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

Potential Stream Buffer Reduction **
Potential Roads/Connections
Institutional
Mixed-Use
Urban Density Residential
Neighborhood Density Residential (Low)
Greenspace *

* Refer to Parks & Green Systems Map

Note: The map elements depicted are graphic representations and are not to be construed or used as a legal description. This map is for display purposes only.
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?
<table>
<thead>
<tr>
<th>Neighborhood Density Residential - Low</th>
<th>Neighborhood Density Residential</th>
<th>Urban Density Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. 2 dwellings/acre</td>
<td>3-6 dwellings/acre</td>
<td>6-12 dwellings/acre</td>
</tr>
<tr>
<td>Single-family detached housing.</td>
<td>Single-family detached housing, some attached/townhouses.</td>
<td>All housing types-Single-family detached, attached/townhouses, apartments.</td>
</tr>
<tr>
<td></td>
<td>Some neighborhood-serving retail/service areas may be permissible.</td>
<td>Some small-scale office and neighborhood-serving retail/service areas may be permissible.</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>Downtown</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>----------------------------</td>
<td>----------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>&lt;18 dwellings/acre</td>
<td>&lt;36 dwellings/acre</td>
<td>No residential.</td>
</tr>
<tr>
<td>Mostly apartments or townhouses.</td>
<td>Multifamily/mixed use.</td>
<td>No residential.</td>
</tr>
<tr>
<td>A balance of retail, housing, employment, and office uses.</td>
<td>Commercial, employment, and office uses.</td>
<td>Processing, fabrication, assembly, etc.</td>
</tr>
</tbody>
</table>
**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?
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<tbody>
<tr>
<td>Residential - Low</td>
<td>Residential</td>
<td>A balance of retail, townhouse/apartment housing, employment, and office uses.</td>
<td>A mix of multifamily residential, commercial, employment, and office uses.</td>
<td>Employment-generating processing, fabrication, assembly, etc. uses.</td>
</tr>
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<td>Civic uses such as schools, libraries, recreational facilities, etc.</td>
<td>Public parks &amp; greenways, private open space, conservation areas, and environmental features.</td>
</tr>
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</table>