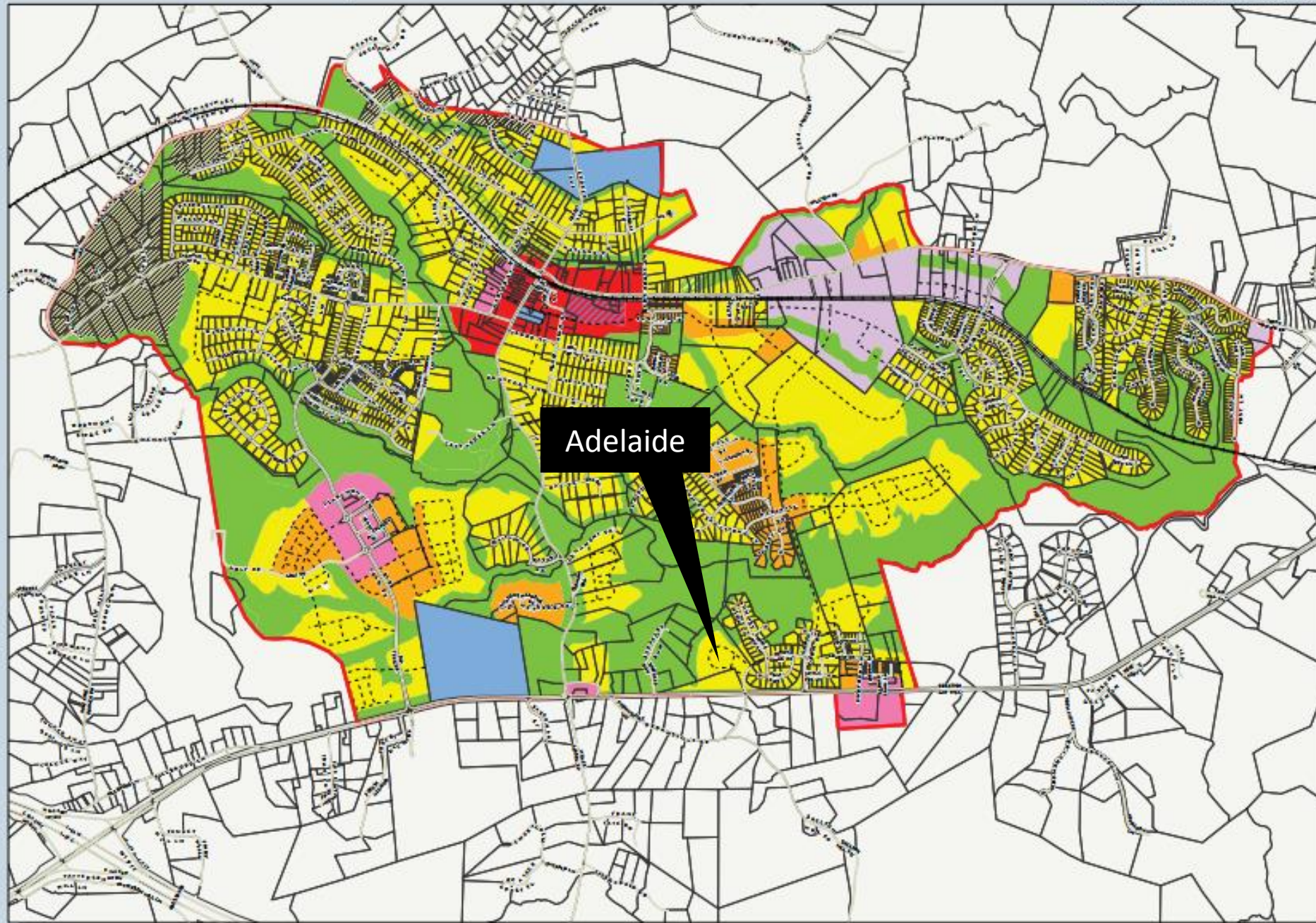


# Adelaide Crozet Community Advisory Committee Presentation

April 20<sup>th</sup>, 2016

# Crozet Master Plan Land Use Plan

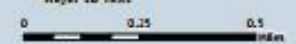
Prepared by Albemarle County | Office of Geographic Data Services(GDS).  
Map created by Derek Bedarf, September 16, 2010.

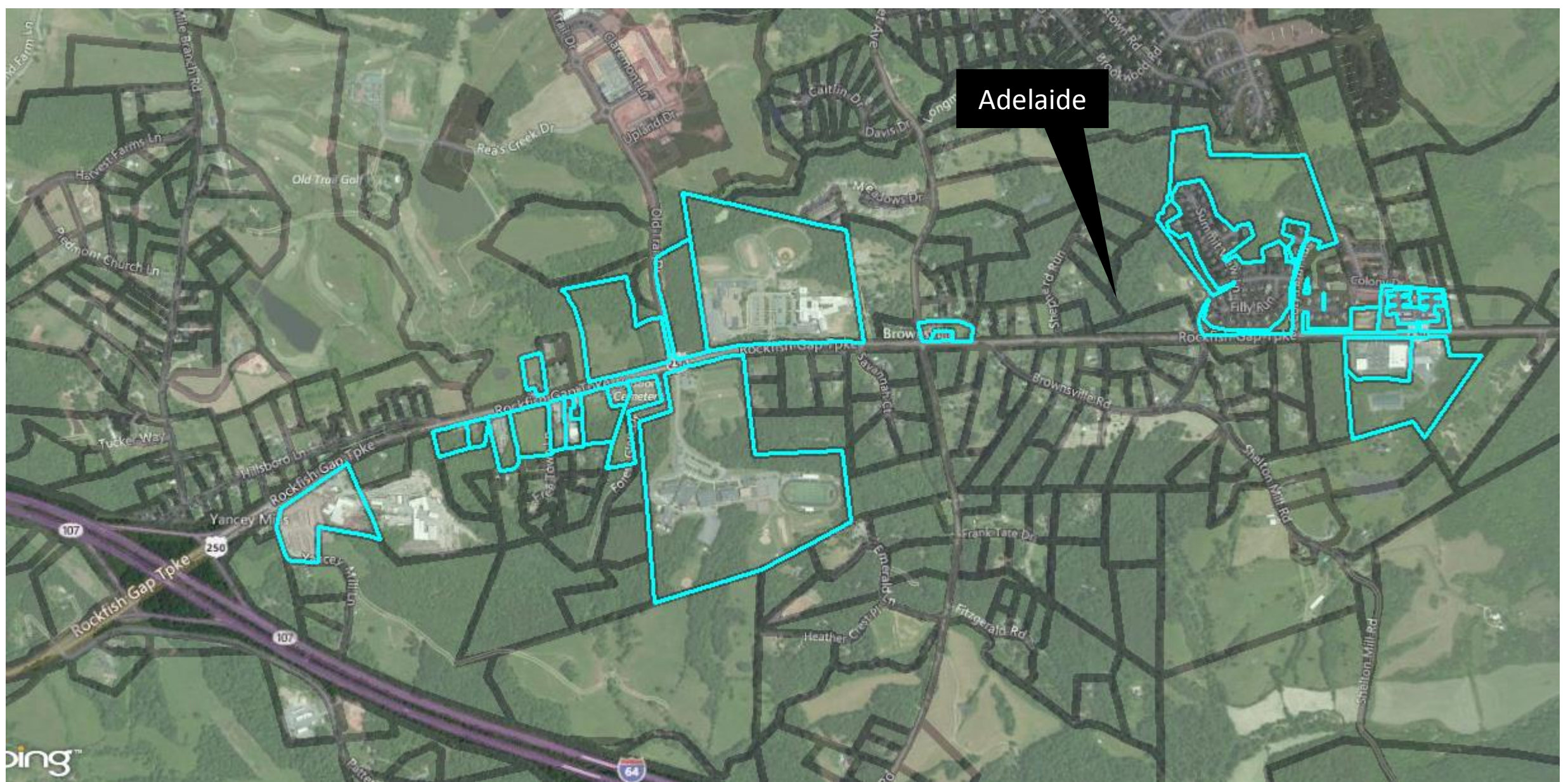


Adelaide

-  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  
\*\* Refer to Text





Some existing and approved developments to east and west of Adelaide



**Adelaide Concept: 98 Units, 100% Attached**



**Adelaide Prior Submission: 93 Units, 100% Attached**



**Out-of-Bounds: 56 Units, 5.9 Units Per Acre, 100% Attached**



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ZONING MAP AMENDMENT  
**SPRING HILL VILLAGE**  
ALBEMARLE COUNTY, VIRGINIA  
ILLUSTRATIVE PLAN

SCALE: 1"=40'  
ISSUED: 07-08-13  
REVISIONS:

**Spring Hill: 80 Units, 6.33 Units Per Acre, 62.5% Attached**



**Riverside Village: 69 Units, 6.65 Units per Acre, 65% Attached**





# Adelaide

Conceptual Plan of Development  
March 2016

Single Family Detached Residential	40 units
Single Family Attached Residential	8 units
Single Family Townhouse Residential	20 units
Single Family Affordable Residential	12 units

Total Residential Units: 80 units

Gross Residential Density = 4.0 dwelling units per acre





- Preservation & creation of a “green moat”
- ~600’ of road frontage untouched, another ~1200’ natural or planted
- Better preservation of rural character than other developments in Crozet area

40 to 75’ Buffer w/ Preserved & Newly Planted Trees

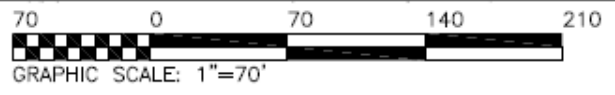
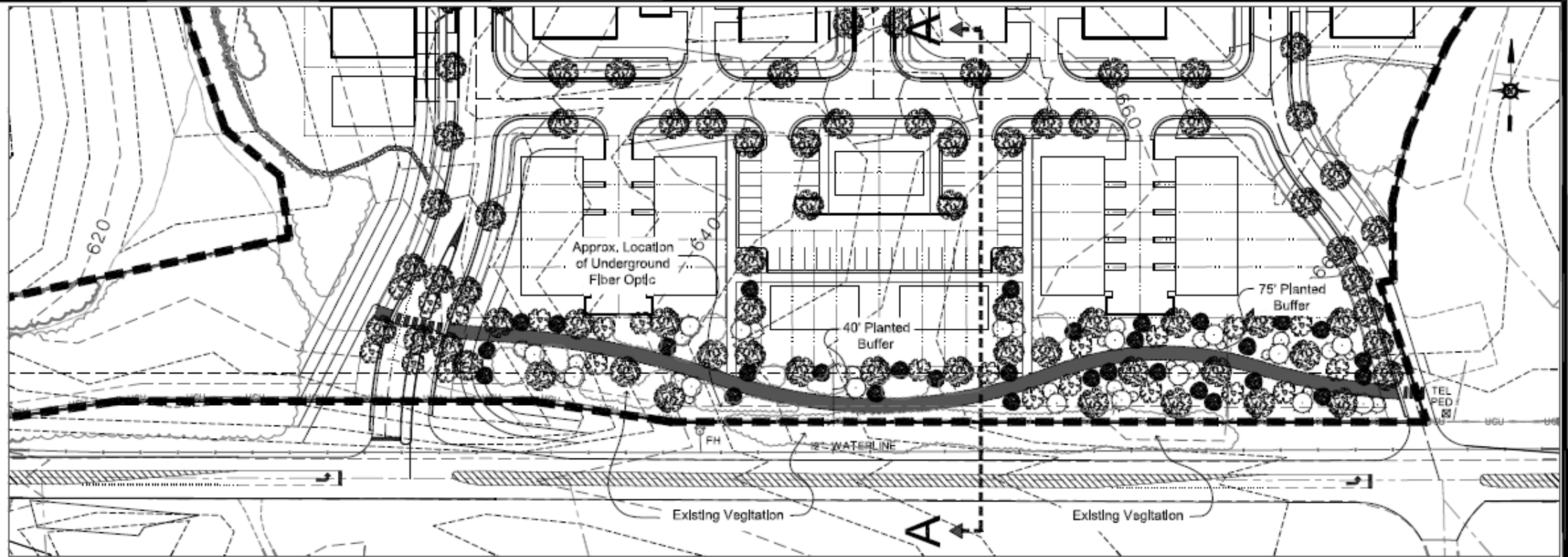


~1500' of road frontage; ~1200' of frontage tree covered

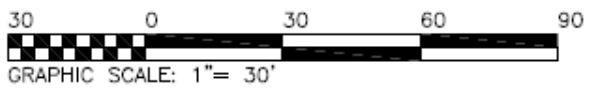
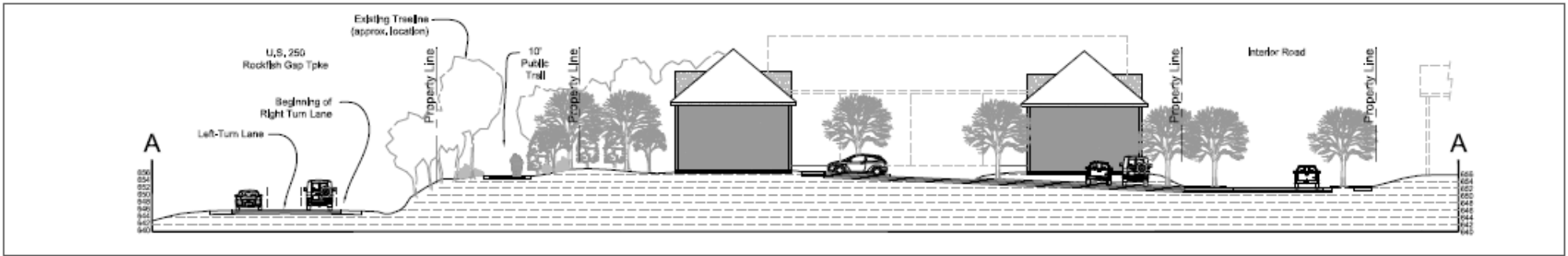


Picture standing in the ROW looking down the street.

Property line is near the telephone pole, so we have 15' or so of mature vegetation in the ROW that will stay (except for entrance)



Adelaide: Section A - A Site Reference (Conceptual Layout)

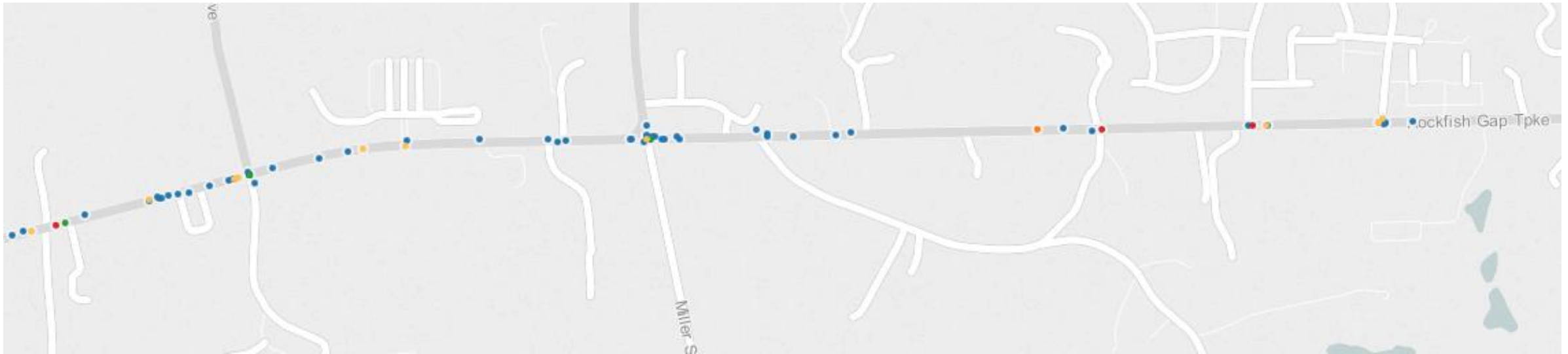


Adelaide: Revised Site Section A - A  
Revised March 10, 2016

# Summary of Key Changes to Adelaide

Type	Old Submission	New Submission	Notes
<b>Unit Count</b>	93	80	
<b>Units per Acre (Developable Area)</b>	5.97	5.14	*based on 15.57 Acres
<b>Units per Acre (Entire Site)</b>	4.65	4	* based on 20 Acres
<b>Unit Mix</b>	100% Attached	50% Attached	Added 40 Detached Homes
<b>Park Space</b>		New 2/3 <sup>rd</sup> Acre Pocket Park	Better integrates with natural buffers
<b>Layout</b>		Open, Engaging, More Livable	
<b>Buffer</b>	~ 40'	40' to 75'	Preservation of a lot of Existing Tree Line + Additional Trees
<b>Design</b>		Much Better & Well-Received	Well-received by Architecture Review Board

**Since 2010, 4 Accidents  
along Adelaide Frontage**



**Since 2010, Many More Accidents to West and East of Adelaide Frontage**