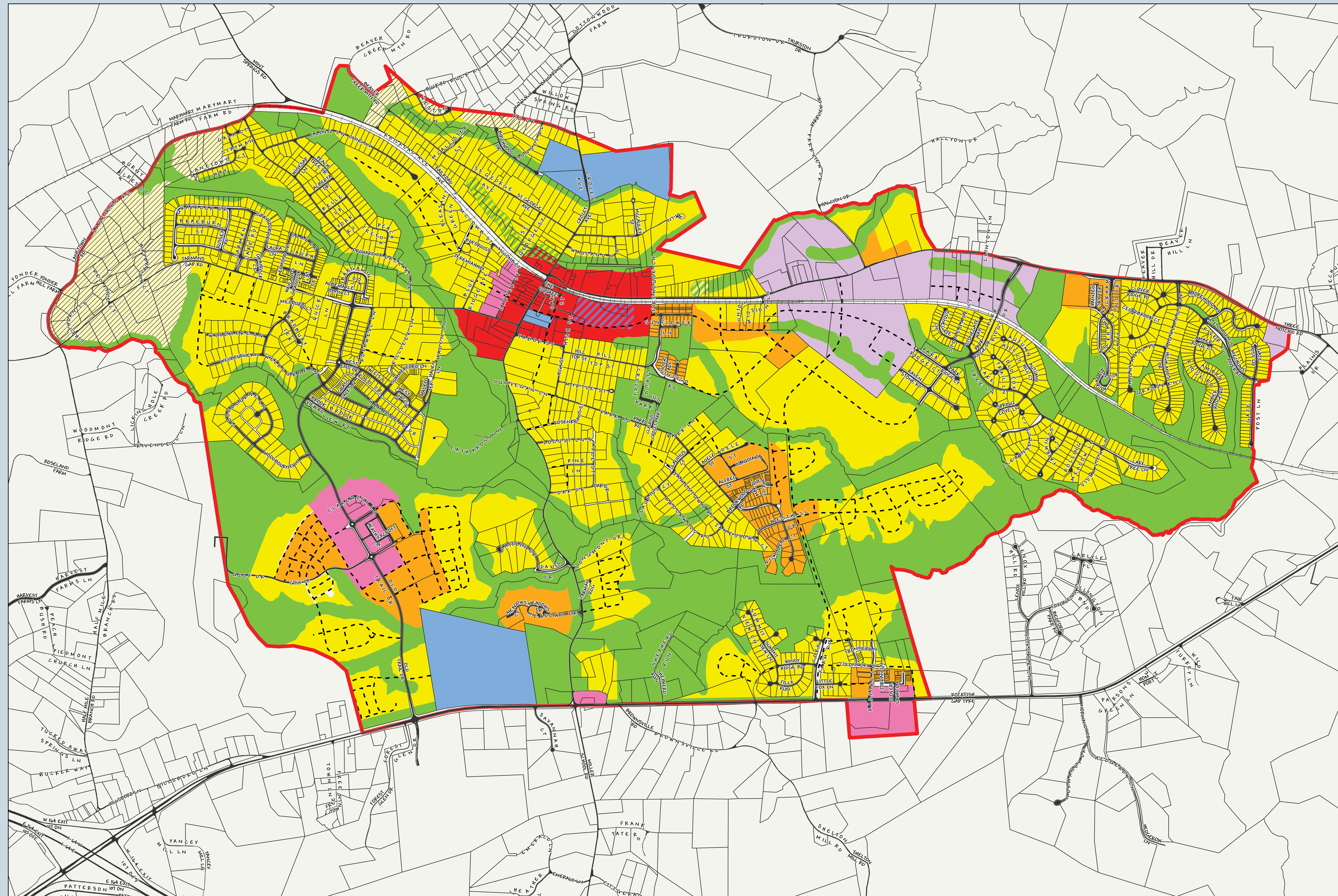
Small Group Discussions - 30 minutes

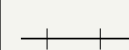

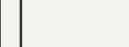






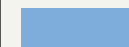


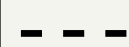

Report Out - 5 minutes



Crozet Master Plan Land Use Plan

Prepared by Albemarle County | Office of Geographic Data Services(GDS).
Map created by Derek Bedarf, September 16, 2010.

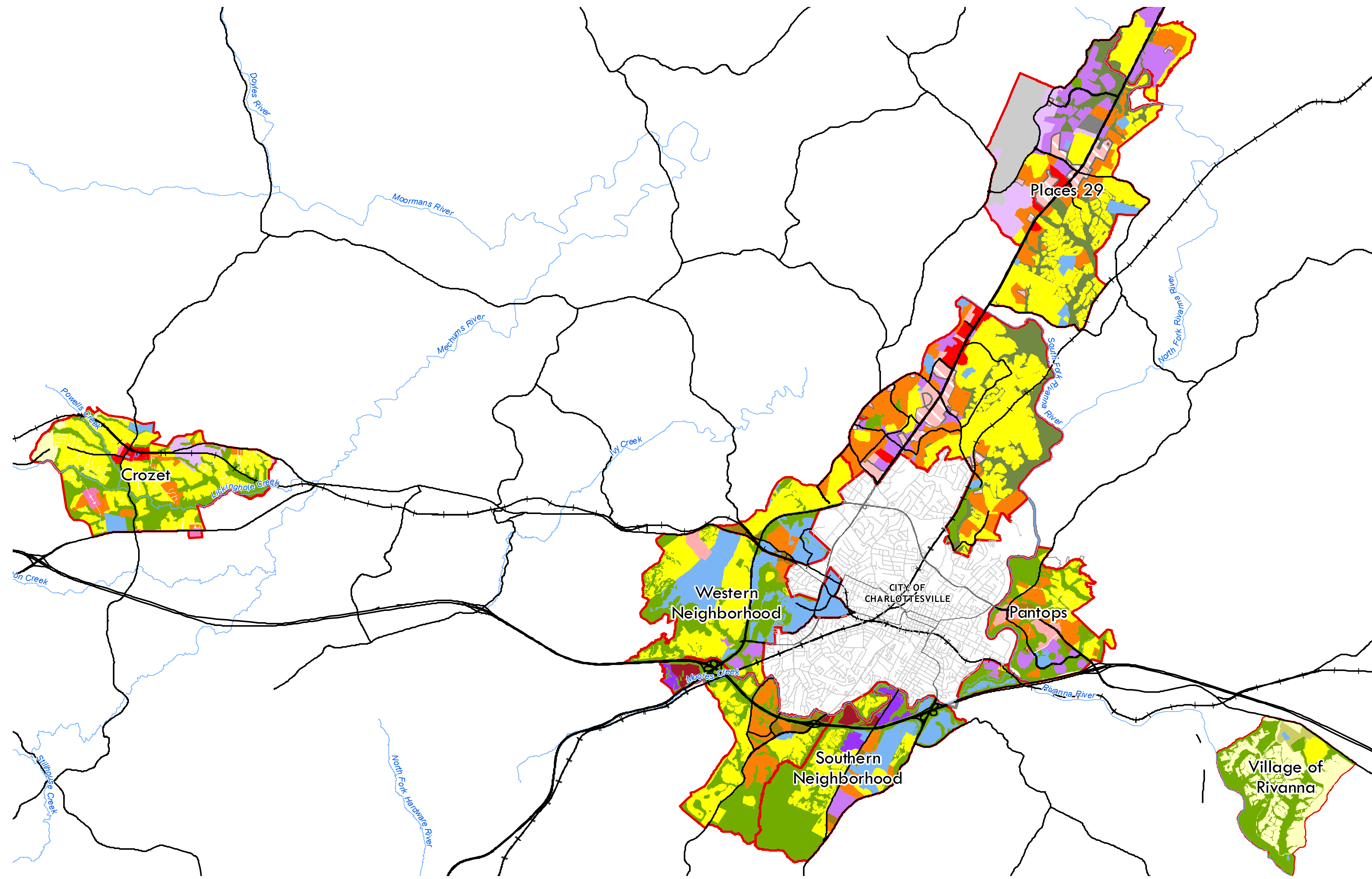


-  Railroad
-  Crozet Development Area
-  Parcels
-  Greenspace *
-  Neighborhood Density Residential (Low)
-  Neighborhood Density Residential
-  Urban Density Residential
-  Mixed-Use
-  Downtown
-  Institutional
-  Light Industrial
-  See Crozet Master Plan Text
-  Potential Roads/Connections
-  Potential Stream Buffer Reduction **

* Refer to Parks & Green Systems Map

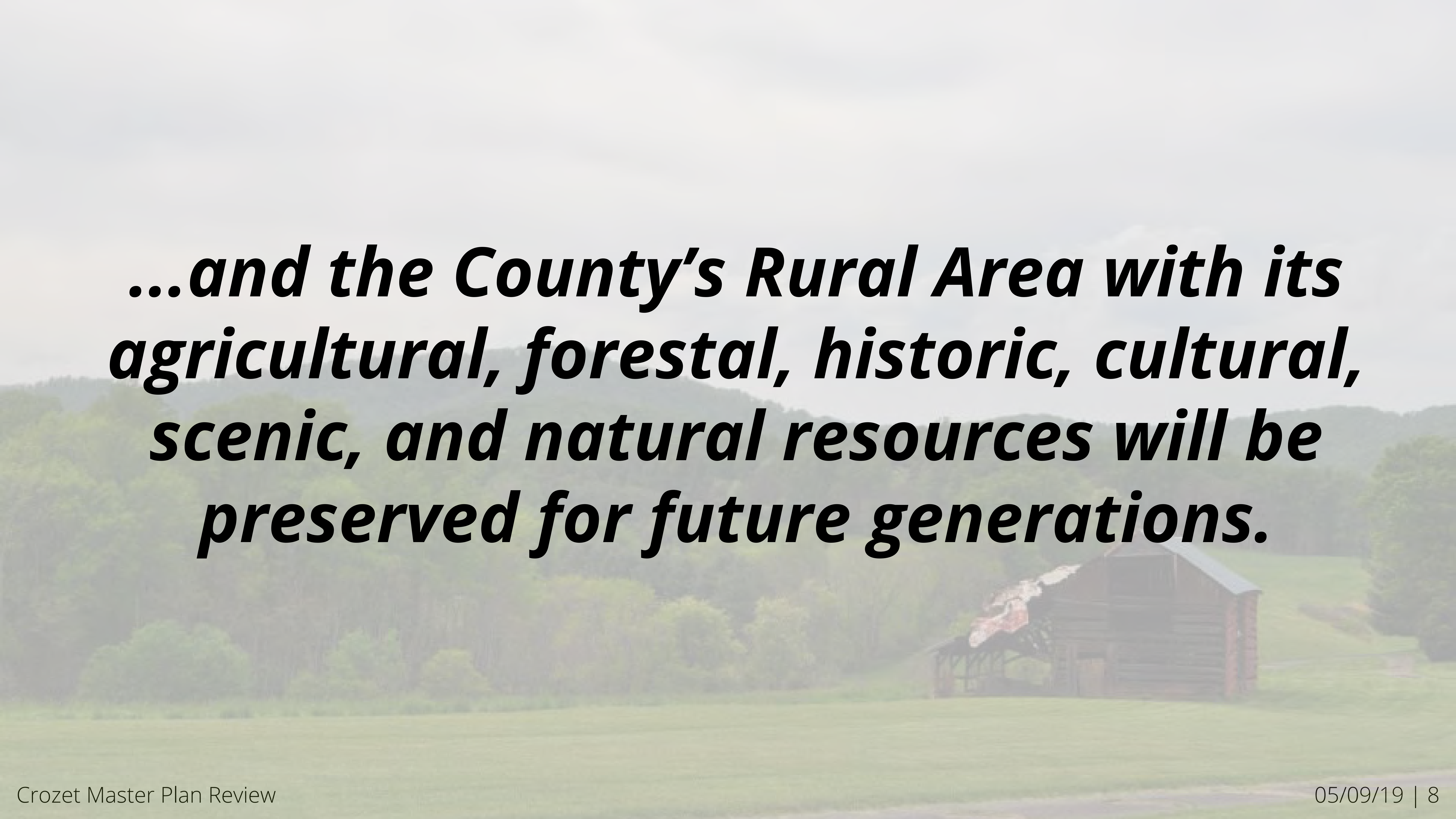
The Albemarle County Comprehensive Plan establishes a 20-year vision for the County.

It contains overarching policies as adopted by the Board of Supervisors, including the County's Growth Management policy. The Master Plans are incorporated into the Comprehensive Plan.





***Albemarle County's Development Areas
will be attractive, vibrant areas for
residents and businesses, supported by
services, facilities, and infrastructure.
Growth will be directed to the
Development Areas...***



...and the County's Rural Area with its agricultural, forestal, historic, cultural, scenic, and natural resources will be preserved for future generations.



In order to create attractive and vibrant Development Areas, the County encourages quality design meeting the principles of the **Neighborhood Model.**

Instead of strip and car-dependent development, the Neighborhood Model sets an expectation for an urban form that can stand the test of time and contributes to a community's sense of identity and place.

The Neighborhood Model Principles

- 
- 1. Pedestrian Orientation**
 - 2. Mixture of Uses**
 - 3. Neighborhood Centers**
 - 4. Mixture of Housing Types & Affordability**
 - 5. Interconnected Streets & Transportation Networks**
 - 6. Multimodal Transportation Opportunities**
 - 7. Parks, Recreational Amenities, and Open Space**
 - 8. Buildings and Spaces of Human Scale**
 - 9. Relegated Parking**
 - 10. Redevelopment**
 - 11. Respecting Terrain & Careful Grading & Re-grading of Terrain**
 - 12. Clear Boundaries with the Rural Area**

The Master Plans implement the Comprehensive Plan's Growth Management Policy and the Neighborhood Model.

They determine the **future land uses** that will promote the community's desired character.

They recommend a **transportation** network and key neighborhood connections.

They set expectations for **parks** and **green space preservation**.

They identify **key implementation projects**.

The Comprehensive Plan is a **visionary policy tool**.

It is used to inform potential future development.

A major tool to implement the Comprehensive Plan is the Zoning Ordinance - **the law**.

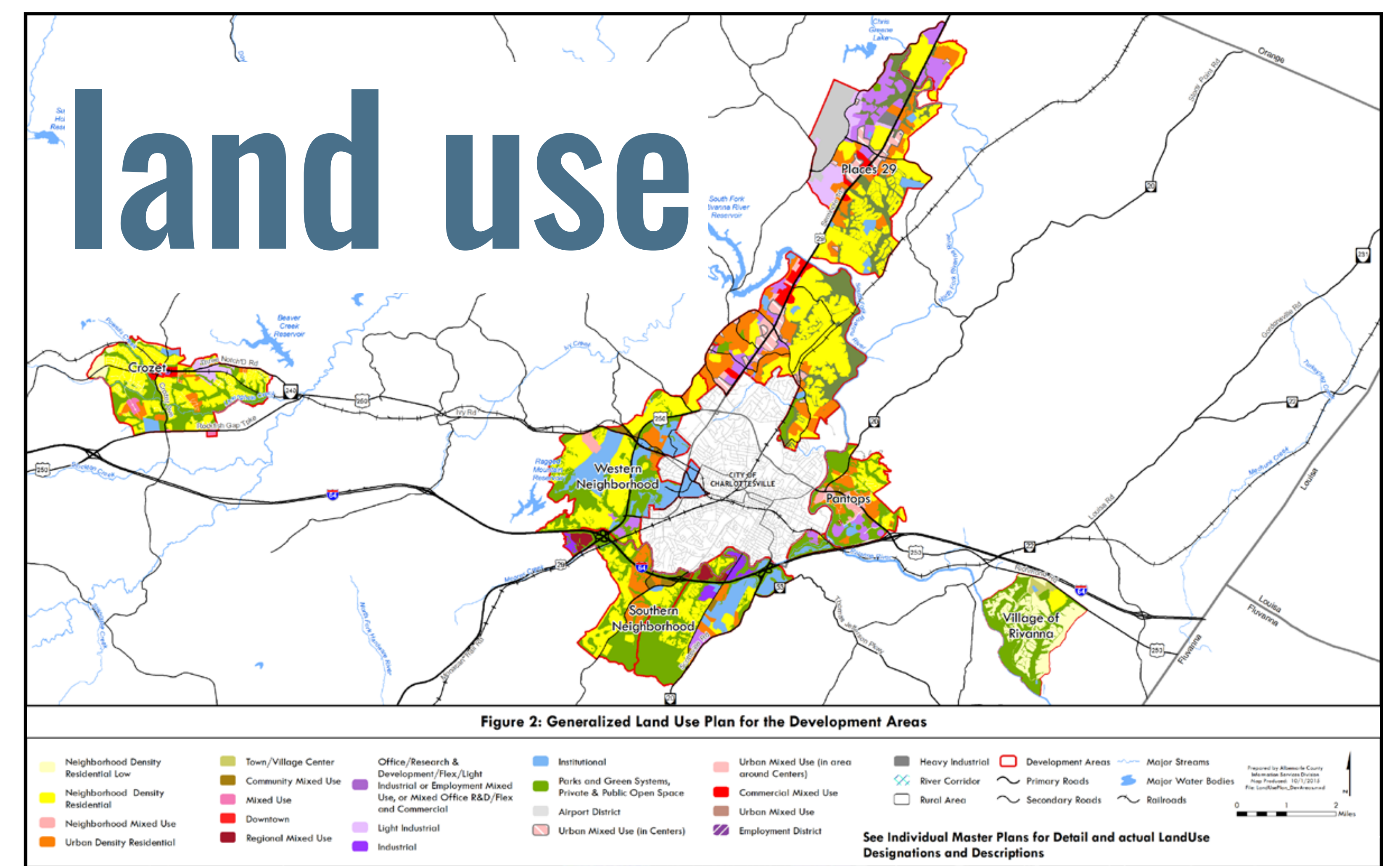
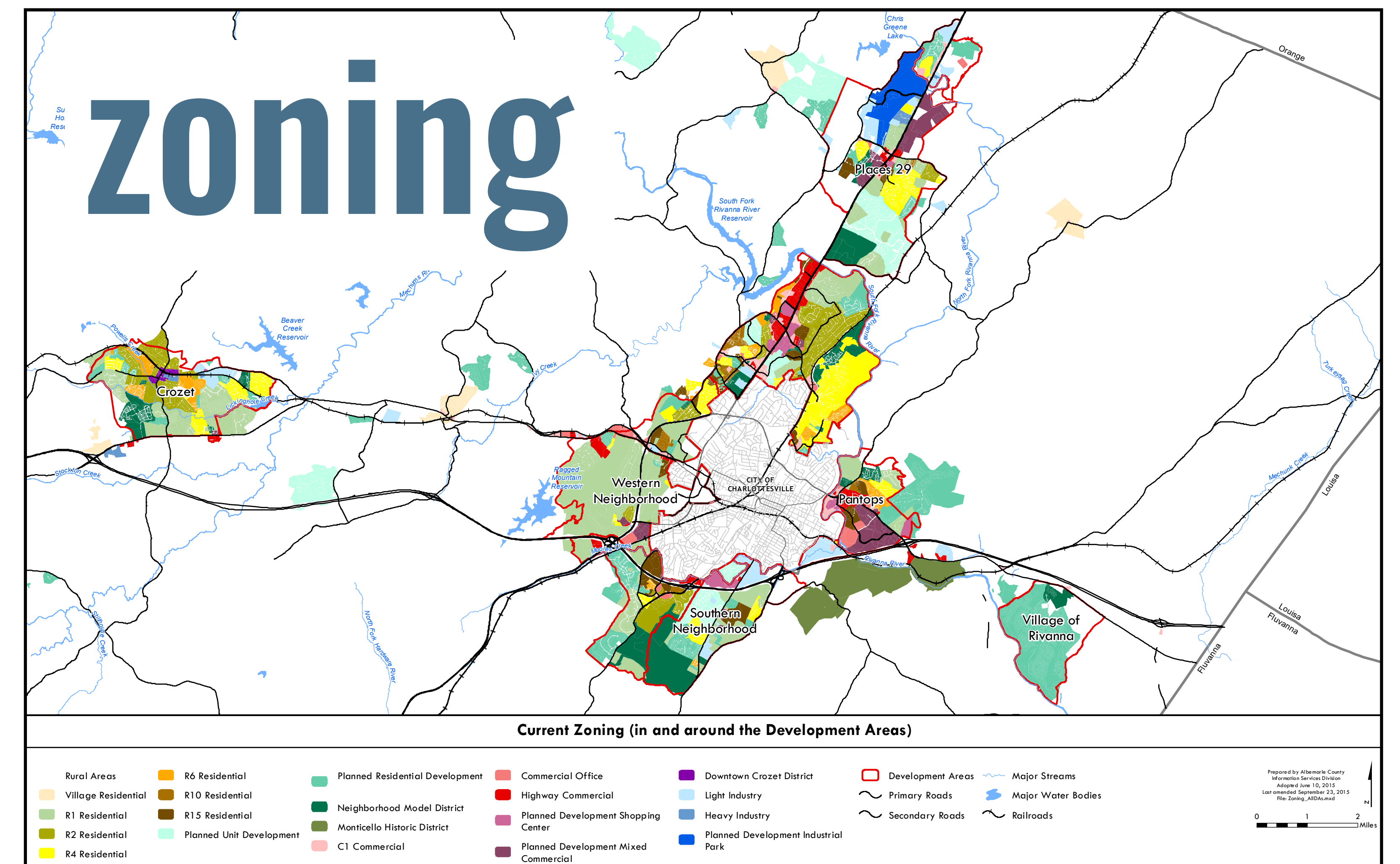
A property's zoning dictates what uses and, to a lesser extent, the form of development that can be built on the property today.



The zoning and future land use maps don't always match up.

The Master Plan is the primary guide in the **Legislative Review** process (e.g. rezonings) to determine a proposal's consistency with the community's vision.

If a property owner chooses to develop **“by-right”** - under the current zoning - the proposal is not evaluated for its consistency with the Master Plan.





The 2010 Master Plan implements the following themes and principles through the Future Land Use designations on the map and site-specific recommendations in the text.




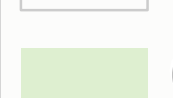
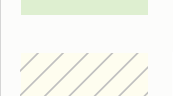
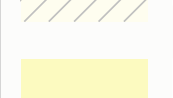

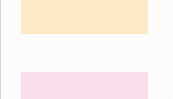

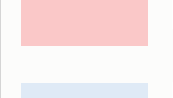
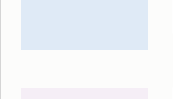



Downtown should be the cultural and commercial center of Crozet.

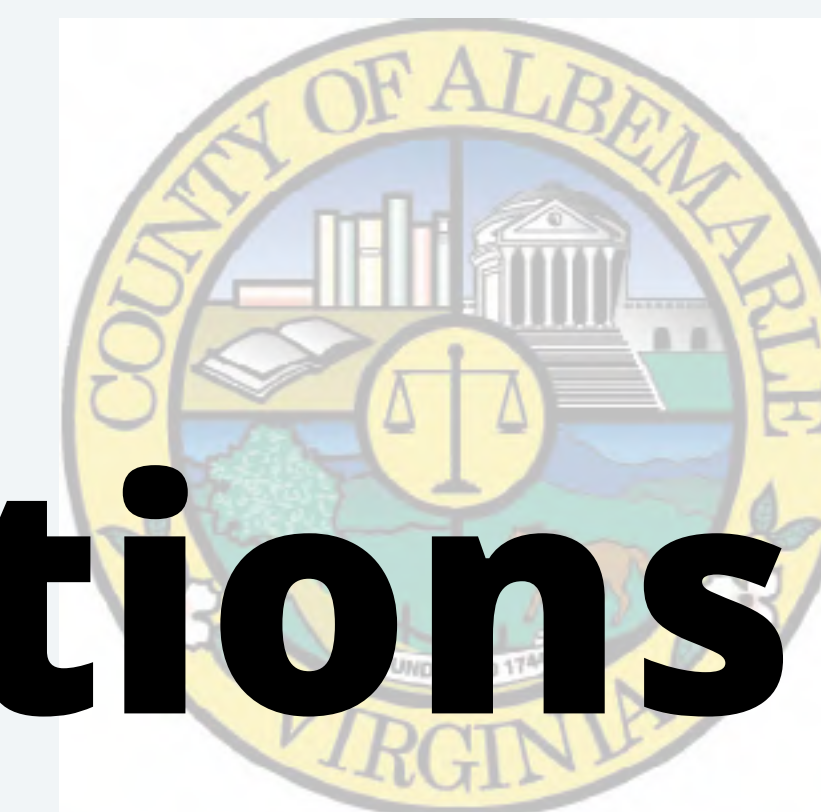
Existing neighborhoods & the Downtown area will be preserved, new/infill development will be appropriate in scale and type to these existing growth patterns.

Preserve the rural scenic character of ***Route 250 West***.



**So what do the colors
on the map really mean?**

-  Railroad
-  Crozet Development Area
-  Parcels
-  Greenspace *
-  Neighborhood Density Residential (Low)
-  Neighborhood Density Residential
-  Urban Density Residential
-  Mixed-Use
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2010 Crozet Master Plan Land Use Designations

**Neighborhood Density
Residential - Low**

**Neighborhood Density
Residential**

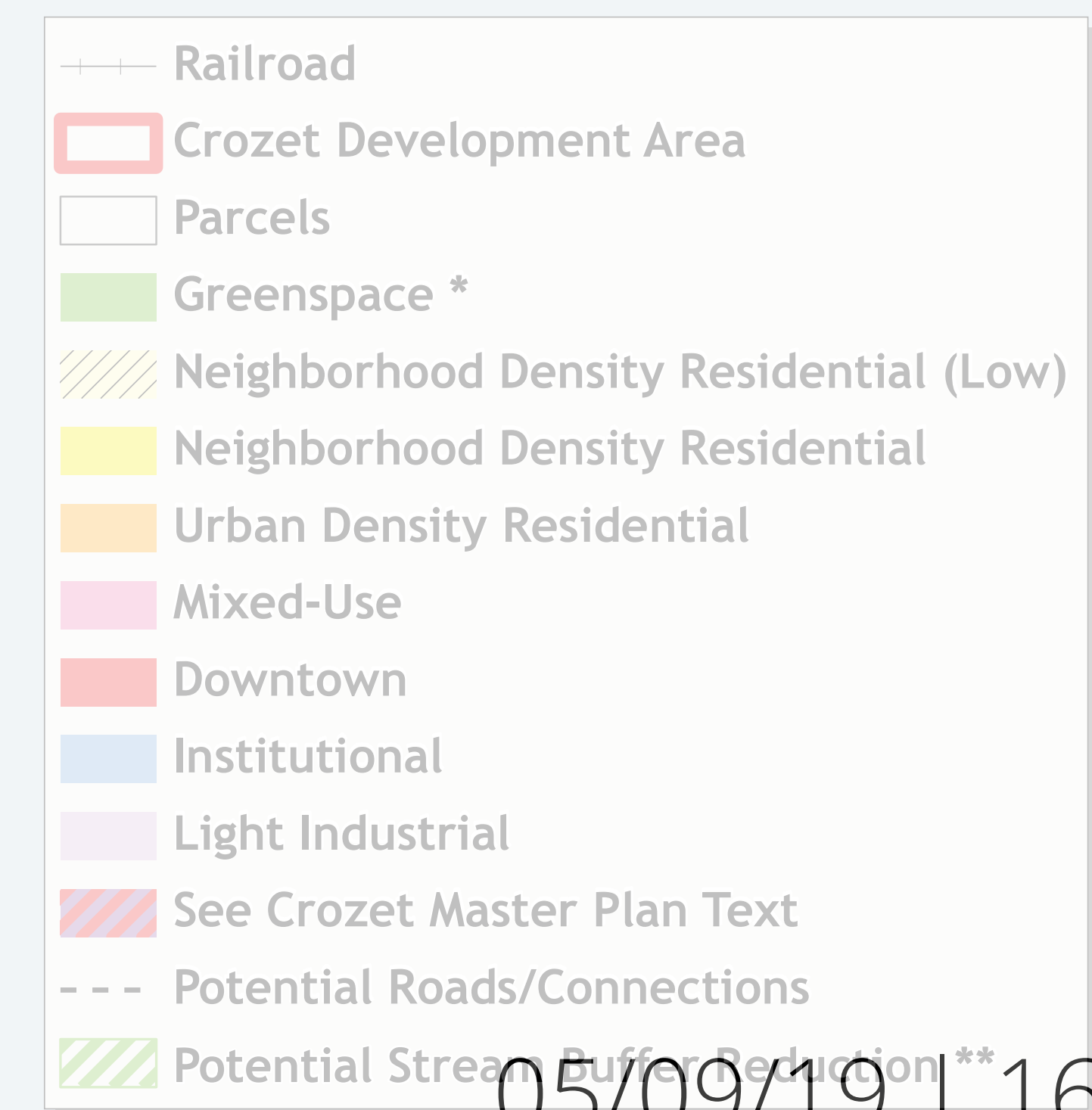
**Urban Density
Residential**

Mixed Use

Downtown

Light Industrial

**Institutional
Greenspace**

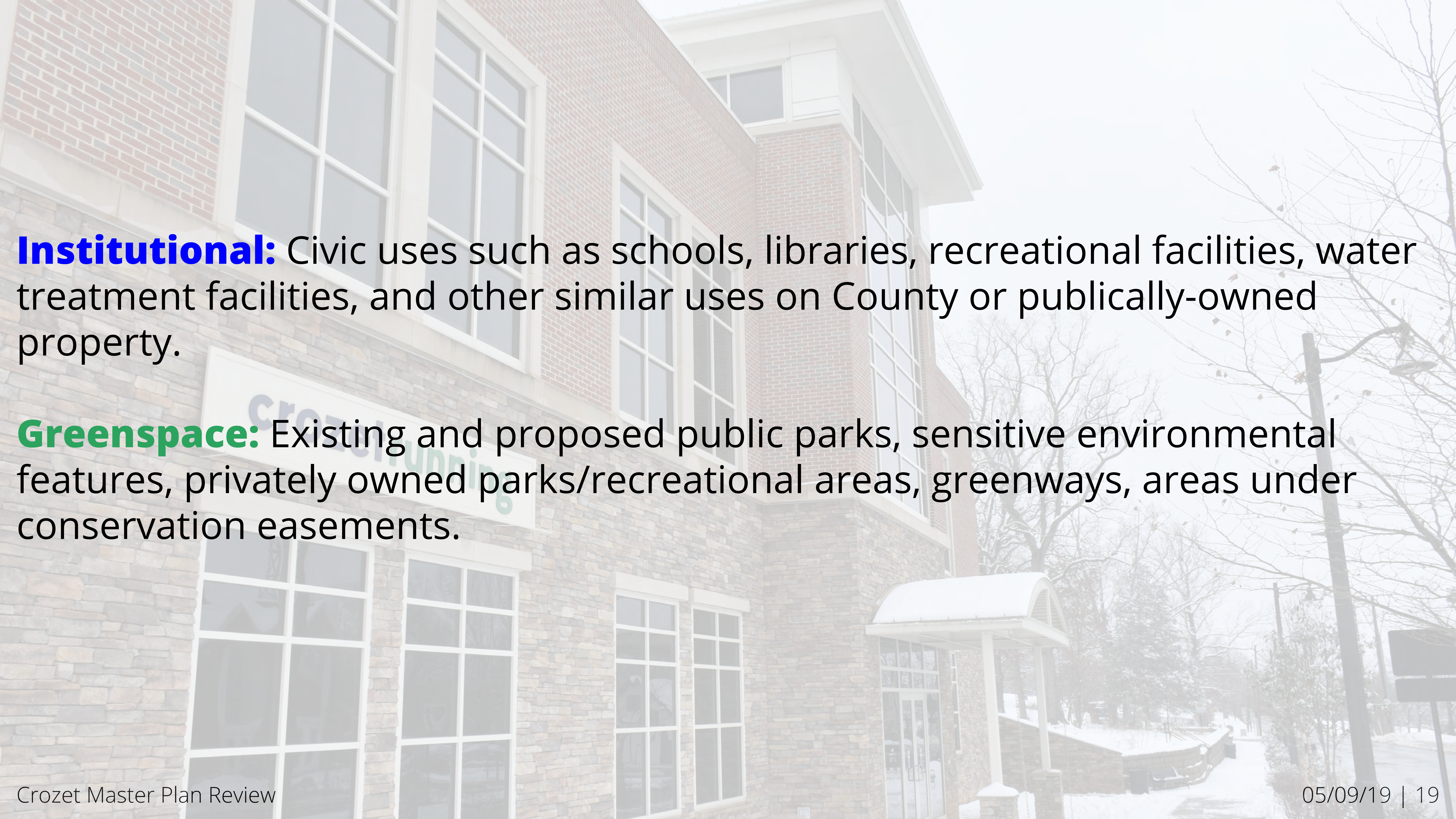


Neighborhood Density Residential - Low	Neighborhood Density Residential	Urban Density Residential
Max. 2 dwellings/acre	3-6 dwellings/acre	6-12 dwellings/acre
Single-family detached housing.	Single-family detached housing, some attached/townhouses.	All housing types- Single-family detached, attached/townhouses, apartments.
	Some neighborhood-serving retail/service areas may be permissible.	Some small-scale office and neighborhood-serving retail/service areas may be permissible.



Mixed Use	Downtown	Light Industrial
<18 dwellings/acre	<36 dwellings/acre	No residential.
Mostly apartments or townhouses.	Multifamily/mixed use.	No residential.
A balance of retail, housing, employment, and office uses.	Commercial, employment, and office uses.	Processing, fabrication, assembly, etc.





Institutional: Civic uses such as schools, libraries, recreational facilities, water treatment facilities, and other similar uses on County or publically-owned property.

Greenspace: Existing and proposed public parks, sensitive environmental features, privately owned parks/recreational areas, greenways, areas under conservation easements.

Small Group Discussion Exercise

Staff will facilitate discussions based around maps of historic/
Downtown Crozet; eastern Crozet; and western Crozet.

Staff will rotate groups every 8-10 minutes to allow each group to
provide feedback on each area.

Discussion Questions

What areas exemplify Crozet's desired character?

How has the character of this part of Crozet changed since 2010?

Are there recommendations in this chapter that are unclear or conflict with other recommendations in the Master Plan?

Where should staff focus their efforts with the Master Plan Update?

Neighborhood Density Residential - Low	Neighborhood Density Residential	Urban Density Residential
Max. 2 dwellings/acre	3-6 dwellings/acre	6-12 dwellings/acre
Mixed Use	Downtown	Light Industrial
A balance of retail, townhouse/apartment housing, employment, and office uses.	A mix of multifamily residential, commercial, employment, and office uses.	Employment-generating processing, fabrication, assembly, etc. uses.
Institutional		Greenspace
Civic uses such as schools, libraries, recreational facilities, etc.		Public parks & greenways, private open space, conservation areas, and environmental features.