Draft Future Land Use Chapter

2019-2021 Crozet Master Plan Update

May 4, 2021 Working Draft
Prepared for: Albemarle County Planning Commission
Prepared by: Albemarle County Planning Staff

Support and strengthen Crozet's history as a self-sustaining town, while ensuring that new and infill development is compatible in scale and design, and provides housing choice for all community members.

Land Use

PLACEHOLDERS: Staff will create infographics with background and Crozet demographic data

Overview + Background

Land Use Overview

The Land Use Chapter establishes the future vision for development patterns and activities within Crozet over the next 20 years. Crozet community members, business owners, and stakeholders have shared their vision for how they would like to see the community grow and evolve. This Land Use Chapter reflects the community's vision and reflects the County's Comprehensive Plan, which sets the overarching vision for the County as a whole. The Comprehensive Plan, and supporting growth management policy, direct growth and density into the designated Development Areas to preserve the County's Rural Areas and to prevent premature expansion of the Development Areas.

The Guiding Principle for Land Use within Crozet is:

> *"Support and strengthen Crozet's history as a self-sustaining town, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members."*

The subsequent pages of the Land Use Chapter identify specific goals to further the Guiding Principle. Goals cover the topics of Downtown revitalization, housing choices for all income levels, sustaining and supporting existing and historic neighborhoods, maintaining the rural edge, and amplifying Crozet's culture and history. Each goal is supported with actionable recommendations. The Future Land Use Plan, land use guidance, design principles, and supporting narrative also serve to reinforce the Land Use Guiding Principle and Goals and provide additional guidance for future development and investment within Crozet.

Existing Conditions & Future Growth

The majority of Crozet is designated for residential development, but much of the land is already developed or built out. There are few remaining large vacant parcels within Crozet that do not already have pending site development applications under review.

Infill of existing areas is likely to become a more significant portion of future housing development in Crozet. Throughout the course of the Master Planning process, the community has expressed a desire to support affordable housing; infill and development of smaller vacant sites presents an opportunity to support this goal.

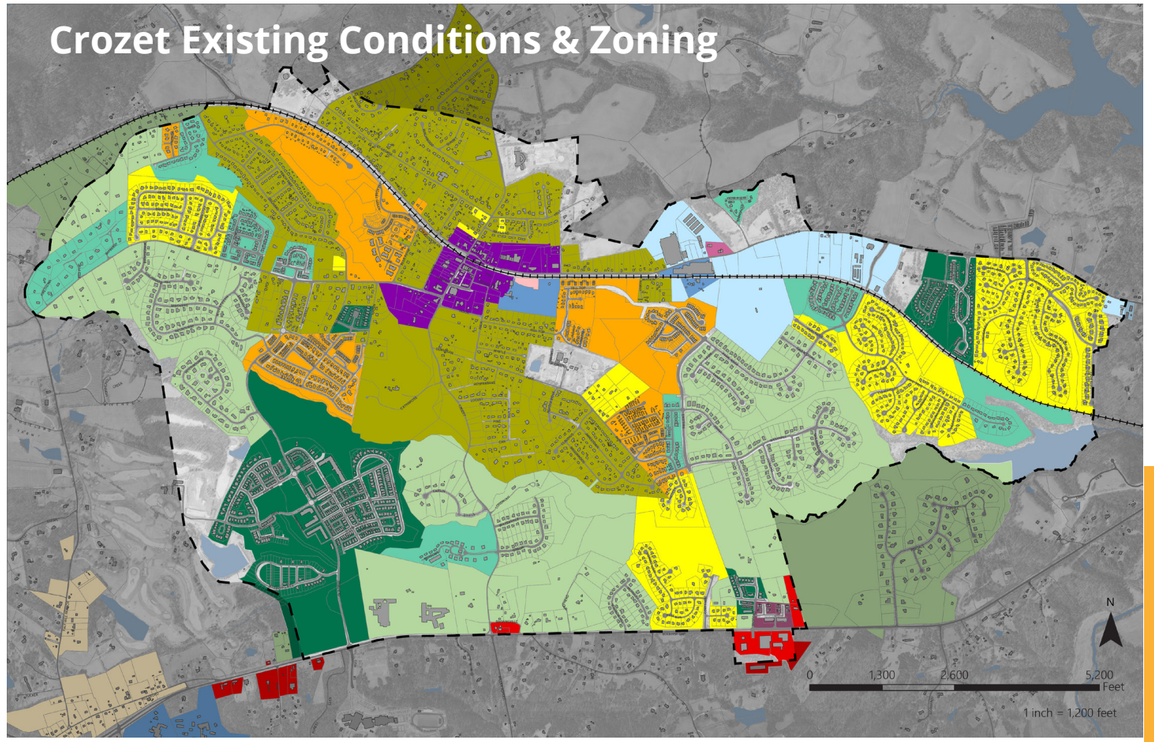
Downtown Crozet is in the process of redeveloping into a mixed-use residential, office, and commercial-retail hub within the heart of Crozet. It provides an additional opportunity for housing choices for the community. It will also provide social gathering space for community members and visitors alike. With this redevelopment, Downtown is poised to continue to grow and evolve into the historic and cultural heart of Crozet.

Data/Infographic/Image

This is a caption. It is Open Sans Regular 9pt with a slightly lighter color.

Data/Infographic/Image

This is a caption. It is Open Sans Regular 9pt with a slightly lighter color.



The map above shows the current zoning for the Crozet Development Area. This master plan update aims to minimize inconsistencies between the Plan's long-range vision and current zoning.

- Rural Areas (RA)
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- Heavy Industry (HI)
- Planned Residential Development (PRD)
- Neighborhood Model District (NMD)
- C1 Commercial
- HC Highway Commercial
- Planned Development Shopping Center (PDSC)
- Downtown Crozet District (DCD)
- Light Industry (LI)

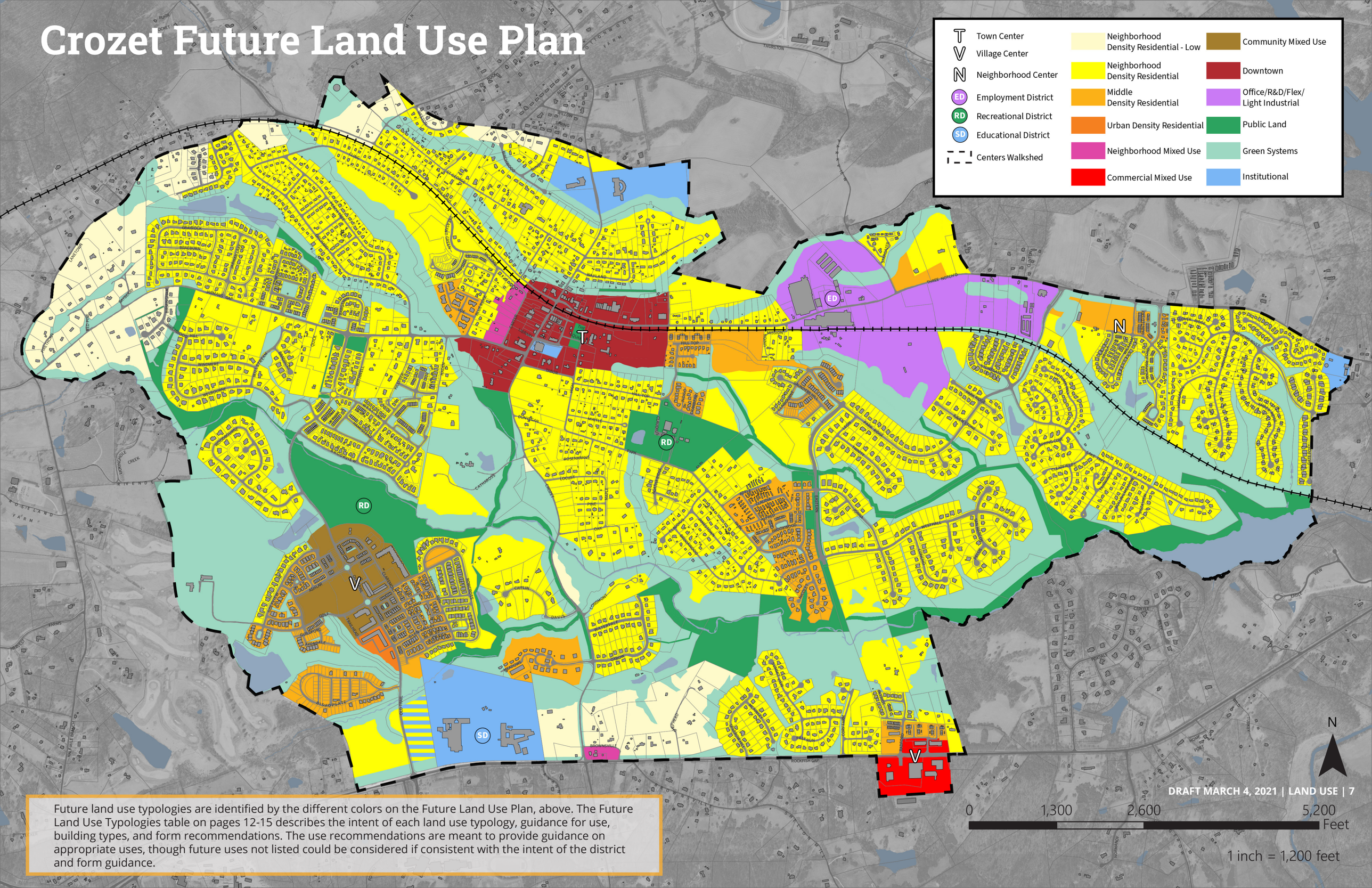
Rural Context

Crozet's setting as a satellite community separate from the County's urban ring Development Areas makes it important that the community develop in a way that allows it to operate independently with a mix of housing types, commercial, and employment uses. Its location as a satellite community also means that it is surrounded on all sides by the County's designated Rural Area. This rural context is important to community members who have identified a goal for Crozet to grow in a way that maintains a distinct rural edge and a visual connection to Blue Ridge Mountains and surrounding landscape.

Land Use & Existing Zoning

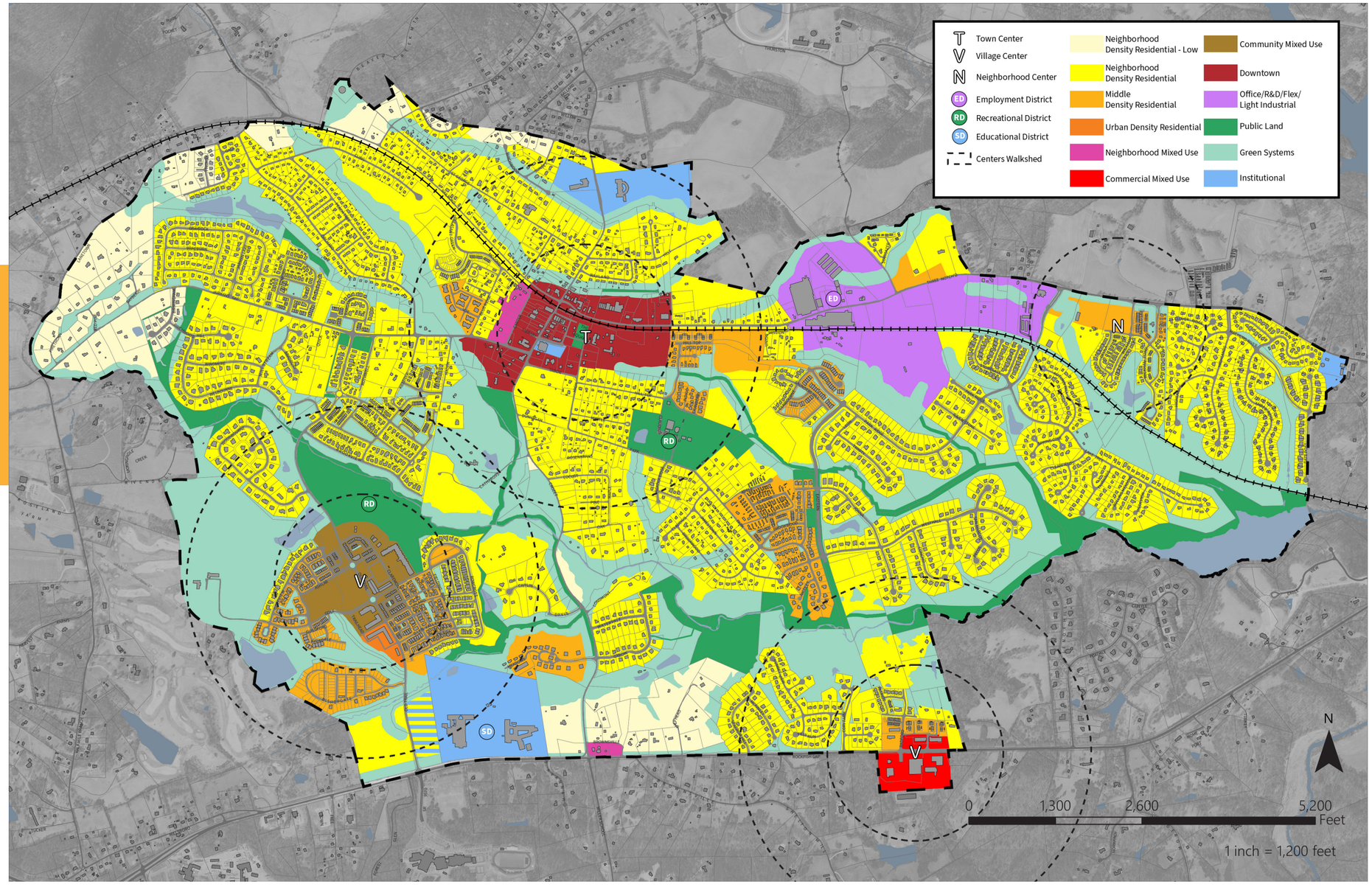
The Future Land Use Plan has been updated to minimize inconsistencies between the long-range vision and by-right development scenarios (i.e. the current zoning) that are not subject to review by the Planning Commission and Board of Supervisors. Part of this effort to bring consistency included reviewing and updating parcels that were designated entirely as Greenspace on the 2010 Land Use Plan. Many of the 2010 Greenspace parcels are under private ownership, are not planned for future Parks, and have portions of land that are not hindered by critical resources. The updated 2021 Future Land Use Plan shows an updated Land Use designation for many of these properties on areas that are outside of critical resources.

Crozet Future Land Use Plan



Future land use typologies are identified by the different colors on the Future Land Use Plan, above. The Future Land Use Typologies table on pages 12-15 describes the intent of each land use typology, guidance for use, building types, and form recommendations. The use recommendations are meant to provide guidance on appropriate uses, though future uses not listed could be considered if consistent with the intent of the district and form guidance.

Crozet Centers & Districts



The Future Land Use Plan identifies multiple centers and districts within Crozet. Centers are intended to be nodes of activity that feature a dense mixture of uses that foster a sense of community for community members, employees, and visitors to Crozet. Districts lack a core area and the urban form of a Center, but their regional importance indicates that they should have multimodal connectivity to other Centers and amenities.

The Land Use Table on pages 10-13 illustrates the expectations for development in Crozet. The Future Land Use Typologies Table describes the intent for each land use as well as recommendations for primary and secondary uses. The use recommendations are meant to provide guidance on appropriate uses, though future uses not listed could be considered, if consistent with the intent and form guidance. Recommendations for building type, form, height, and massing are also provided in the table.

Additional urban design guidance and example development patterns are provided on pages 14-15. For those areas within Centers and Districts, additional guidance is provided in the Centers and Districts section on pages 16-22.

One property within Crozet has a split land use designation (shown as hatched yellow and blue). This property is Block 19 within the Old Trail Village development and was designated as entirely Neighborhood Density Residential in the 2010 Master Plan. The current approved zoning for this Block allows between 12 and 90 dwelling units. The property owner has expressed interest in amending the existing approved zoning to allow for institutional uses on the property. Since the property is adjacent to the Brownsville Elementary/Henley Middle Schools site and Educational District, institutional uses within this Block would be appropriate. The split designation of Neighborhood Density Residential and Institutional allows for potential future institutional uses and also for the property owner to develop the site for residential uses under existing approved zoning.

Future Land Use Typologies

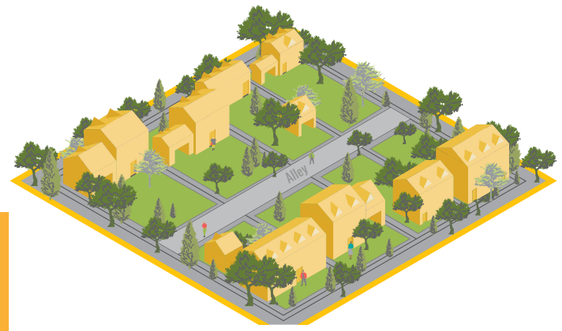
	Neighborhood Density Residential (Low)	Neighborhood Density Residential		Middle Density Residential	Urban Density Residential
Intent	Existing residential areas with density of less than 2 units per acre and areas for future low density development.	Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses.		Low to mid-density residential and small-scale non-residential uses such as commercial and institutional uses; intended to encourage a variety of housing types, encourage smaller housing units that are naturally more affordable, and to promote housing choice and affordability.	Medium to high-density residential development supported by small to medium scale commercial, retail, and institutional uses.
Primary Use	• Residential at a density of less than 2 units per acre	• Residential at a density of 3-6 units per acre		• Residential densities in the range of 6-12 units per acre are recommended. Residential density of up to 18 units per acre could be considered to accommodate additional affordable housing (beyond any baseline affordability requirements); or to allow for construction of small-scale housing types: bungalow courts, small multiplexes, accessory dwelling units, live/work units, and small single family cottages, tiny houses.* *see housing types descriptions in Appendix	• Residential at a density of 12-34 units per acre • Religious assembly uses • Schools and child care • Institutional
Secondary Use	• Religious assembly uses • Schools and child care • Institutional	• Religious assembly uses • Schools and child care • Institutional • Commercial/retail		• Religious assembly uses • Schools and child care • Institutional • Commercial/retail	• Commercial/retail • Offices
Building Type & Form Guidance	Residential: single-family detached and accessory dwellings	*Residential:* townhomes, single-family attached, single-family detached, accessory dwellings *Commercial/retail/office/institutional:* uses should be located in small buildings or as part of mixed-use buildings with small shop-fronts along streets		Residential forms including but not limited to: small multiplexes, live/work units, bungalow courts, accessory dwellings, single family cottages and other similarly scaled residential development. Townhouses and single family detached units are allowable building forms, though smaller unit types on smaller lots are encouraged to increase affordability. Larger multiplexes are not recommended within this land use. A mix of housing types should be provided with developments over 20 units, though exceptions can be made for developments providing predominantly small-scale housing types referenced in Primary Uses.	*Residential:* multifamily, townhomes, single-family attached encouraged; single-family detached should be secondary *Commercial/retail/office/institutional*: uses should be located in small buildings or as part of mixed-use buildings, with small shop-fronts along streets
Height & Massing	• Up to 3 stories • Suggested maximum building footprints for non-residential: 15,000 sq. ft.	• Up to 3 stories • Suggested maximum building footprints: • *Commercial/retail:* 5,000 sq. ft. • *Office/Institutional:* 20,000 sq. ft.		• Up to 3 stories • Suggested maximum building footprints: • Commercial/retail: 5,000 sq. ft. • Office/Institutional: 20,000 sq. ft. • Residential single use building: 12,000 sq. ft.	• Up to 4 stories • Suggested maximum building footprints: • *Commercial/retail:* 8,000 sq. ft. • *Office/Institutional:* 25,000 sq. ft.
Prioritized Design Principles	• Pedestrian & bicycle connectivity. • Access to parks, amenities, and green systems. • Maintain clear boundaries with the Rural Areas.	• Pedestrian & bicycle connectivity. • Access to parks, amenities, and green systems. • Maintain clear boundaries with the Rural Areas.		• Provide a mixture of housing types and affordability. • Bicycle and pedestrian connectivity. • Access to parks, amenities, and green systems.	• Provide a mixture of housing types and affordability. • Promote density of uses and compact development, including infill and redevelopment. • Access to parks, amenities, and green systems.

	Neighborhood Mixed Use	Community Mixed Use	Commercial Mixed Use	Downtown		Office/R&D/Flex/ Light Industrial	Green Systems	Public Land	Institutional
Intent	Mixed use development with neighborhood serving retail and service uses for nearby residential areas. Residential development supported by small to medium scale commercial/ retail uses.	Mixed use development with a mix of medium to high-density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern.	Commercial/retail, service, and automobile-oriented uses, with infill residential or employment-generating uses encouraged.	This designation is applied to the most intensely developed area in the heart of Crozet. It is intended to be a mixed use area providing for employment, service, and residential uses.		Employment-generating uses and basic industries meant to bolster economic development goals, supported by secondary commercial/retail, and residential uses to serve employees.	Areas providing ecosystem and cultural services (including recreation), critical environmental resources, and areas held in common ownership in existing developments.	Existing and proposed publicly owned parks and greenway systems for active, passive, or social recreational use.	Development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major health care facilities, or unprogrammed government property.
Primary Use	• Residential at a density of up to 18 units per acre • Commercial/retail • Offices • Religious assembly uses • Schools and child care • Institutional	• Commercial/retail • Offices • Residential at a density of 6-34 units per acre • Religious assembly uses • Schools and child care • Institutional • Hotels/conference facilities	• Commercial/retail • Wholesale businesses • Hotels/conference facilities • Auto-commercial sales & services • Religious assembly uses • Schools and child care	• Offices • Commercial/retail • Institutional		• Offices • Research and development • Flex spaces • Light industrial	• Sensitive environmental features including stream buffers, flood plains, and steep slopes. • Privately owned open space with passive and/or active recreation amenities, parks, playgrounds, outdoor sitting areas, plazas, etc. • Natural areas.	• Existing publicly owned parks and greenway systems.	• Schools, colleges, universities, and ancillary facilities • Fire stations, hospitals, libraries • Public facilities and major utilities
Secondary Use	• Auto-commercial sales & services within a building • Office/R&D/Flex/Light Industrial	• Office/R&D/Flex/Light Industrial • Existing auto-commercial sales & services	• Office/R&D/Flex/Light Industrial • Residential at a density of 6-34 units per acre • Institutional	• Residential at a density of up to 36 units per acre • Hotels/conference facilities • R&D/Flex/LI • Religious assembly uses • Schools and child care		• Commercial/retail • Residential at a density of 6-34 units per acre • Institutional			• Offices supporting primary uses • Nursing homes, assisted living facilities, convalescent homes
Building Type & Form Guidance	*Residential:* multifamily, townhomes, single-family attached, live/work. *Commercial/retail/office/ institutional:* uses should be located in small buildings or as part of mixed-use buildings, with small shop fronts along streets.	Mixed use buildings with active ground-story uses along street fronts encouraged *Commercial/retail/office/ institutional:* large scale uses should locate in multi-story buildings with small shop-fronts along streets. Single use buildings should be constructed to allow future conversion to active ground-story uses along main streets *Residential*: multi-family encouraged; townhouses and single-family attached should be secondary. *Light Industrial:* activities and uses should be located inside of buildings.	Mixed-use buildings and developments encouraged. Single-use commercial buildings acceptable, with future conversion to ground story active uses along main streets encouraged. Light Industrial activities and uses should be located inside of buildings.	*Residential*: multifamily, preferably within mixed use buildings and live/work units. *Commercial/Office*: Mixed-use buildings and developments encouraged. Single-use commercial or residential buildings acceptable, with future conversion to ground story active uses along main streets encouraged. Flex/Light Industrial activities and uses should be located inside of buildings.		Mixed-use buildings and developments encouraged with active ground-story uses along main streets. Single-use office/R&D/Flex buildings acceptable. Light Industrial uses and activities should be located inside of buildings.	Few buildings expected, although exceptions can be made for community-serving uses such as neighborhood recreational amenities.	Few buildings expected, although exceptions can be made for community-serving uses such as public recreational amenities.	Building types dependent on use, mixed use encouraged in public facilities where appropriate.
Height & Massing	• 1-3 stories, with 2-3 stories encouraged • Suggested maximum single use building footprints: • Commercial/retail: 15,000 sq. ft. • Office/R&D/Flex/LI/ Institutional: 25,000 sq. ft.	• 2-4 stories (5 by exception) • Blocks should be 300-400 feet in length • Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection	• Up to 4 stories (5 by exception) • Blocks should be 300-400 feet in length	• 2-4 stories (up to 6 by exception) • Blocks should be 200-400 feet in length		• Up to 4 stories (5 by exception). • Blocks should be 300-400 feet in length. • Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection.	• 1-2 stories • Buildings and amenity areas should avoid critical environmental resources	• Building design guidance should be vetted through a park master planning process • Buildings and amenity areas should avoid critical environmental resources	• Up to 4 stories (5 by exception) • Building height and massing should be respectful of adjacent neighborhoods and areas identified for viewshed protection.
Prioritized Design Principles	• Human-scaled development. • Block-scale development within centers and interconnected streets. • Pedestrian & bicycle connectivity.	• Block-scale development within centers and interconnected streets. • Promote density of uses and compact development, including infill and redevelopment. • Human-scaled development.	• Relegate parking to the side and rear of buildings. • Promote appropriate scale, massing and enclosure. • Block-scale development and interconnected streets.	• Promote density of uses and compact development, including infill and redevelopment. • Block-scale development and interconnected streets. • Human-scaled development.		• Promote density of uses and compact development, including infill and redevelopment. • Access to parks, amenities, and green systems. • Site design accommodates multi-modal transportation infrastructure.	• Interconnectivity to other areas of open space, parks, greenways, and recreational amenities • Respecting existing terrain and careful grading/re-grading of terrain. • Preserve natural systems where shown in the Master Plan.	• Interconnectivity to other areas of open space, parks, greenways, and recreational amenities • Respecting existing terrain and careful grading/re-grading of terrain. • Preserve natural systems where shown in the Master Plan.	• Connections to open space, parks, greenways, and recreational amenities • Site design accommodates multi-modal transportation infrastructure • Promote density of uses and infill redevelopment

Urban Design Guidance

This guidance illustrates the appropriate form and scale of development within each category and highlights prioritized design principles that will be necessary for achieving the desired form. All future developments are also expected to comply with the applicable Neighborhood Model principles identified in the Comprehensive Plan.

PLACEHOLDERS: The gray boxes indicate diagrams that will be developed for Future Land Use categories.



Neighborhood Density Residential

- Pedestrian & bicycle connectivity.
- Access to parks, amenities, and green systems.
- Maintain clear boundaries with the Rural Areas.

Image

Middle Density Residential

- Provide a mixture of housing types and affordability, with a focus on affordable housing and smaller housing types that are naturally more affordable.
- Pedestrian & bicycle connectivity.
- Access to parks, amenities, and green systems.



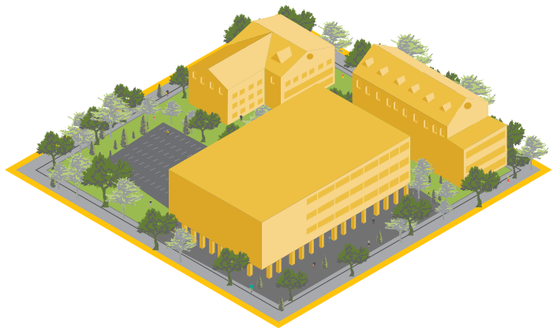
Urban Density Residential

- Provide a mixture of housing types and affordability.
- Promote density of uses and compact development, including infill and redevelopment.
- Access to parks, amenities, and green systems.

Image

Downtown

- Mixture of uses, including employment, service, and residential.
- Walkable, multi-story buildings with active ground floor uses.
- Promote density of uses and compact development, including infill and redevelopment.
- Human-scale development.



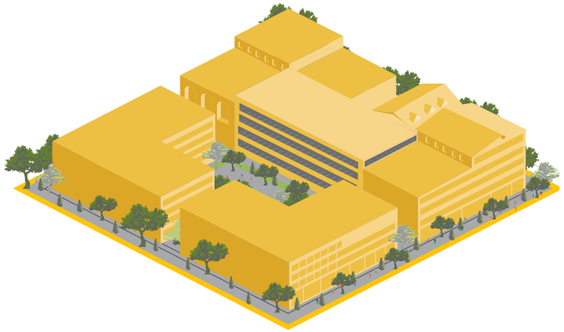
Office/R&D/Flex/Light Industrial

- Promote density of uses and compact development, including infill and redevelopment.
- Access to parks, amenities, and green systems.
- Site design accommodates multi-modal transportation infrastructure.

Image

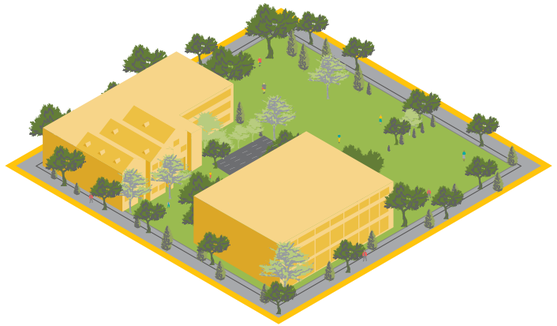
Neighborhood Mixed Use

- Provide small-to-medium scale, neighborhood-serving commercial, retail, and service uses.
- Mixed-use buildings, with active ground-floor uses.
- Human-scale development.



Community Mixed Use

- Block-scale development within centers and interconnected streets.
- Promote density of uses and compact development, including infill and redevelopment.
- Human-scale development.



Commercial Mixed Use

- Relegate parking to the side and rear of buildings.
- Promote appropriate scale, massing and enclosure.
- Block-scale development and interconnected streets.

Centers + Districts

	Town Center (T)	Village Center (V)	Neighborhood Service Center (N)		Recreational District	Employment District	Educational District
Intent	The focal point for cultural and commercial activities for a town or place. Development should promote a mixture of uses in a walkable and compact pattern. The Town Center is expected to be served by transit.	An area with a higher concentration of commercial or cultural activities. Development should promote a mixture of uses in a walkable and compact pattern. The center may be served by transit.	A neighborhood-serving activity center oriented around an improved transit stop or a public amenity, with residential and small-scale commercial uses near the amenity.		Designated amenity spaces of regional importance; intended to provide opportunities for active, passive, and social recreation for the community.	An area with employment-generating uses supporting basic industries and economic development goals with secondary residential uses and commercial and retail uses that support employees and residents.	A designated school or college campus of regional importance; Educational districts serve as key community gathering spaces for both students and members of the public living in the surrounding areas.
Walkshed / Multimodal Service Area	1/4 to 1/2 mile radius from center	1/4 to 1/2 mile radius from center	1/4 mile radius from center		Park boundaries and any adjacent or related greenways, public amenity spaces, or public uses	Concentrated areas with Office/R&D/Flex/ Light Industrial land use designations and any connected or related employment uses	School property boundaries and any adjacent/related public facilities
Core Area	Generally 1/4 mile radius from Center and adjacent areas/parcels	Generally 1/4 mile radius from Center and adjacent areas/ parcels	Not applicable		Not applicable	Not applicable	Not applicable
Building Type	Vertical mixed-use buildings are strongly encouraged within the core. Single-use buildings should be constructed to allow ground-story commercial/retail along street frontages.	Vertical mixed-use strongly encouraged within the core. Single-use buildings should be constructed to allow ground-story commercial/retail along street frontages.	Vertical mixed-use buildings are encouraged. Buildings should be constructed to allow ground-story commercial/retail along street frontages, adjacent to transit, and public amenities.		Few buildings expected. Community centers, indoor recreational centers, and other community-serving buildings may be appropriate.	All light industrial activities should be located inside of buildings. Vertical mixed-use buildings encouraged for infll and redevelopment. Horizontal mixed-use buildings permitted if no residential units are proposed.	Building types should be consistent with underlying land use. Single use buildings are expected, but districts often serve as community gathering spaces outside of school hours; such uses should be allowed and encouraged through building and site design.
Use	• Use should be consistent with underlying land use. • Active ground-story uses strongly encouraged along streets and public spaces in the Core. Where active uses are not feasible (due to market conditions or other circumstances), other uses may be permitted if form allows for future conversion to ground-story active uses.	• Use should be consistent with underlying land use. • Active ground-story uses strongly encouraged along streets and public spaces in the Core. Where active uses are not feasible (due to market conditions or other circumstances), other uses may be permitted if form allows for future conversion to ground-story active uses.	• Use should be consistent with underlying land use. • Secondary uses such as retail, commercial service, office encouraged to locate in Center. • Active ground-story uses strongly encouraged adjacent to transit and public amenities.		• Use should be consistent with underlying land use and supportive of goals and recommendations from the Conservation Chapter	• Use should be consistent with underlying land use. • Uses supportive of the County's Economic Development goals are strongly encouraged.	• Use should be consistent with underlying land use and supportive of goals and recommendations from the Land Use and Transportation Chapters
Form & Site Design Guidance	• 2-4 stories within core areas, up to 6 by exception • Blocks in the Core should be 200-300 feet in length • Bike/ped connections between center and adjacent neighborhoods should be provided and an improved transit stop should be provided in the Core • All parking should be relegated; structured parking strongly encouraged in Core.	• 2-4 stories. • Massing, height, and stepbacks should be consistent with any any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.) • Bike/ped connections between adjacent areas such as districts, existing neighborhoods, and proposed developments should be provided. • Parking should be relegated to the side and rear of buildings.	• 2-4 stories. • Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.) • Bike/ped connections between the adjacent districts, existing neighborhoods, and proposed developments should be provided. • Parking should be relegated to the side and rear of buildings.		• Where development does occur, respecting existing terrain and careful grading/re-grading of terrain is expected. • Buildings and amenity areas should avoid critical environmental resources	• 2-4 stories (up to 6 by exception). • Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.) • Relegated and structured parking encouraged.	• Bicycle and pedestrian connections between adjacent areas such as existing neighborhoods, adjacent centers or districts should be provided. • Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.)

Town Center: Downtown Crozet



(above) The Square in Downtown Crozet is an iconic, focal point of the community, with a variety of retail, service and office uses.

Town Centers are intended to serve as the focal point for cultural and commercial activities and promote a mixture of uses. Town Centers should be accessible by walking, biking, or taking transit. The most intense activities are concentrated within a quarter-mile radius of the defined center point, which for Downtown Crozet is The Plaza public park. Within the core, vertical mixed-use buildings and active ground-story uses are strongly encouraged.

Downtown Crozet is the only Town Center within the Crozet Development area. The core area of this Center includes Crozet Square, the Library, Piedmont Place, the Crozet Pizza plaza, and Great Valu plaza, and adjacent residential neighborhoods to the north and south.

Most of the area within the core of the Town Center is zoned Downtown Crozet District (DCD). The form guidelines for the Town Center are intended to reflect the requirements of the DCD and continue to encourage compact and mixed-use development.

The first phase of the Crozet Square rezoning was approved as part of the Barnes Lumber redevelopment rezoning this area to DCD. Crozet Square is within the core of the Town Center, with The Plaza as the focal point. The street system will connect Park Ridge Drive, High Street, and Library Avenue to Crozet Square. The existing Crozet Connector Trail will also be extended as a shared-use path to Crozet Square. Crozet Square will provide additional retail, commercial, office, and residential uses in Downtown Crozet, consistent with the DCD urban form requirements.

There are several residential neighborhoods within the half-mile walkshed of Downtown Crozet, including neighborhoods at Hilltop and High Streets, neighborhoods along Blue Ridge Avenue and Carter Street, and neighborhoods along St George Avenue. Enhanced pedestrian and bicycle connectivity is needed to better connect these neighborhoods to Downtown and promote walkability.

In the near term, the residential neighborhoods within the quarter mile walkshed of Downtown that are designated for Neighborhood Density Residential are not encouraged for significant redevelopment. More study and neighborhood outreach is needed (as described in the Downtown Neighborhoods Design Guidance section) to determine appropriate levels of infill and redevelopment for these neighborhoods.

Non-residential uses within the Downtown core should decrease in scale and intensity as they transition toward primarily residential neighborhoods. Though this land use category calls for residential uses to be secondary and within mixed use buildings, it should be noted that the current retail market within Crozet may not support vertical mixed use for the entire Downtown area. Smaller live/work units, townhouses, and multiplexes may be appropriate in some areas, especially around the edges of Downtown, adjacent to existing residential neighborhoods.

Downtown Design Guidance

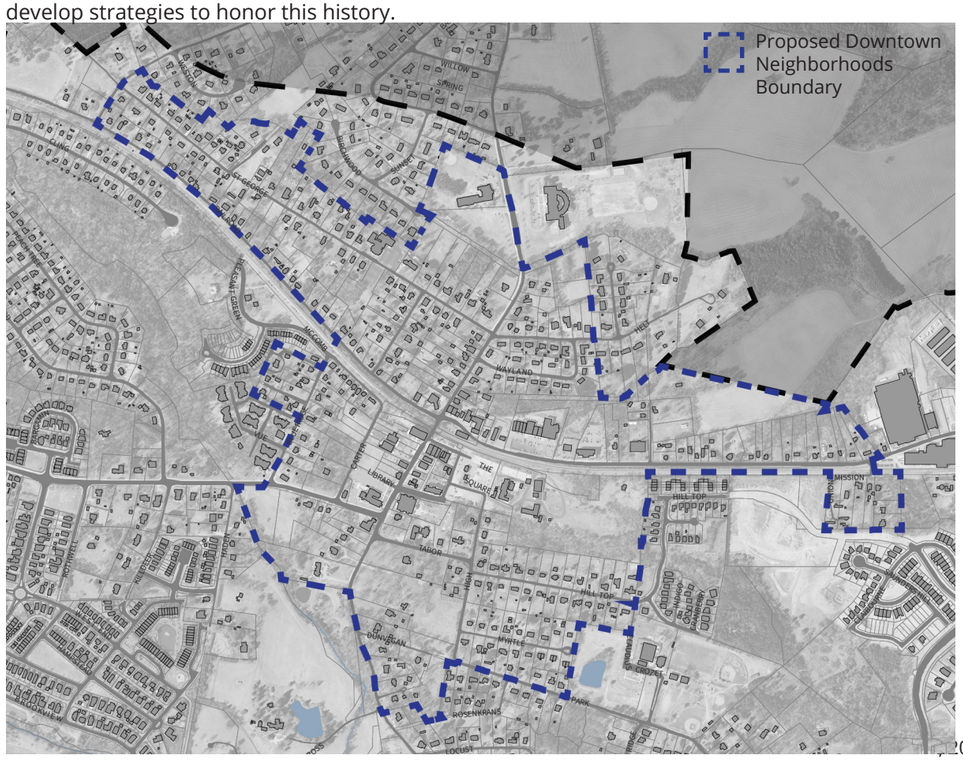
The neighborhoods surrounding Downtown reflect the long and varied history of Crozet. Within these neighborhoods one can see a diverse collection of building types and architectural styles that reflect the town's growth and development from its early settlement to the present. Architectural styles that range in date from the early 19th century to the present are visible as one traverses west of Downtown along Blue Ridge Avenue and Carter Street, north along Railroad and St George Avenue, east along Three Notch'D Road to Union Mission, and south to Hilltop Street and surrounding neighborhoods.

Downtown and areas west are part of the National Register Historic District. This area was selected as a Historic district due to the "integrity of location, design, setting, materials, workmanship, feeling, and association" of the structures within this area through a study that was conducted in 2008-2009.

The eastern neighborhoods within the boundary shown on the map, though not officially part of the National Register Historic District, still tell an important story about Crozet's past. The working-class housing constructed for workers at Barnes Lumber along Hill Top Street and the heart of the African American community within Crozet in Union Mission are important to the fabric and history of Crozet, and more work is needed to develop strategies to honor this history.

Crozet community members have expressed a desire to protect the Downtown Neighborhoods and fear that their location close to Downtown makes these areas vulnerable to teardowns and the loss of this important historic fabric of Crozet. Additionally, several of these neighborhoods provide naturally occurring affordable housing stock for the community, with modestly sized and priced homes.

Given these neighborhoods' location close to Downtown, these areas could also provide an opportunity for additional infill development, if designed appropriately. Consideration could be given to allowing additional density for accessory dwellings and conversion of existing homes to multiple units to provide additional affordable or workforce housing. More study and neighborhood engagement is needed to determine the appropriate tool(s) for neighborhood preservation near Downtown. Possible methods could include the development of design guidelines to guide future development, a new historic overlay zoning district, or a zoning update to allow appropriate scaled infill and redevelopment within these neighborhoods, while still addressing impacts such as parking and pedestrian infrastructure. Additional outreach will be needed to residents of these neighborhoods before the County proceeds with any implementation steps.



(left) Map of neighborhoods surrounding Downtown Crozet that are important to the history, urban fabric and housing stock in Crozet.



(Above) The 'Bamboo Grove' development was approved through a rezoning application in Fall 2020. The approved density (9 units per acre) exceeds the recommended density in the 2010 Crozet Master Plan (3-6 units per acre). However, the proposal was supported by the community, due to its form, scale, housing types, and inclusion of affordable housing.
Photo Credit: The Housing Lab LLC

Housing Choice in Crozet

Given that much of Crozet's developable land is built out, large residential developments with significant numbers of affordable units are unlikely to be constructed. However, opportunities still exist for smaller-scale infill development that provide housing choice for all community members through appropriately scaled developments (Land Use Guiding Principle).

The Future Land Use Plan's density recommendations can disincentivize development of affordable housing. Density, as a singular tool, does not necessarily promote affordable housing. Density ranges do not distinguish between housing types, sizes, or cost, and therefore, by using density as a primary land use factor, developers are incentivized to build larger, more expensive units to achieve higher returns, especially on properties with lower density ranges. Affordable housing developments within the density range of 3 to 6 units per acre are unlikely to be constructed due to current land values, unless subsidies or additional funding sources are made available to incentivize and support the construction of affordable units.

Creatively designed infill development that provides affordable and workforce housing options are encouraged in Crozet, especially in neighborhoods that are walkable to Downtown, Crozet schools, and the Employment District. Infill development that preserves existing housing stock, provides Middle Density housing types identified in this Plan, and that are priced within County's definition of affordable or workforce housing are encouraged. When both the Land Use Goals outlined in this chapter and the County's housing policy are met, it may be appropriate to allow densities to exceed those within recommended density ranges, especially if impacts, such as parking, can be adequately addressed.



(above) Old Trail Village is an example of a Village Center in Crozet, with vertically mixed-use buildings, active uses on the ground floor as well as bicycle and pedestrian connections.

Village Center: Old Trail

Village Centers are intended to promote a mixture of uses in a walkable and compact development pattern. These Centers have a higher concentration of commercial or cultural activities. Buildings within the core are encouraged to be mixed-use with active ground floor uses. Development should provide pedestrian and bicycle connections to adjacent neighborhoods. Both Village Centers in Crozet have existing approved mixed-use development.

The Old Trail Village development was approved as a Neighborhood Model District rezoning in 2005 and has been building out over time since then. The Old Trail rezoning allows between 100,000 and 250,000 square feet of non-residential uses. The center point of the Old Trail Village Center is at Old Trail Drive between Blocks 6 and 1, where there is an existing JAUNT transit stop. This central area of Old Trail allows for the most intensive uses, including retail stores, offices, restaurants, and civic and recreational uses. Existing uses include a coffee shop, restaurant, gym, and medical offices. Future mixed-use development in this area will continue to provide connectivity and walkability.

Village Center: Clover Lawn

The development at Clover Lawn was approved over time through several different rezonings. Existing uses include a grocery store, restaurants, a building supply store, and a bank. The south side of the Village Center is entirely commercial and retail development, while the north side also has residential development. The center point is located between the north and south side, as the Center is divided by Route 250.

Enhanced multimodal connectivity should be provided with future development and redevelopment. The extension of Eastern Avenue will also provide additional trail and bicycle lane connections. The recommended shared-use path along Route 250 from Old Trail Drive to the sidewalks in front of Clover Lawn would also provide access for pedestrians and cyclists. Opportunities for transit to serve this Center should be explored. New and infill development should establish a more interconnected street and pedestrian network, and human-scaled, walkable development patterns. Pedestrian connectivity should especially be enhanced within the Center's walkshed, allowing pedestrians from nearby residential neighborhoods to more easily access the Center.

Neighborhood Service Center: Wickham Pond

Neighborhood Service Centers are intended to provide areas of activity that support surrounding residential neighborhoods. Neighborhood Service Centers should contain small-scale, mixed-use development patterns that are compatible with surrounding uses. The focal point of these centers should be an improved transit stop or a public amenity. Neighborhood Service Centers are smaller in size and intensity than Town and Village Centers and have a one-quarter mile walkshed. Development should be pedestrian-scale and walkable from adjacent neighborhoods. Vertical mixed-use buildings with active ground-floor uses are encouraged.

The Wickham Pond future mixed-use area is the only Neighborhood Service Center in the Crozet Development Area. The zoning for Wickham Pond allows up to 16,000 square feet of small-scale retail, commercial, and institutional uses. The center point of the Neighborhood Service Center is located on the undeveloped Wickham Pond property along Route 240. There is an existing JAUNT transit stop on Wickham Pond Drive. Future development in this Center should enhance multimodal connectivity, especially to Park Ridge Drive and the adjacent Employment District. Future development should also provide permanent transit infrastructure to serve eastern Crozet.

Employment Districts

Employment Districts are intended to support the County's economic development initiatives and create investment opportunities in the Development Areas. A central goal of the Employment District is to expand employment opportunities for community members in high-paying jobs. Expanded employment opportunities in this area could allow more community members to both live and work in Crozet.

Specific primary sector industries, businesses consistent with the goals of Project Enable (the County's Economic Development Policy), and uses consistent with the underlying Office/R&D/Flex/LI land use should be targeted for this area. Emerging industries and businesses such as green technology and incubator and maker spaces should also be considered. However, this list should not be interpreted to exclude related sectors that support the cultivation and nurture growth of existing businesses.

The Employment District includes properties along Route 240 between Park Ridge Drive and Union Mission Lane. While the District is not intended to have a hard boundary, it is meant to include those properties shown for Office/R&D/Flex/LI. The primary employment anchors are Music Today e-commerce marketing agency and Starr Hill Brewery. There are several other existing businesses, including self-storage facilities, a medical office, and a car wash.

Additionally, approximately 62 acres of the Employment District are part of the former Acme Visible Records site. Chemicals used to paint and finish the products at Acme caused contamination of the soil and groundwater on the property and environmental remediation and continued monitoring of the site is required by the Environmental Protection Agency (EPA). Industrial or commercial redevelopment of the site could be feasible in the near future, dependent upon the timeline of the clean up and if permitted by the EPA. The EPA prohibits certain uses for the Acme site, including residential uses, schools, and daycare facilities. Continued groundwater monitoring will be required. Any site or land disturbance will also require Virginia Department of Environmental Quality review and approval.

There are significant opportunities for infill and new development to occur throughout the District. Development and redevelopment should strive for compact walkable development patterns with an internal street network and multimodal connectivity. Opportunities for rail access should also be explored in conjunction with Buckingham Branch Railroad, should this be determined to be an asset for existing or future industries.

Residential uses could be allowable in the Employment District, especially as a way to provide live/work opportunities for workers employed by businesses in the District. However, residential uses should be clearly secondary to businesses that generate employment. Further, the presence of residential should not preclude future light industrial uses in the District. Residential uses are encouraged to locate on upper stories of mixed use buildings. These uses are not permitted within the Acme site, even with future redevelopment.

Recreational Districts

Recreational Districts are designated amenity spaces of regional importance that are intended to provide opportunities for active, passive, and social recreation. The amenities in these districts support the recreational needs of Crozet and the County as a whole. There are two Recreational Districts in the Crozet Development Area: Crozet Park and Western Park.

Crozet Park is a 22-acre public park which is owned by the non-profit organization Claudius Crozet Park, Inc. Park amenities include sports fields and courts, a swimming pool, recreational facility, trails, pavilions, and a dog park. Access to some of the amenities, such as the swimming pool and indoor recreation facilities, requires a paid membership. Crozet Park is also an access point to the Crozet Connector trail. The annual Crozet Arts and Crafts Festival is held at Crozet Park. Maintenance and funding for the park occurs through both private and County (Capital Improvement Program) funds. Future trail and road connectivity will allow community members to walk from Crozet Park to Downtown. Additional opportunities for connectivity with surrounding neighborhoods and existing trails should be explored, including an enhanced and more visible access point to the Crozet Connector Trail.

Western Park is a planned 36-acre public park adjacent to Old Trail Village and accessible from Old Trail Drive. Amenities for the park will include sports fields and courts, trails, community gardens, playgrounds, and natural areas. Trails through the park will also connect to Old Trail Village, Henley Middle School and Brownsville Elementary School, and residential neighborhoods to the north.



(above) A portion of the Employment District, along Route 240, in Crozet is comprised of Music Today e-commerce marketing agency and Starr Hill Brewery.



(above) Henley Middle School and Brownsville Elementary School Educational District.

Educational Districts

Educational Districts are designated schools or college campuses of regional importance that are intended to serve as community gathering spaces for both students and community members. The 50-acre Henley Middle School and Brownsville Elementary School campus on Route 250 is the only Educational District in the Crozet Development Area. Both schools are accessed from a shared entrance at Route 250 and have sports fields and courts, indoor recreation facilities, and trails.

Additional opportunities for students to walk and bike to schools should be explored, consistent with the recommendations in the Transportation and Conservation Chapters of the Master Plan. Trail connections from Old Trail Village to the north and from Old Trail Drive to the west should continue to be provided and enhanced.

The Educational District is located adjacent to the Rural Area boundary, and students in both the Development Area and Rural Area attend the schools within the Crozet Development Area. Additionally, Western Albemarle High School is located across Route 250 in the Rural Area. There are existing traffic concerns along Route 250, especially during peak traffic hours and school drop-off/pick-up. The recommendations in the Transportation Chapter call for roundabouts along Route 250, including at the Henley and Brownsville Schools entrance.

Other Areas

Crozet Avenue Corridor

The Crozet Avenue Corridor (part of Route 240) is the main north-south road in Crozet and connects Three Notch'D Road with Route 250 West. Crozet Avenue is designated as an Avenue street section from Three Notch'D Road to Dunvegan Lane and a Rural Transition section from Dunvegan Lane to Route 250. The Avenue portion of this street should have sidewalks, street trees, and enhanced connectivity for pedestrians and cyclists. A streetscape project for the Downtown portion of Crozet Avenue (from the Square to Tabor Street) was completed in 2014. Additional connectivity and multimodal transportation options along Crozet Avenue should be provided, consistent with the recommendations outlined in the Transportation Chapter.

The Rural Transition portion of Crozet Avenue is a two-lane winding section with connections to residential neighborhoods, including Chesterfield Landing and the Meadows. This section of Crozet Avenue is intended to retain its more rural character. Options for bike and pedestrian connectivity are more limited in this section, due to topography, right-of-way, and stream crossing challenges. Recommendations in the Transportation Chapter provide potential options for a shared-use path along or parallel to this segment of Crozet Avenue. More study is needed to determine the feasibility and alignment of this path. Additional residential development along Crozet Avenue is possible based on existing zoning. Trees along the Rural Transition section should be preserved to the extent feasible.



The Crozet Avenue Corridor is the main north-south road in Crozet, with segments designated as an Avenue and a Rural Transition (shown above) near Chesterfield Landing and The Meadows.

Rural Edges

The Crozet Development Area is one of three designated 'communities' in the County's Comprehensive Plan and is entirely surrounded by the Rural Area. Maintaining rural edges to protect scenic resources and respect the adjacent rural context was identified as a priority during the planning process. The Development Area boundary was adjusted in one location during this Master Plan update, which was on the western edge at the Old Trail clubhouse and restaurant. The boundary was adjusted to include the entire clubhouse and restaurant, which are both connected to public utilities, and to more closely follow parcel boundary lines. The existing Green Systems designation was retained.

The majority of the edge areas in Crozet are either residential development, private open space, or public parks. The exception is the Route 250 West boundary. Route 250 is designated a Virginia Scenic Byway, indicating that the road has a "relatively high aesthetic or cultural value, leading to or within areas of historical, natural or recreational significance." The Scenic Byway designation on its own does not require any additional regulations for adjacent properties. Regulations are achieved through the County's Entrance Corridor zoning overlay district, which includes Route 250. Any new development (with the exception of single-family detached houses) within the Entrance Corridor overlay must be reviewed by the Architectural Review Board (ARB) and be consistent with ARB guidelines.

There are a variety of residential, commercial, and industrial uses along Route 250, both within Crozet's Development Area and in the adjacent Rural Area. For properties within the Development Area, a 50-foot landscaped buffer (150 feet at Old Trail Drive) is recommended along the northern edge of Route 250. Any new development or redevelopment should provide this buffer and will require ARB review. The Future Land Use Plan should be used to guide development form and uses.

In the adjacent Rural Area to the west, existing zoning allows for a variety of commercial and industrial uses. Many of these uses are not consistent with the recommended Rural Area uses in the Comprehensive Plan or with the intent of the Scenic Byway designation. Future development that is not by-right should refer to the Comprehensive Plan recommendations on interstate interchanges and recommended uses in the Rural Area.

Several roads designated 'Rural Transition ' sections help define the Development Area boundary, including Lanetown Road, a portion of Railroad Avenue, and a portion of Three Notch'D Road. These roads should retain their rural character while still accommodating bike and pedestrian connectivity where feasible. Any road improvements should be focused on safety upgrades.

Old Crozet School

The County is the current owner of the Old Crozet School building on Crozet Avenue, across from Crozet Elementary School. This facility has been serving the community since 1924, first as a combined elementary and high school, and later as an elementary school until 1990 when Crozet Elementary was completed across the street. Currently, the building is leased to two tenants, the Field School, a private middle school for boys, and Old Crozet School Arts (OCSA). OCSA is a non-profit school for arts instruction. The school is also within the Crozet Historic District as a contributing building.

The Field School is planning to move a new location in the coming years. As the Field School prepares to relocate, new uses for this property should be considered. The County should solicit community input to help determine an appropriate use of the school building and adjacent grounds. Consideration should be given to uses that support the County's goals for Affordable Housing, school needs, and uses that provide historic and cultural programming.

Any development or redevelopment of the adjacent parcel to the South, which is also owned by the County, should include restoration efforts for the Parrot Branch stream buffer and a trail. Space for a small pocket park or public outdoor civic area should be considered with the reuse of this property in partnership with the future users and/or developers of the property. Sustainability should also be a priority for the reuse of the school and adjacent grounds, as it provides an opportunity to support the County's Climate Action Plan with any retrofit of the school building and the surrounding site design.

Land Use Guiding Principle

Support and strengthen Crozet's history as a self-sustaining town, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members.

Goal 1: Support the continued revitalization of Downtown as the historic, cultural, and commercial heart of Crozet with distinctively urban design and support a mixture of uses in Crozet's other designated centers of activity.

A. Provide wayfinding signage Downtown and in other destinations to help visitors and community members navigate area amenities, parking locations, parks, and trails.

B. Conduct a public engagement process to review and update the Downtown Crozet District (DCD) Zoning District requirements to a) evaluate and incorporate appropriate Downtown design guidelines and b) review and update use requirements to reflect market demands and the goals of the Master Plan.

C. Work with the Downtown Crozet Initiative (DCI) and other community partners to support programming for Crozet square and to establish a formal mechanism for long term improvements and maintenance of public amenities such as a Business Improvement District (BID) or special service district.

Goal 2: Support existing neighborhoods and the historic context of Crozet through ensuring that new and infill development is compatible in design and scale with existing neighborhood fabric and allowing reuse of historic buildings.

A. Using the 2009 Community of Crozet Architectural Resources Study as a starting point, conduct a subsequent study to evaluate the Downtown Neighborhoods not considered in the previous study to create a comprehensive Downtown Neighborhoods Architectural and Cultural Resources study.

B. After completion of the Downtown Neighborhoods Architectural and Cultural Resources Study, conduct a public engagement process with residents of the Downtown Neighborhoods to develop actionable strategies to allow appropriate infill and redevelopment within Downtown Neighborhoods while supporting community members" desires for neighborhood preservation.

C. For future legislative proposals along Carter Street, consider impacts to adjacent residential uses, especially noise and lighting impacts.

Goal 3: Provide a variety of housing options that meet the needs of community members at all income levels.

A. Conduct a survey of Naturally Occurring Affordable Housing (NOAHs) within Crozet; identify programs and tools to support maintenance/preservation of NOAHs, such as a Housing Rehabilitation Zone.

B. Allow infill development within the Downtown Neighborhoods and other areas that are walkable to centers or schools through the legislative review process. Consider allowing densities higher than the recommended land use for proposals that are consistent with the Land use Goals and Guiding Principle, the County's housing policy, and that are appropriately scaled to the surrounding neighborhood.

C. Implement a priority review process to support development of new affordable and workforce housing within appropriate locations including within and adjacent to Centers and the Employment District.

Goal 4: Maintain a distinct rural edge along Crozet's boundary to provide a visual connection to its cultural heritage as a town nestled in the Blue Ridge Mountains.

A. Work with community and the Architectural Review Board to develop Corridor-specific design guidelines for the Route 250 West Entrance Corridor.

B. For lighting improvements to public buildings and on public lands, use full cutoff lighting fixtures. For parks and natural areas, consider motion-activated lighting and lighting that is turned off between dawn and dusk.

C. Update the County's lighting requirements in the Zoning Ordinance to reduce lighting spillover, glare, and excessive brightness.

Goal 5: Leverage and amplify Crozet's artisan community, culture, history, and entrepreneurial spirit through creative placemaking projects and partnerships.

A. Increase capacity of the CCAC, local schools, or other community groups to initiate, implement, and manage placemaking projects.

B. Conduct an engagement opportunity to solicit community feedback for the future use of the Old Crozet School and adjacent grounds, with a focus on supporting goals for housing, school needs, green building/site design, and historical and cultural programming.

Appendix: Middle Density Residential Additional Guidance

The Middle Density Residential land use category is intended to encourage housing types that are similar in size and scale to the existing neighborhoods of the County, especially those areas that are designated for Neighborhood Density Residential. Due to the sizes and types of housing encouraged within Middle Density Residential, housing in this category can easily become a part of the fabric of an existing single family neighborhood without causing abrupt transitions between different housing types and scales of buildings.

The Middle Density Residential land use category helps to bridge the gap between single-family housing and multi-level apartment buildings. Not only does it help bridge a gap in building sizes and scales by providing better transitions between building sizes, it can also help fill an affordability gap. By encouraging modestly sized housing types in targeted areas, the Middle Density Residential category can encourage smaller and more affordable market rate units such as accessory dwelling units, multiplexes, and bungalow courts. In density and scale, the Middle Density Residential category fits between Neighborhood Density Residential and Urban Density Residential.

Intent: Low to mid-density residential and small-scale non-residential uses such as commercial and institutional uses; intended to encourage a variety of housing types, encourage smaller housing units that are naturally more affordable, and to promote housing choice and affordability.

Primary Uses: Residential densities in the range of 6-12 units per acre are recommended. Residential density of up to 18 units per acre could be considered to accommodate additional affordable housing (beyond any baseline affordability requirements); or to allow for construction of small-scale housing types: bungalow courts, small multiplexes, accessory dwelling units, live/work units, and small single family cottages, tiny houses.*

Secondary Uses:
- Religious assembly uses
- Schools and child care
- Institutional
- Commercial/retail

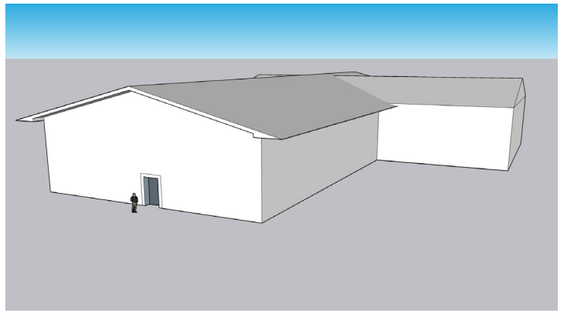
Building & Form Guidance: Residential forms including but not limited to: small multiplexes, live/work units, bungalow courts, accessory dwellings, single family cottages and other similarly scaled residential development. Townhouses and single family detached units are an allowable building forms, though smaller unit types on smaller lots are encouraged to increase affordability. Larger multiplexes are not recommended within this land use. A mix of housing types should be provided with developments over 20 unites, though exceptions can be made for developments providing predominantly small-scale housing types referenced in Primary Use.

Height & Massing
- Up to 3 stories
- Suggested maximum building footprints:
- Commercial/retail: 5,000 sq. ft.
- Office/Institutional: 20,000 sq. ft.
- Residential single use building: 12,000 sq. ft.

Prioritized Design Principals
- Provide a mixture of housing types and affordability.
- Bicycle and pedestrian connectivity.
- Access to parks, amenities, and green systems.

*see housing types descriptions for more information

Middle Density Housing Types



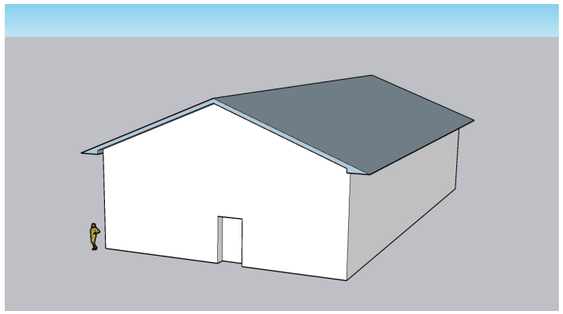
Medium Multiplex

A multiple-family dwelling structure containing 7-12 dwelling units. The units may be arranged side-by-side and/or stacked. Units typically share an entrance along the street.

- o Height: 2-2.5 stories
- o Footprint: up to 12,000 sq ft
- o Unit size: up to 1,500 sq ft



(Above) An example of a medium multiplex with the appearance of a medium-to-large single-unit house.
Image Credit: missingmiddlehousing.com



Small Multiplex
A multiple-family dwelling structure containing 2-6 dwelling units. The units may be arranged side-by-side and/or stacked, and are also commonly referred to as a duplex, triplex, or quadruplex.

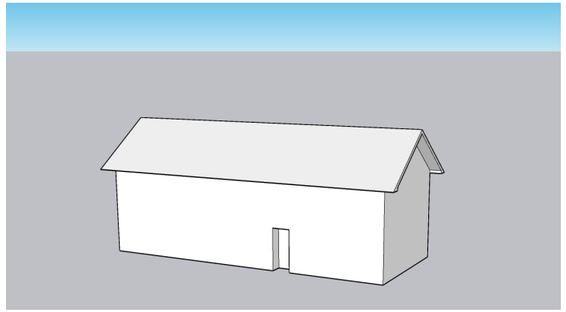
The units collectively have an appearance similar to a medium to large single-unit house. The structure may include a rear yard and a shared entry from the street.

- o Height: 2-2.5 stories
- o Footprint: up to 5,000 sq ft
- o Typical unit size: up to 1,200 sq ft





(Right) Examples of medium multiplexes with the appearance of medium single-unit houses.
Image Credit (Top): missingmiddlehousing.com

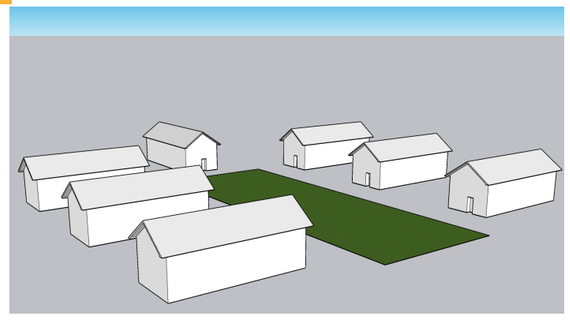


Small single-family cottages
A building containing one dwelling unit that meets the form guidance below:

o Height: 1-2 stories
o Footprint: up to 1000
o Unit size: up to 1500
o Lot size: less than .2 ac



(Above) An example of a small, single-family cottage in Crozet.

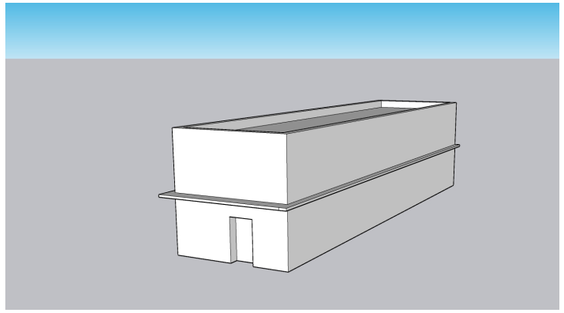


Bungalow / cottage courts
A group of small, typically detached, single-unit structures (may contain duplexes) arranged around a shared amenity space visible from the street. The amenity space is a community-enhancing element, which can be a court or green space and unit entrances should be from the shared space. It replaces the function of a rear yard.

o Height: 1-2 stories
  o Area: .25 acres+
  o Footprint: up to 800 sq ft
  o Unit size: up to 1,200 sq ft



(Above) An example of a bungalow court.
Photo Credit: Allison Ramsey Architects

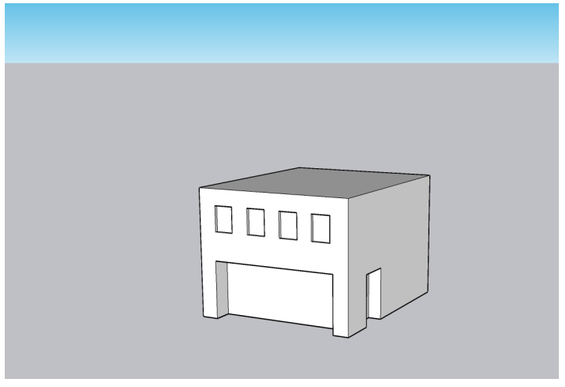


Live/Work Units
An attached or detached structure consisting of one dwelling unit above or behind a fire-separated ground floor space that can accommodate a small-scale non-residential use. The non-residential space and residential unit typically have separate street entrances.

o Height: 2-3 stories;
o Footprint: up to 2,000 sq ft
o Unit size: up to 2,000 sq ft



(Above) Existing buildings in Downtown Crozet that meet the form recommendations for live/work units.

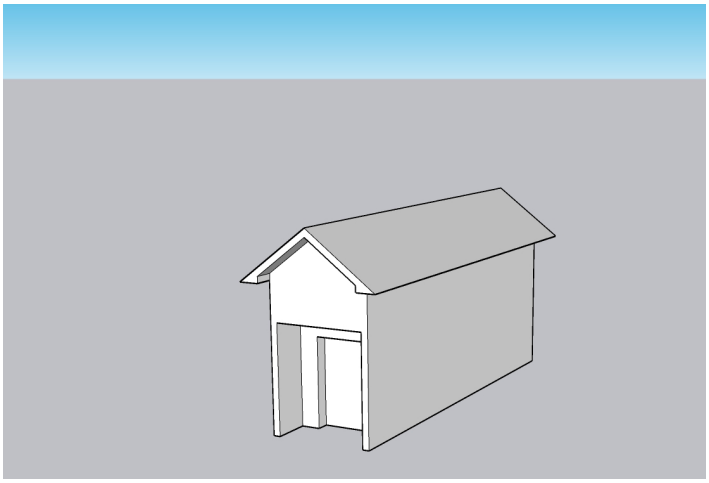


Accessory dwelling units
A secondary dwelling that shares the building lot of a larger, primary house. Accessory dwelling units (ADUs) can be internal/attached, or external/detached.

o Height: 1-2 stories
o Footprint (detached): up to 800 sq ft
o Unit size: up to 1,200 sq ft



(Above) Existing detached, external accessory dwelling units in Old Trail, Crozet.



Tiny house
A building containing one dwelling unit, meeting the form guidance below:

- o Height 1-1.5 stories
- o Unit size less than 400 sq ft (state building code)



(Above) An example of a tiny home.