



# IMAGINE CROZET

Crozet Master Plan Update

## Crozet CAC Work Session

September 23, 2020



# Purpose

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Today's meeting will focus on land use designations: **what type** of development is desired and **where**.

Updating the Future Land Use Plan is the first step in any future zoning or policy changes. The Master Plan is used to provide guidance for decisionmakers, but does not change a property's zoning.

# Revised Land Use Plan: Major Themes

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Two new land use categories: Middle Density Residential and Downtown Neighborhoods Overlay

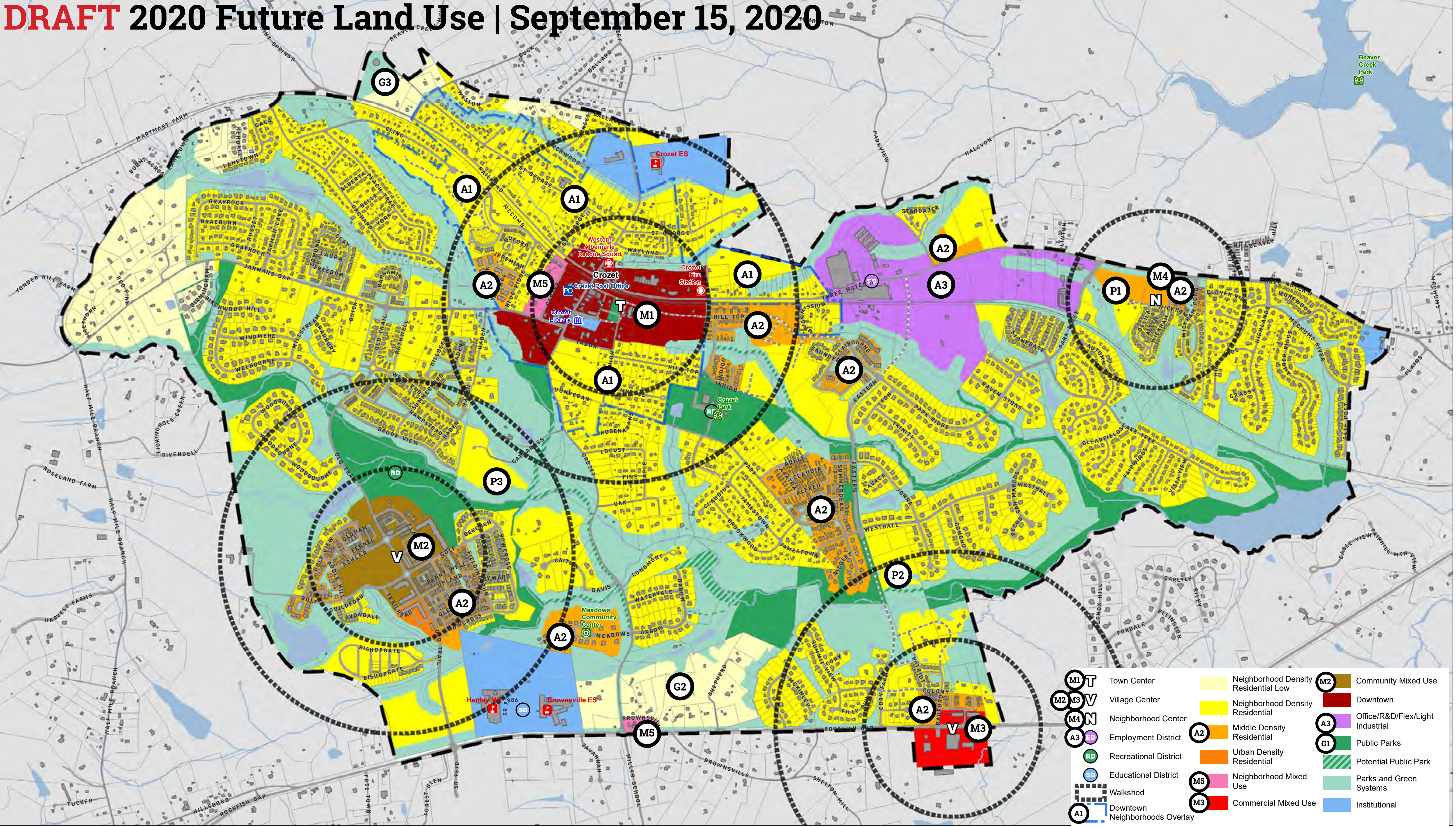
Inclusion of new Mixed Use categories and Centers/Districts to align with other County Master Plans

Defining purposes of green spaces and identifying specific areas for protection

Limited parcel-level land use changes



# DRAFT 2020 Future Land Use | September 15, 2020





# Middle Density Residential

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This category aims to provide increased housing choices and affordability as well as smaller-scaled development patterns that are consistent with existing neighborhoods and supportive of Crozet's small-town identity.

This category would include primarily low-to-middle density residential housing types, including “missing middle” housing types.

These smaller housing units and lot sizes are naturally more affordable and more likely to remain affordable over time as land values rise.

# Density and Form

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## Density:

6-24 units/acre.

This density range considered common densities for these housing types, density ranges in existing categories, and examples of densities within existing developments in Crozet and other areas of the County.





# Density and Form

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## Form:

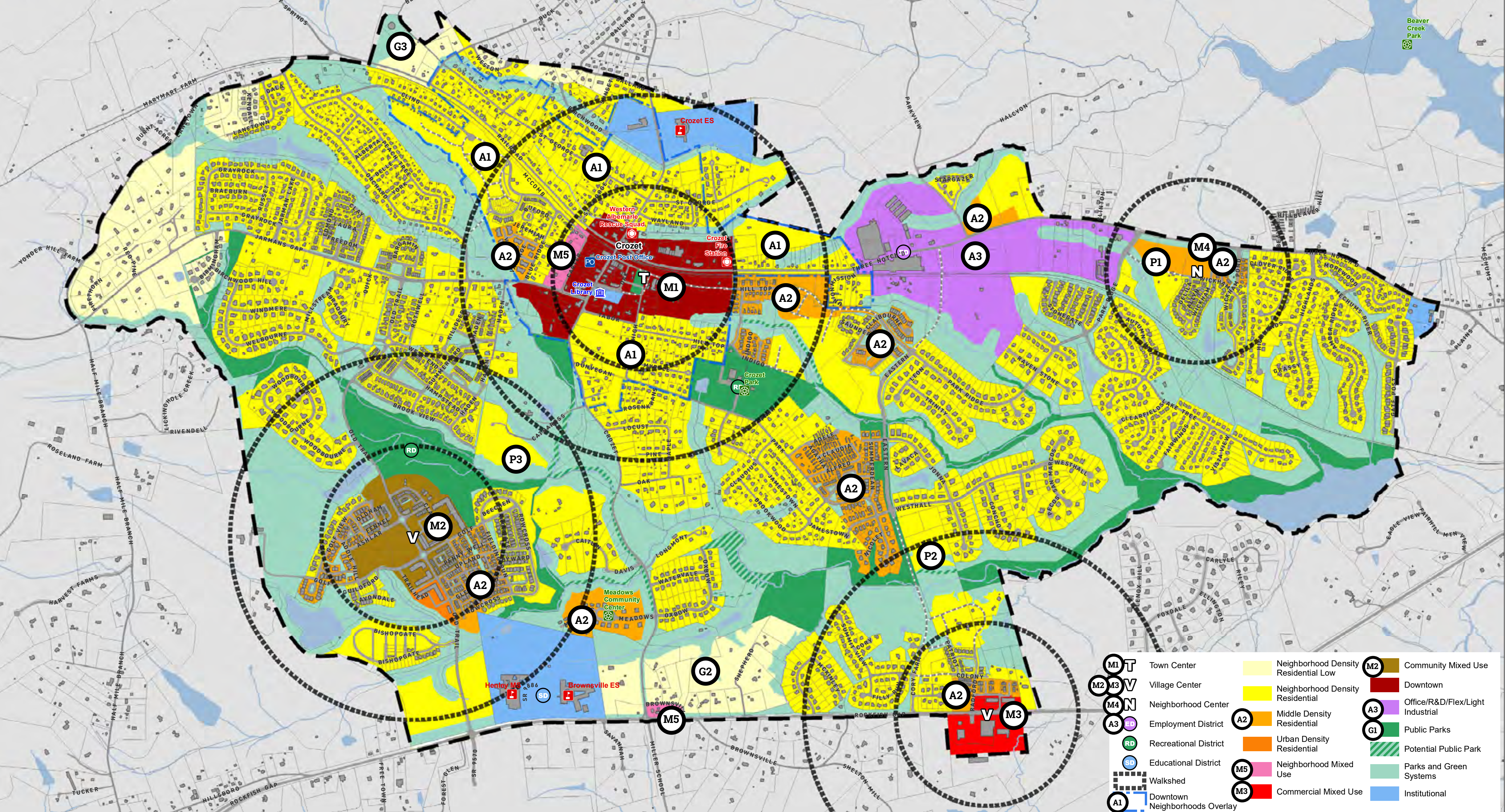
“Middle” scaled residential, including smaller single-family detached, duplexes-multiplexes, townhomes, live/work units, bungalow courts, accessory dwellings, etc.

Some small multi-family developments are acceptable, with building footprints under 5,000 square feet and comparable height to nearby buildings.





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# Downtown Neighborhoods Overlay

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This overlay would incentivize the maintenance and preservation of naturally occurring affordable housing (NOAHs), preservation of historic neighborhoods, and production of new housing units with a similar scale and form as existing homes.

This overlay would apply to areas with a Neighborhood Density Residential designation near Downtown.

This overlay would be used for reviewing rezoning or special use permit requests. **The Master Plan does not change zoning.**



# Density and Form Criteria

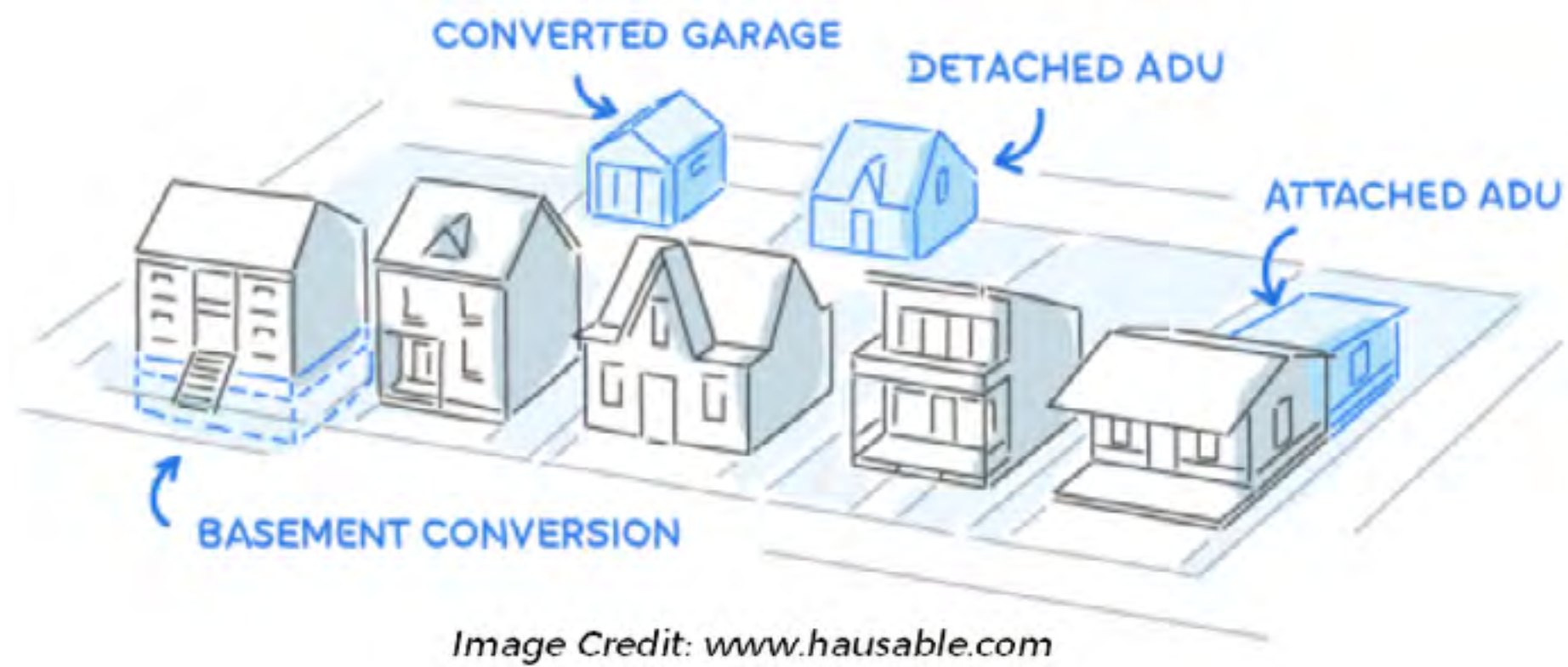
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**Density: 3-6 units/acre, with higher densities possible if housing and form criteria are met:**

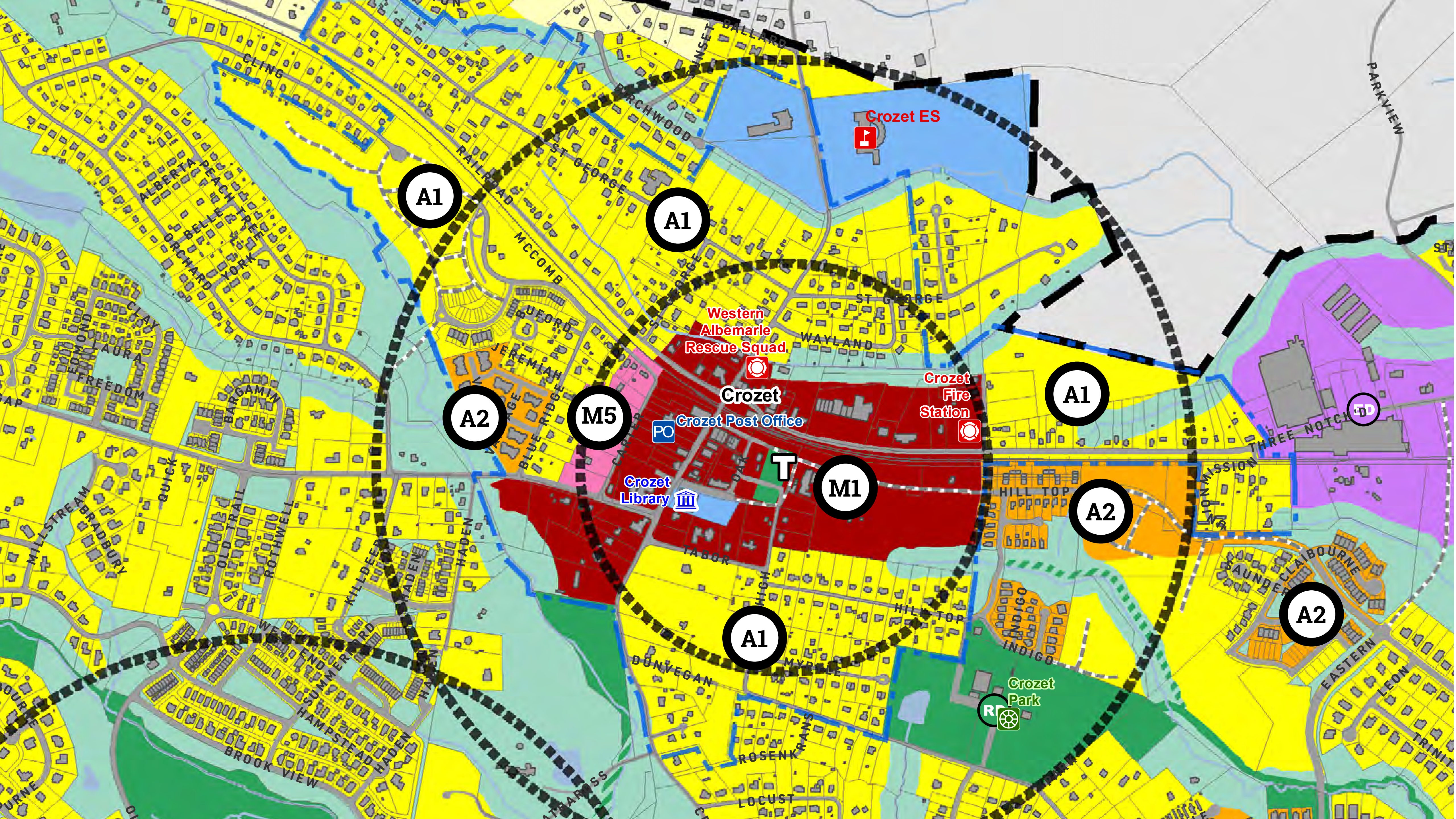
- the conversion of an existing structure to multiple units;
- the addition of an accessory dwelling on a lot;
- and/or infill development that preserves existing housing stock;
- is in keeping with the prevailing development pattern of the surrounding street; and
- provides additional affordable or workforce housing.

Recommended housing types include single family, duplex, multiplex, bungalow courts, live work units, or accessory dwellings.









A1

A1

A1

A2

M5

M1

A2

A2

A1

TDD



# White Gate Farm: Staff Recommendation

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Split between **Middle Density Residential** (6-24 units/acre) and **Neighborhood Density Residential** (3-6 units/acre).

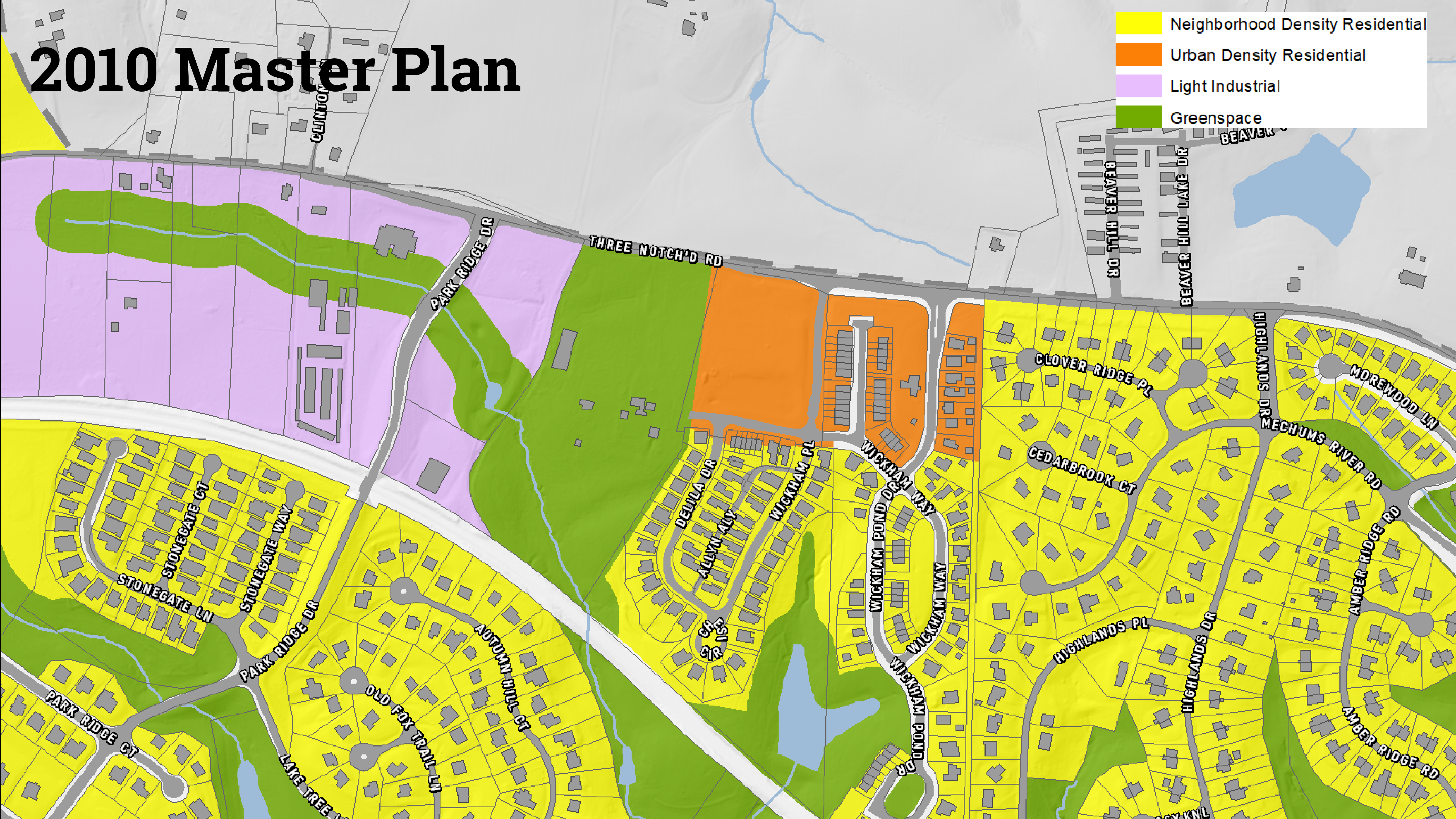
Preserve visual buffer with hedgerow along Three Notch'd Road (Rt. 240)'s frontage and maintain stream buffer as **Parks and Green Systems**.

An increase of 49-143 additional units over the 2010 Master Plan could be developed under the revised designation.



# 2010 Master Plan

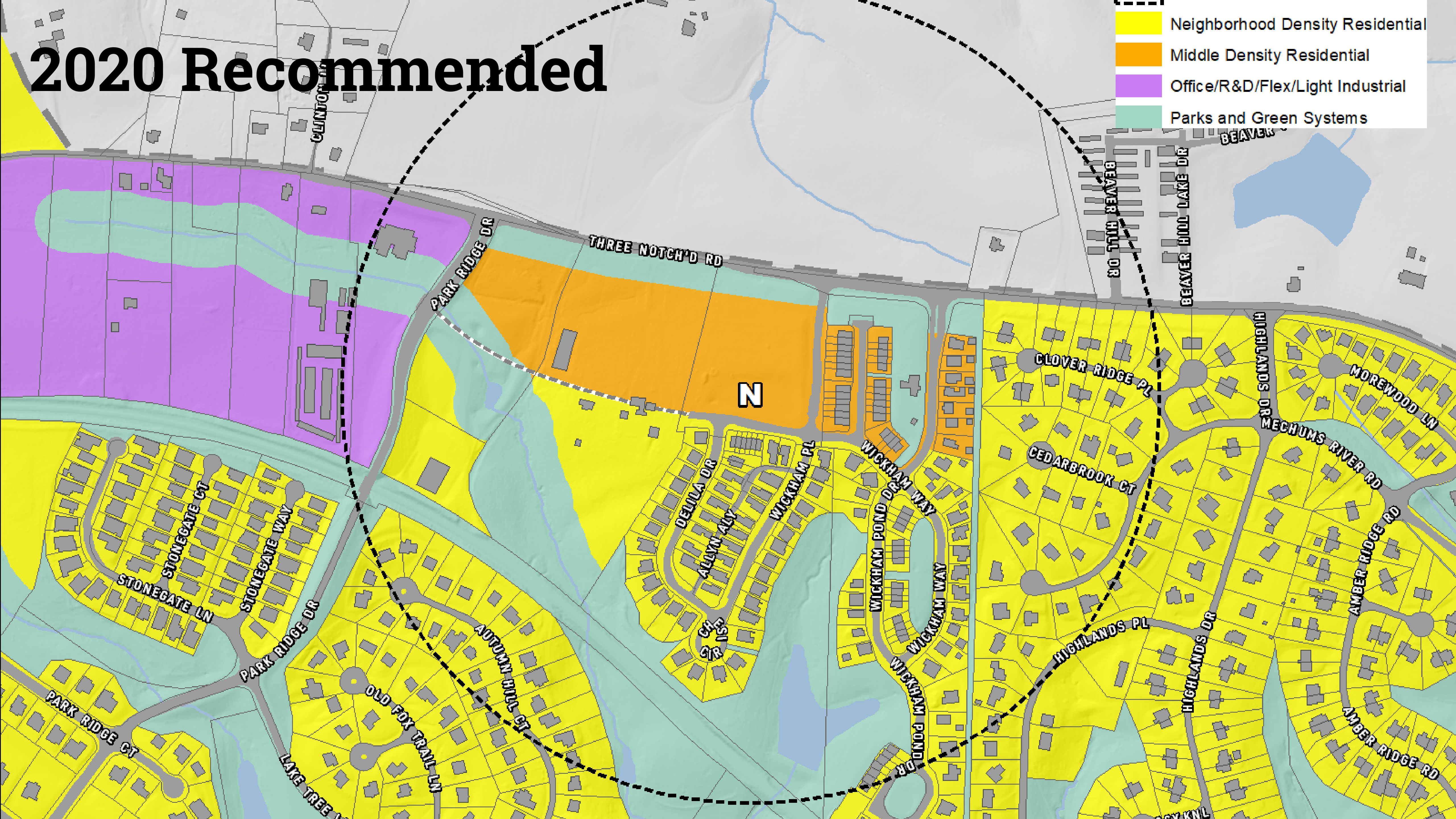
- Neighborhood Density Residential
- Urban Density Residential
- Light Industrial
- Greenspace





# 2020 Recommended

- Neighborhood Density Residential
- Middle Density Residential
- Office/R&D/Flex/Light Industrial
- Parks and Green Systems





# Discussion

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**Do you have any questions, concerns, or comments about the recommended land use designations on the White Gate Farm property (Change #P1)?**



# Brownsville Greenspace: Staff Recommendation

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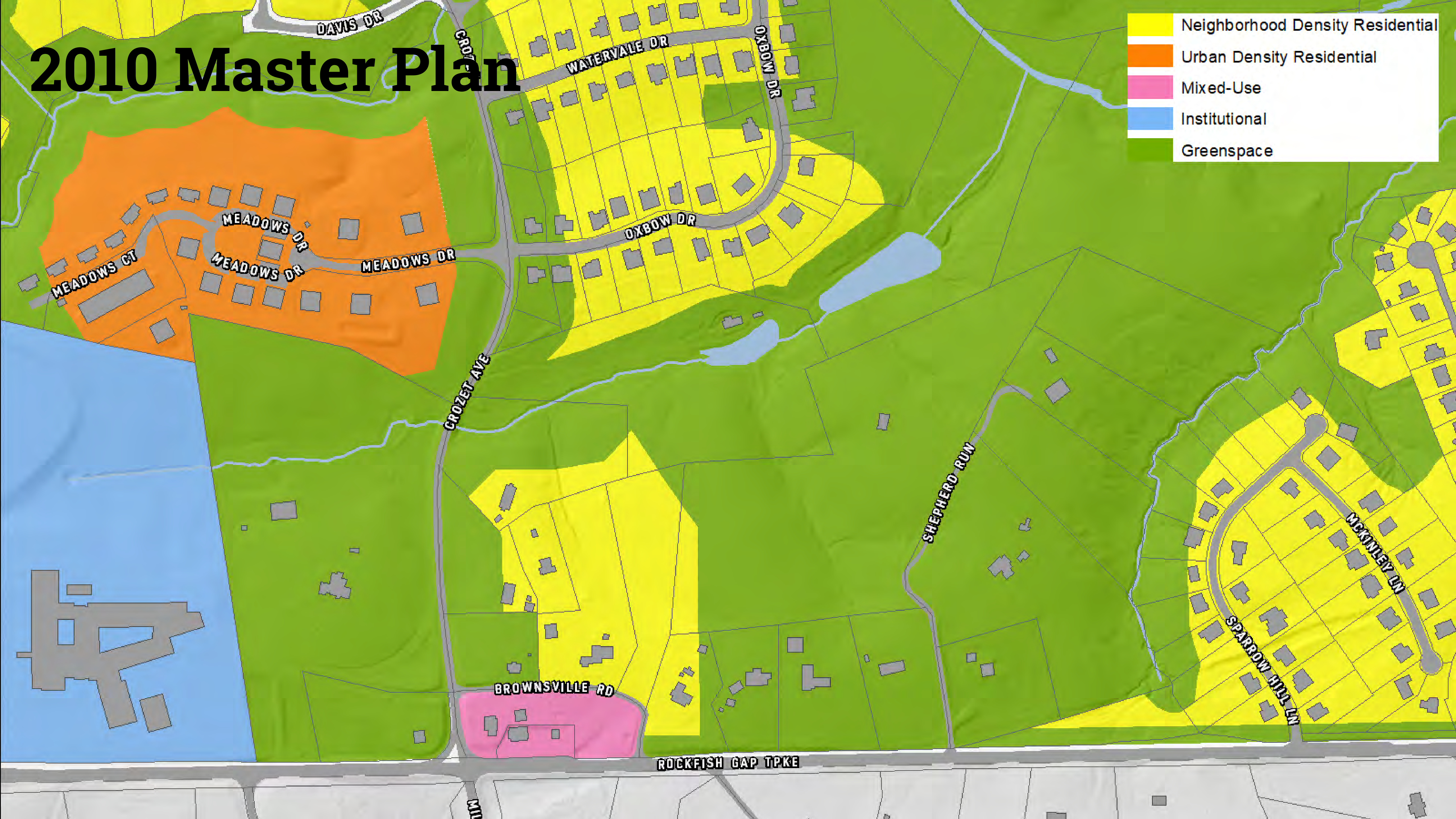
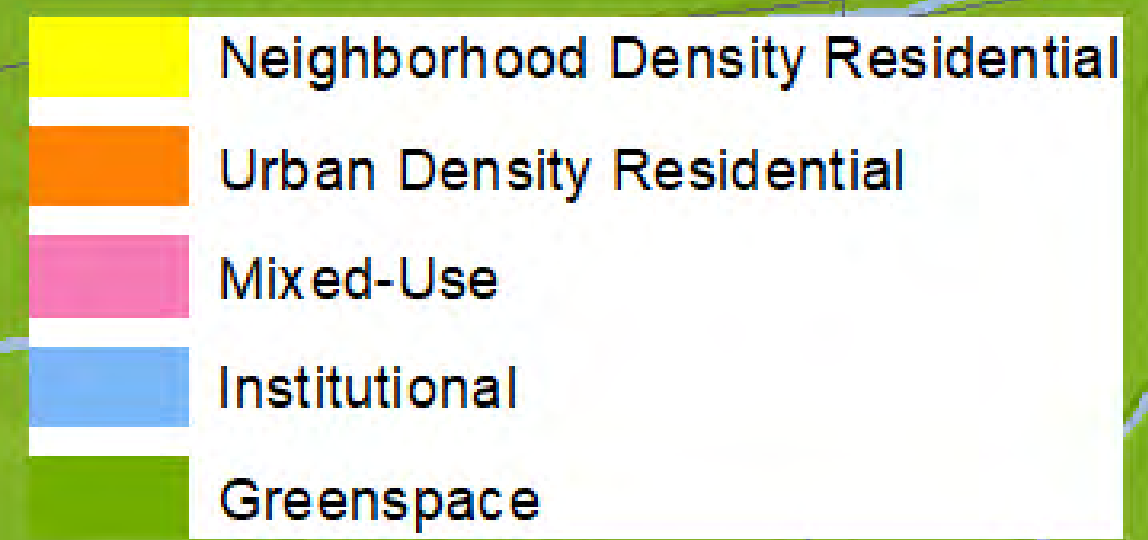
Redesignate developable areas as **Neighborhood Density Residential - Low** (<2 units/acre).

Retain landscaping buffer and sensitive environmental features as **Parks and Green Systems**.

This is intended to reflect current zoning and developable areas.

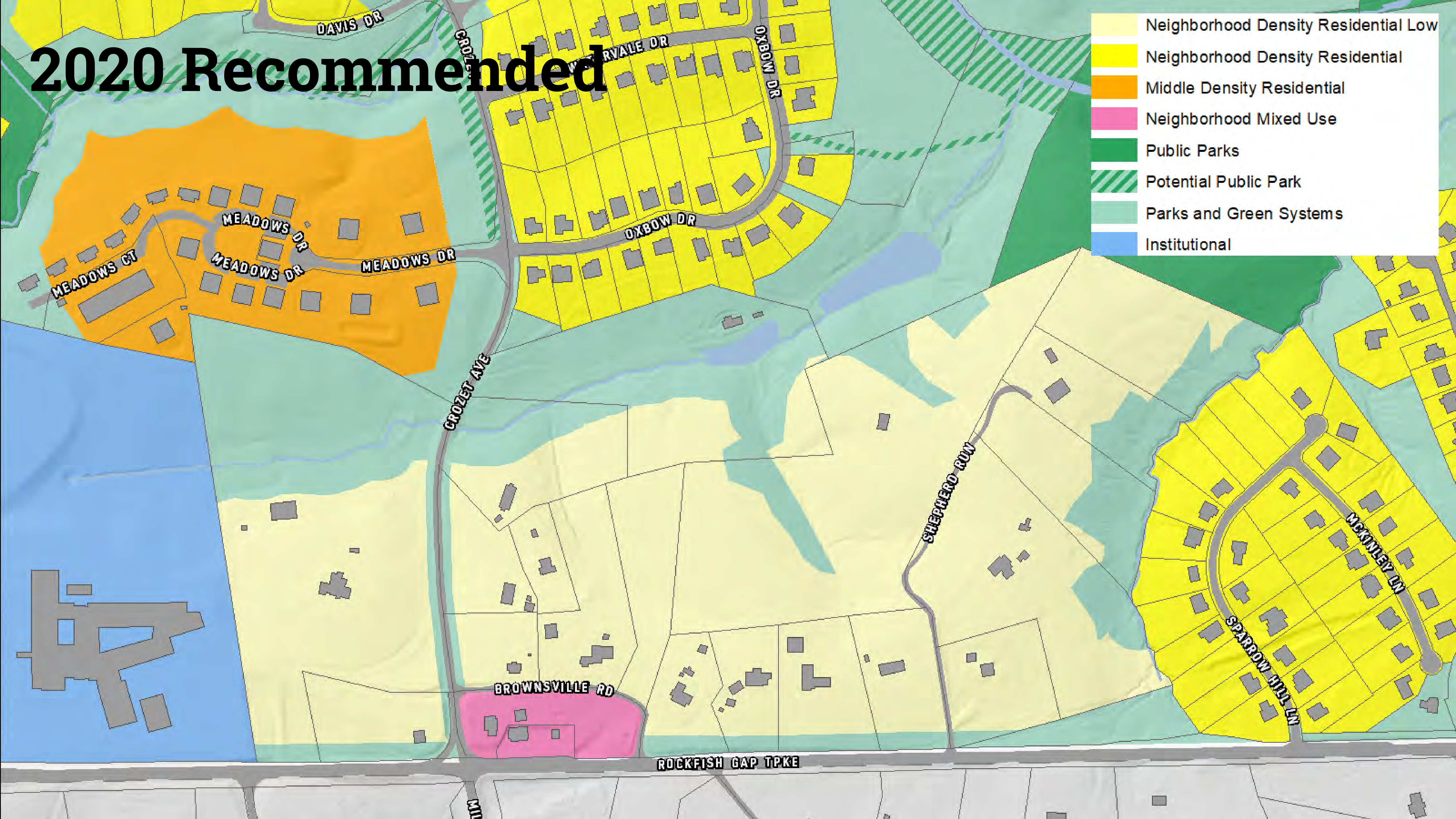


# 2010 Master Plan





# 2020 Recommended



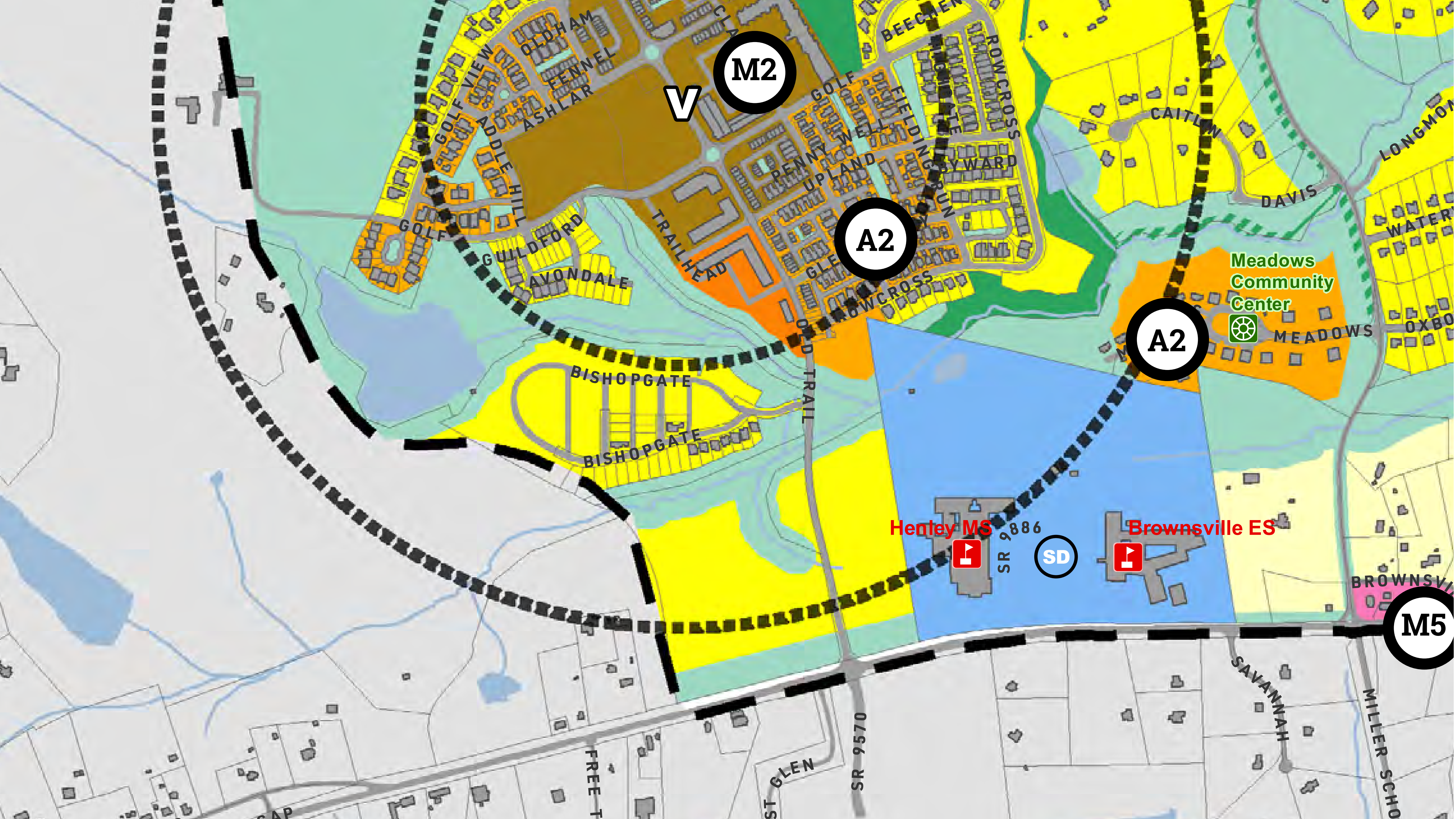


# Discussion

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**Do you have any questions, concerns, or comments about the recommended Neighborhood Density Residential - Low land use designation near the Brownsville area (Change #G2)?**





M2

V

A2

A2

SD

M5

Henley MS

Brownsville ES

Meadows  
Community  
Center



MEADOWS

SR 9886

SR 9570

SAVANNAH

MILLER SCHOOL

FREE T

ST GLEN

BISHOPGATE

BISHOPGATE

OLD TRAIL

ROWCROSS

UPLAND

PENNY WELL

GOLF

BEECHER

ROWCROSS

BYWARD

FIELDING

UPLAND

PENNY WELL

ROWCROSS

OLD TRAIL

BISHOPGATE

BISHOPGATE

GUILDFORD

AVONDALE

GOLF

HILL

ADDLE

ASHLAR

FENNEL

OLDHAM

LONGMO

WATER

OXBO

DAVIS

CAITLIN



# Discussion

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**Should any non-residential uses be permitted at the northeast corner of Old Trail Drive and Route 250?**

This area is near two of Crozet's major activity centers (Old Trail Village and the western schools complex) and an indoor athletic facility was recently proposed for this site.

The 2010 Master Plan recommends limiting new development on Route 250. This area is currently shown as Neighborhood Density Residential with a buffer on Route 250.



# Discussion

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**Do you have any questions, concerns, or comments about other changes shown on the proposed 2020 land use plan?**