



Crozet Sports and Bamboo Grove Community Meeting

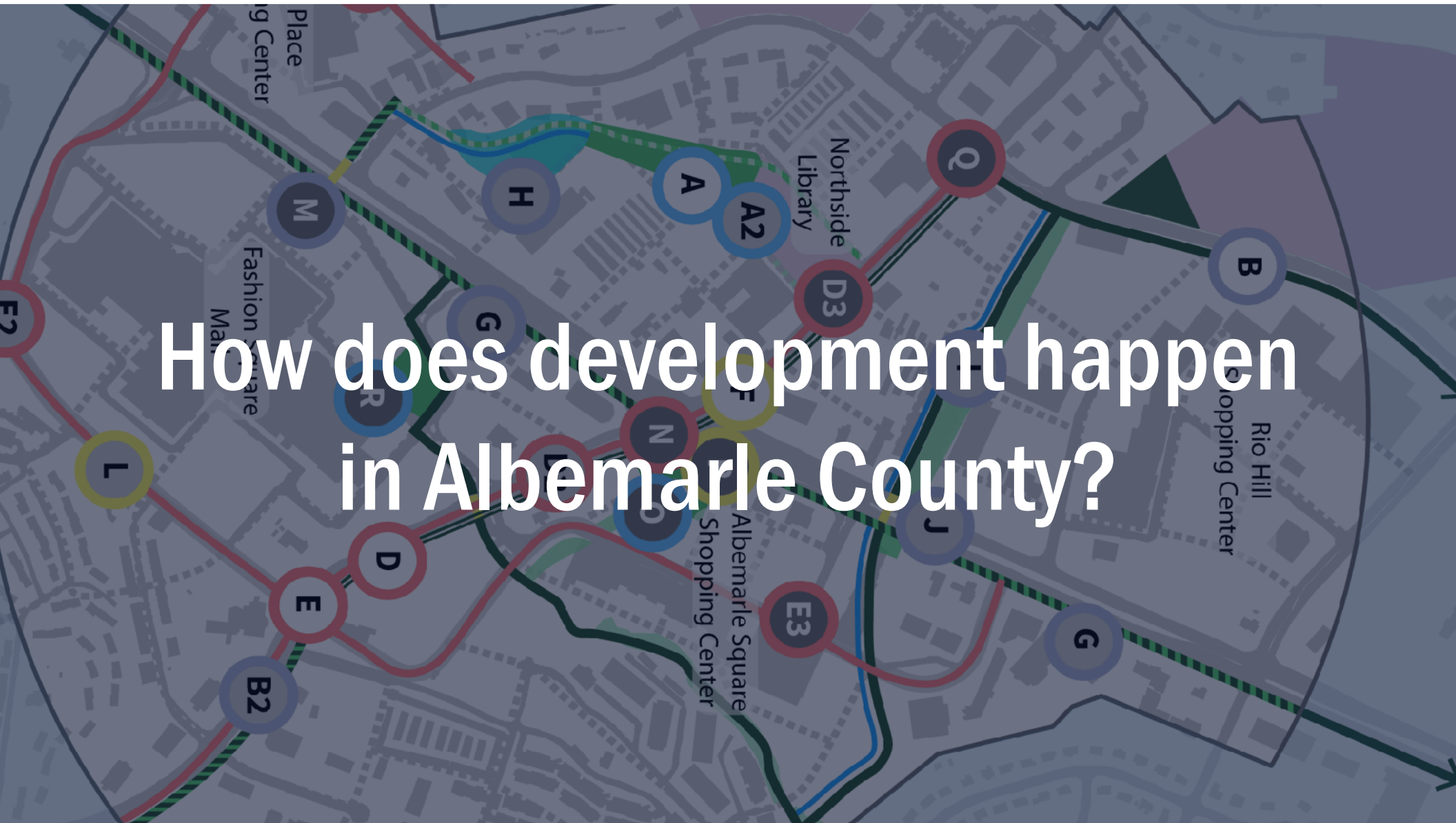
community mtg

To **share information** about the proposed project, the development review process, and relevant policies / regulations.

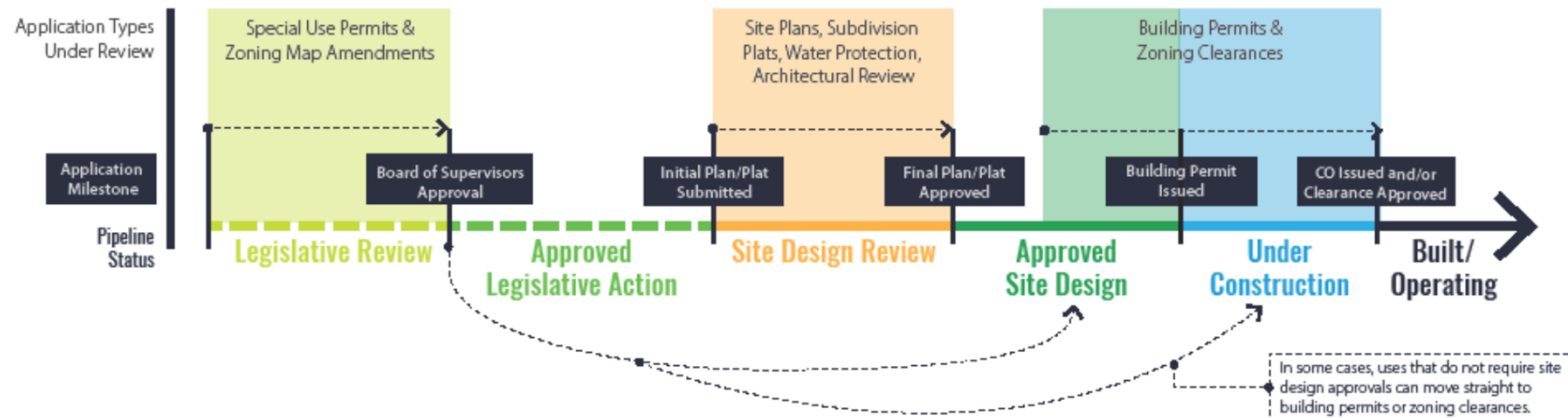
To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.



How does development happen in Albemarle County?



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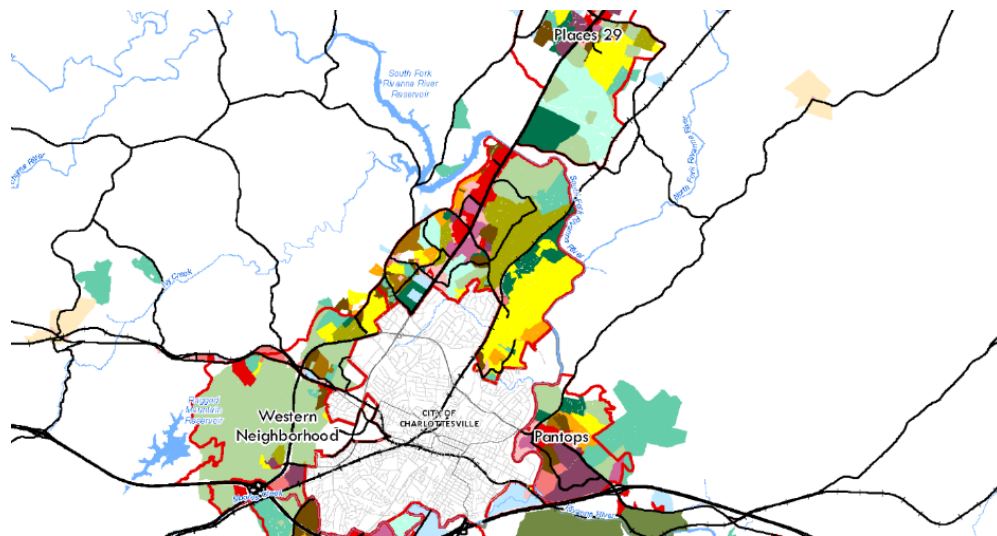


What is zoning?

zoning

Most cities and counties have laws about what you can build and where. What a property owner can build depends on where – or what **zone** – their property is in.

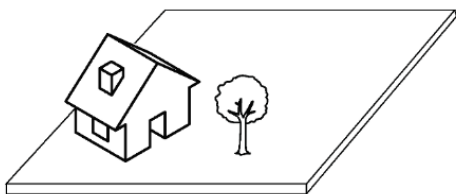
Albemarle County uses zoning to group land into different areas, or zones, to protect the health, safety and welfare of its residents.



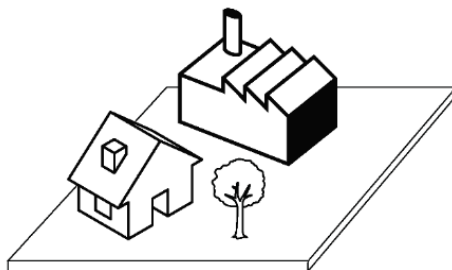
zoning

There are two main ways that the Zoning Ordinance groups compatible developments together:

Use of buildings | residential, commercial, institutional, etc.



Let's say you build a house...

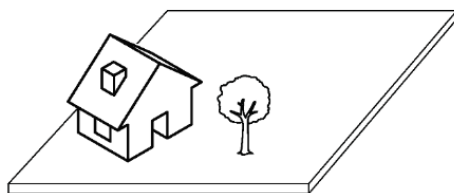


and someone builds a factory next door.

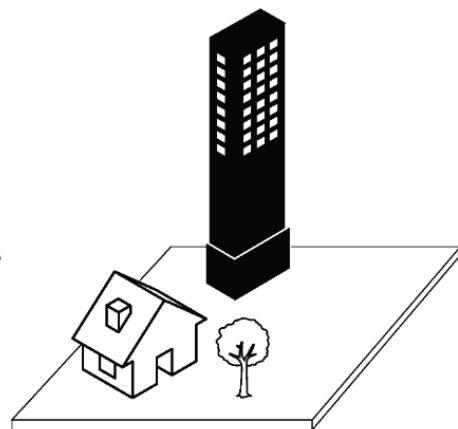
There are two main ways that the Zoning Ordinance groups compatible developments together:

Size and shape of buildings |

building height, how far it is set back from the street, square footage, etc.



Let's say you build a house...



and someone builds a high-rise next door.

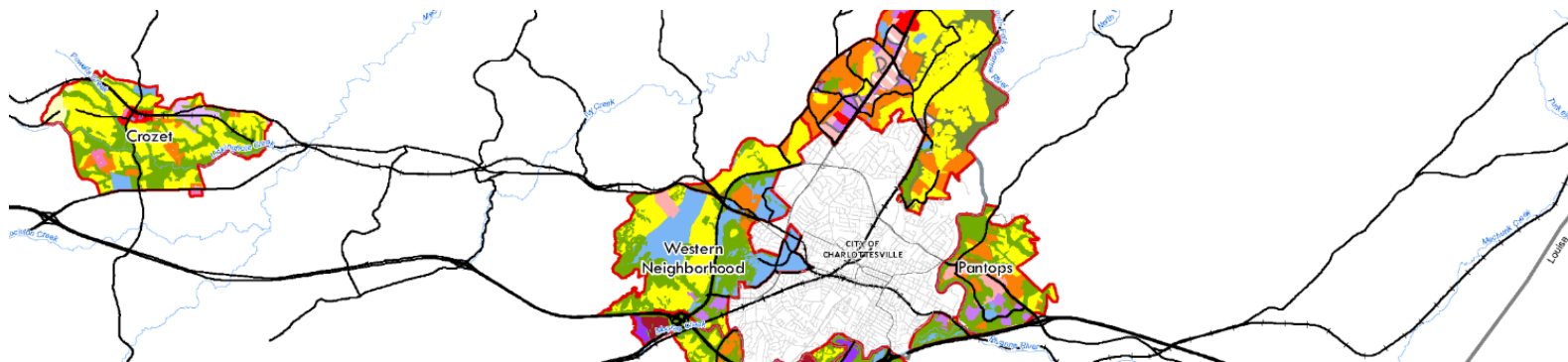
**The zoning ordinance dictates what
can be done “by-right” today.**

What is the Comprehensive Plan?

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

It is a document that contains overarching policies and recommendations and **incorporates each of the Master Plans and Small Area Plans** as they are adopted by the Board of Supervisors.

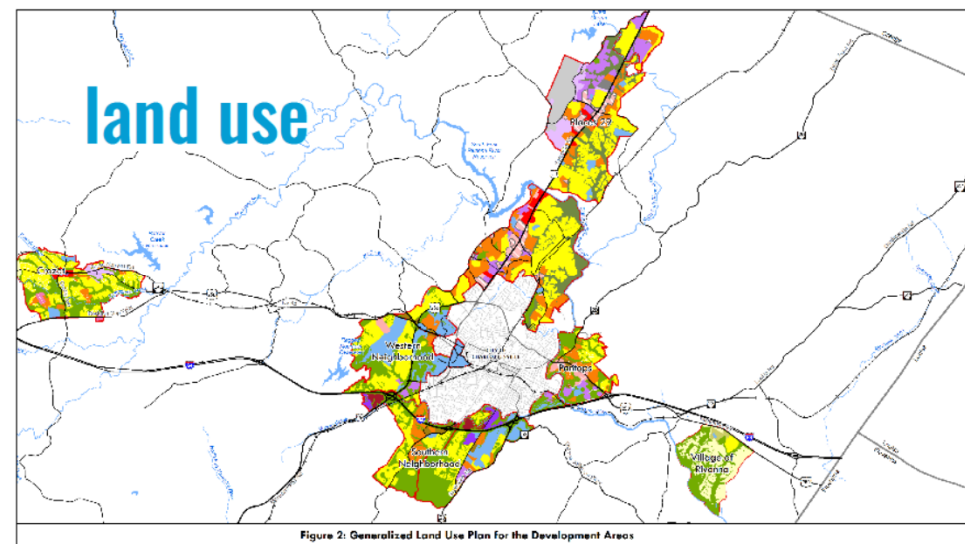
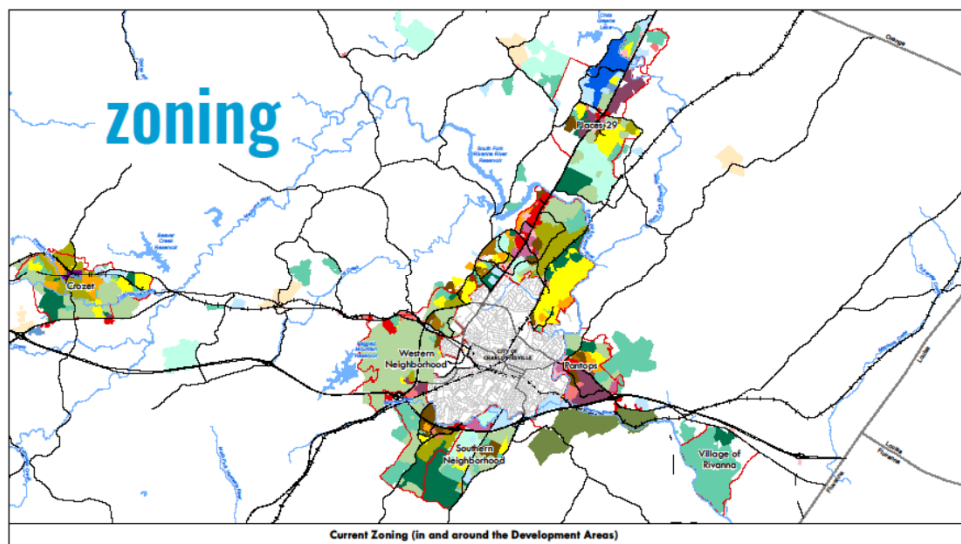
These policies, plans and recommendations are developed in extensive engagement with community members, especially those most directly affected.



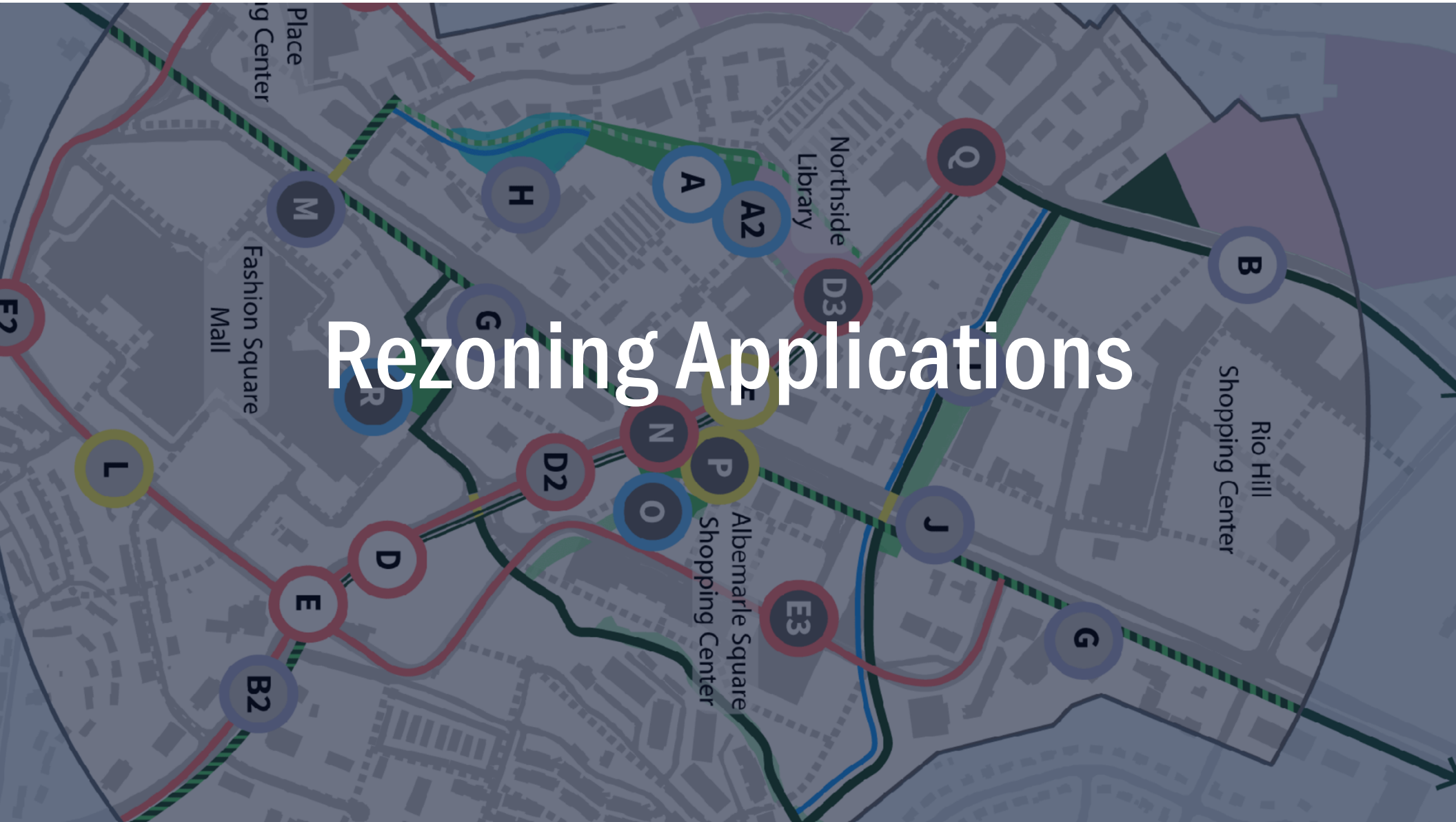


Each Development Area has a Master Plan. It contains Future Land Use recommendations for every property.

**Sometimes the current zoning and the
future land use designation don't line up.**



Rezoning Applications



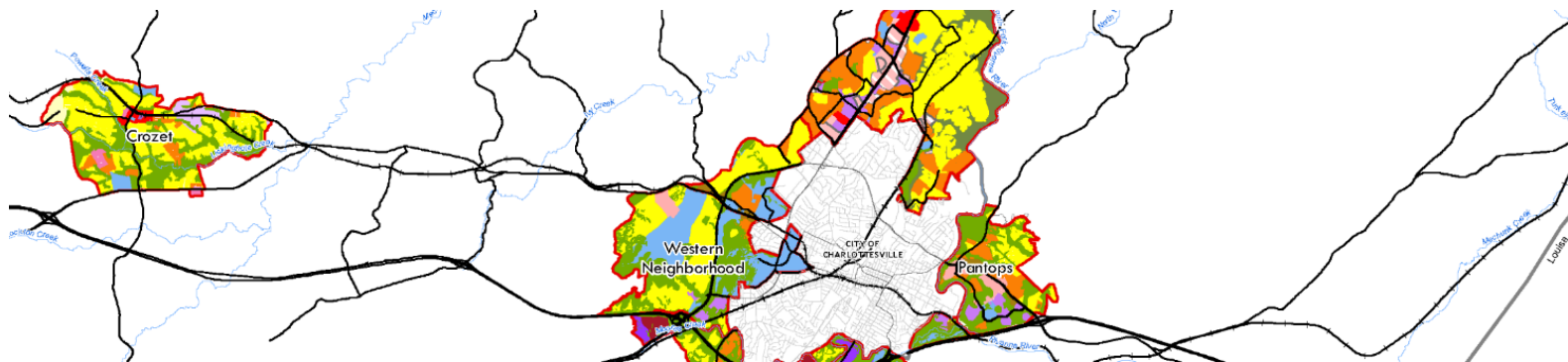
legislative review

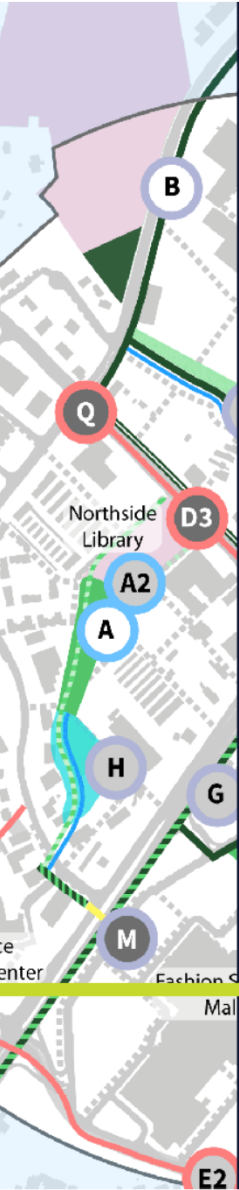
If a property owner seeks to change the zoning district or amend uses on previously approved rezonings, **Board of Supervisors approval is required.**

This process is called **legislative review.**

The application is reviewed by:

- 1) County staff and other agencies as applicable (VDOT, Albemarle County Service Authority, Rivanna Water and Sewer Authority, etc.)
- 2) the Planning Commission, and
- 3) the Board of Supervisors.





An application to change a property's zoning (known as a **rezoning**).

The application is reviewed for consistency with:

- The area's future land use designation (in the Comprehensive Plan)
- State & local authority standards and regulations
- Architectural Review Board (ARB) guidelines (if it is located in an "Entrance Corridor")

zoning map amendment (ZMA)

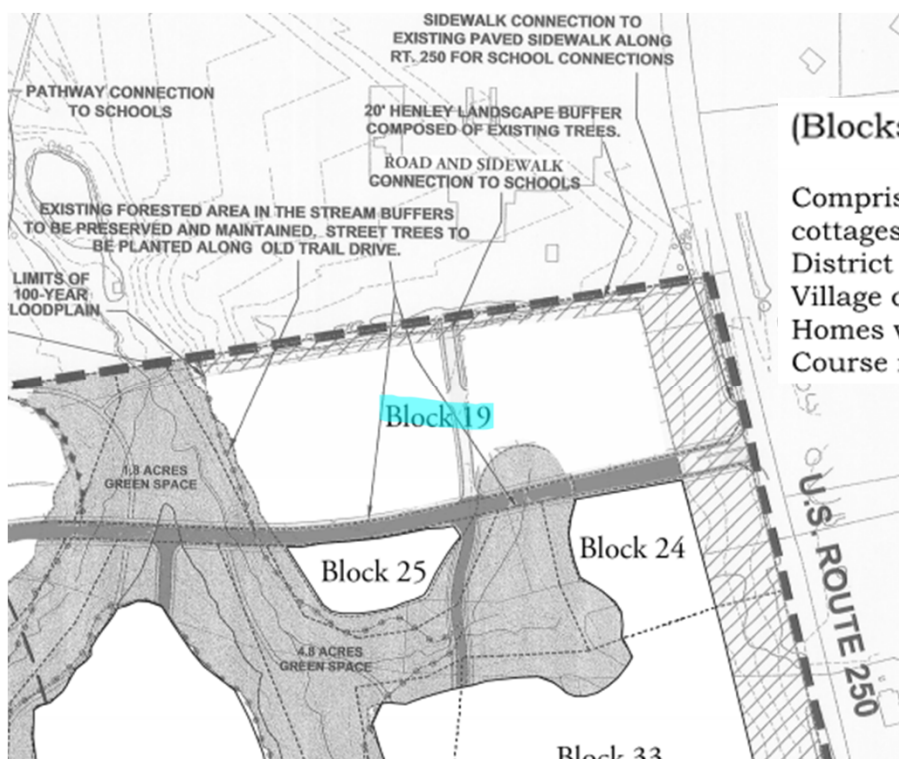
A map of the Crozet Sports Application area, showing various locations and a central title. The map features a network of roads and green spaces. Key locations are marked with colored circles and labels: A (blue), A2 (blue), B (blue), B2 (blue), C (blue), D (red), D3 (red), E (red), E3 (red), F (yellow), G (blue), H (blue), J (blue), L (yellow), M (blue), N (blue), Q (red), R (blue), and S (blue). The title "Crozet Sports Application (ZMA2019-018)" is centered in white text. Other labels include "Fashion Square Mall", "Northside Library", "Albemarle Square Shopping Center", and "Rio Hill Shopping Center".

Crozet Sports Application (ZMA2019-018)

Existing Zoning: Neighborhood Model

Existing Uses in Block 19: Detached and Attached Single Family dwelling, Accessory Apartments, Farm Stands, Public Utilities, Stormwater Management Facilities, Personal Wireless Facilities

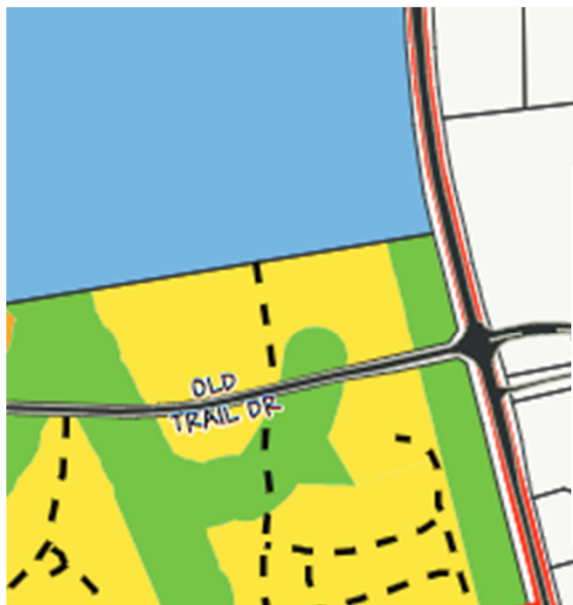
New Uses proposed in Block 19: Indoor Athletic Facilities, Commercial Recreation Establishments, Community Center



(Blocks 19, 24, 25, 30, 31, 33-35)

Comprised almost exclusively of single family residential uses, cluster cottages and attached medium density Villa's along the trails, the Edge District provides a meaningful transition from the higher densities of the Village center to the surrounding rural land and adjacent properties. Homes with dramatic views of woods, mountains, or the Old Trail Golf Course maintain a walkable distance to the village core.

Crozet Master Plan Recommendation: Neighborhood Density Residential



Neighborhood Density



This designation represents residential areas with a desired density of 3 – 6 residential units per acre. It also represents existing residential areas within or below this range. Housing in this area is primarily single-family detached with some single-family attached/townhouses. Non-residential uses include institutional uses, such as places of worship, public and private schools, and early childhood education centers (daycare centers and preschools). Neighborhood-serving retail/commercial areas and office uses of less than 5,000 square feet may be allowed by exception only in Neighborhood Density Residential areas located within half a block of Downtown along Blue Ridge Avenue and east of Firehouse Lane.

Transportation improvements include widening Jarman's Gap Road, including sidewalks on one side. The street that will connect the Old Trail development to the school complex should be built to help provide other options for cars and school busses. Greenway paths are needed to provide easy access to natural areas and to Downtown. No commercial use is recommended on Route 250 West in order to retain Route 250 West as a Scenic Byway. Additional commercial uses will add traffic to this road, which would damage the rural character of Route 250 West.

- Limit new development on Route 250 West.
- Protect Route 250 West as a Scenic Byway.

timeline

- _ Comments Sent to Applicant: January 31, 2020
- _ Planning Commission Public Hearing: TBD
- _ Board of Supervisors Public Hearing: TBD

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A map of an urban area with various landmarks and a proposed route. The map shows a network of streets and a proposed route highlighted in green and blue. The route starts at the top left, goes through several points labeled with letters and numbers, and ends at the bottom right. The landmarks include Fashion Square Mall, Northside Library, Albemarle Square Shopping Center, and Rio Hill Shopping Center. The route is marked with points A, A2, B, D, D3, E, E3, F, G, H, J, L, M, N, Q, R, and B2. The map also shows a red line and a green dashed line.

Bamboo Grove Application (ZMA2019-016)

existing zoning

Existing Zoning: R2 Residential

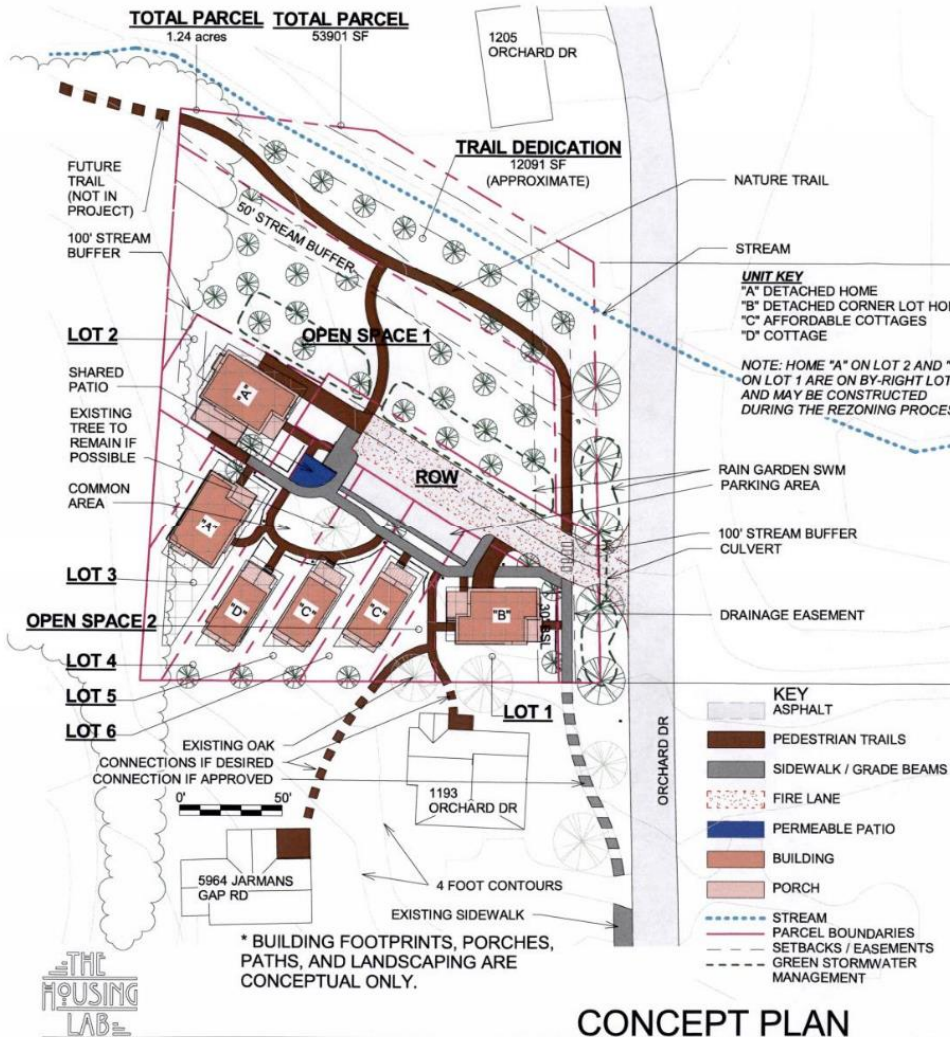
Existing Uses: Currently undeveloped, but could be up to 2 du/acre, high as 3 du/acre if developed as a cluster development

Proposal: Rezone to R4 Residential (4 du/acre), up to 6 du/acre if developed as cluster development

Comprehensive Plan/Crozet Master Plan Recommendation: Neighborhood Density Residential (3-6 du/acre); Greenspace



Bamboo Grove



CONCEPT PLAN

BAMBOO GROVE

TAX MAP 55, PARCEL 68C & 68D
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

Owner / Developer:
The Housing Lab LLC
(Christopher Fuller)
92 Oak Forest Cir
Charlottesville, VA 22901

Existing Zoning Summary:
Parcel IDs: 05500-00-00-068C0, 05500-00-00-068D0
Total (Gross) Site Area: 1.24 Acres
Residential (Net) Site Area: 0.67 Acres
By-right Gross Density: 2 DU/Acre * 1.24 Acre = 2 Dwelling Units (DU)
By-right Gross Bonus Density: 3 DU/Acre * 1.24 Acre = 3.7 Dwelling Units (DU)
Adjacent neighboring properties are detached single family 1 & 2 story houses
Comprehensive Plan Net Density: 6 DU/Acre * 0.67 Acre = 4 DU

Proposed Development Summary (Zoning):
Proposed Zoning: R-4 Cluster & Bonus, Minimum Lot Size: None, Minimum Frontage: None
Proposed Number of Dwellings: 6 DU
Proposed Unit Gross Density: 6/1.24 = 4.85 DU/Acre
Proposed Unit Net Density: 6/0.67 = 9 DU/Acre
Comprehensive Plan Land Use: Neighborhood Density Residential at 3 to 6 DU/Acre***
***This proposal is consistent with Albemarle County's Comprehensive plan except in the net density metric. Due to dire need for affordable housing in the area, two units above the comprehensive plan density is being requested, these two units will be sold or rented according to the regulations in Albemarle County Code Section 15.4.3.

Zoning Bonus and Cluster Factors:
Dedication of 0.28 Acres for public Trail
0.28 Acres * 4 DU/Acre * 2 = 2.24 DU > 0.74 DU (15% bonus) per Albemarle County Code Section 15.4.2
Provide 2 DU (33%) Affordable Housing (30% bonus) per Albemarle County Code Section 15.4.3
Total Bonus: 45%
Total Possible Number of Units: 1.24 Acres * 4 DU / Acre * 1.45 = 7 DU

Affordability: Provide 2 DU (33%) Affordable Housing per Albemarle County Code Section 15.4.3 (Unit "C")
Only 1 unit of affordable housing is required to meet the Bonus provisions of R-4, however 2 units of affordable housing are proposed. The comprehensive plan recommends 4 dwelling units on this site, but 6 dwellings are proposed; all dwelling units above the comprehensive plan's recommended density are proposed as affordable housing.

Open Space: Open space must be greater than 25% for Cluster development
Open Space = 0.35 Acres 0.35/1.24 = 28% *
Open Space (including trail dedication) = 0.63 Acres 0.63/1.24 = 51% *
* Notwithstanding the conceptual only depiction herein, the required minimum 25% open space shall apply.

Dwelling Unit Yard/Setback Requirements: Rear: 20 ft, Side: 5 ft, Front: 5 ft, Any part of structure must be 10 ft from any other structure, unless attached. Accessory structures or porches may extend 4ft into rear yard.

Base Map: Topography is from Albemarle county GIS: <http://gisweb.albemarle.org/>, Parcel Boundaries taken from survey recorded in Albemarle County Deed Book 4865 page 387

Landscaping: Trees and other landscaping features shown are conceptual only.

Lot Sizes: Lot dimensions and sizes will be determined on subdivision plans.

SCALE: 1" = 50'-0"

THE HOUSING LAB
BAMBOO GROVE

11/17/2019 9:24:11 AM

timeline

- _ Comments Sent to Applicant: January 3, 2020
- _ Planning Commission Public Hearing: TBD
- _ Board of Supervisors Public Hearing: TBD

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