



COUNTY OF ALBEMARLE

PLANNING STAFF REPORT SUMMARY

Project Name: SP202000016 Claudius Crozet Park	Staff: Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: September 28, 2021	Board of Supervisors Public Hearing: TBD
Owner: Claudius Crozet Park, Inc.	Applicant: Claudius Crozet Park, Inc.
Acreage: 22.806 acres	Special Use Permit for: Amend existing special use permit SP199500043 for a community center and swim, golf, tennis, or similar athletic facilities under Sections 10.2.2.1, 10.2.2.4, 16.2.2.1, and 16.2.2.4 of the Zoning Ordinance.
TMPs: 056A2010007200; 056A20100072A0; 056A20400000A4 Location: 1075 Claudius Crozet Park, Crozet, Virginia 22932	Zoning/by-right use: TMPs 56A2-01—72 and 56A2-01—72A: RA, Rural Areas – agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). TMP 56A2-04—A4: R-6 Residential – 6 units/acre.
School Districts: Western Albemarle High, Henley Middle, Crozet Elementary	
Magisterial District: White Hall	Conditions: Yes EC: Partially (TMP 56A2-04--A4 only)
Proposal: Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and pool expansion, along with additional parking spaces and pedestrian connections.	Requested # of Dwelling Units: No dwelling units proposed.
DA (Development Area) – Crozet Master Plan area	Comp. Plan Designation: Greenspace – public parks, open space, environmental features; in Crozet Master Plan area.
Character of Property: Existing park with various facilities, including a community center, a swimming pool, athletic fields, walking trails, and other amenities, on 22.806 acres. Pond on the west side of property.	Use of Surrounding Properties: Existing subdivisions of single-family detached houses on all sides. County-owned parcel with dog park at the northeast corner of the park. Glenbrook subdivision under construction to the northeast.
Factors Favorable: 1. The proposed use is consistent with the Crozet Master Plan. 2. The proposed use is located within the Development Areas and is consistent with the uses identified for areas designated Greenspace.	Factors Unfavorable: 1. The use will generate additional vehicular trips on the surrounding local street network.
RECOMMENDATION: Special Use Permit: Staff recommends approval of SP202000016, Claudius Crozet Park, with conditions.	

SP 202000016 Claudius Crozet Park

PETITION

PROJECT: SP202000016 Claudius Crozet Park

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL(S): 056A2010007200; 056A20100072A0; 056A20400000A4

LOCATION: 1075 Claudius Crozet Park, Crozet, Virginia 22932

PROPOSAL: Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and a pool expansion, along with additional parking spaces and pedestrian connections.

PETITION: Special Use Permit request for a community center and swim, golf, tennis, or similar athletic facilities in accordance with Sections 10.2.2.1, 10.2.2.4, 16.2.2.1, and 16.2.2.4 of the Zoning Ordinance, on three parcels totaling approximately 22.806 acres. No dwelling units proposed.

ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); and R-6 Residential – 6 units/acre

OVERLAY DISTRICT(S): EC – Entrance Corridor; Steep Slopes – Managed; Steep Slopes – Preserved

COMPREHENSIVE PLAN: Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area.

BACKGROUND

On March 23, 2021, the Planning Commission heard the applicant's request for approval of SP202000016 and deferred taking action at the applicant's request. The deferral was to allow the applicant time to address such issues as identified below:

1. Greenspace and Landscaping
 - a. Concern about the increase of impervious surfaces with additional pavement and new structures, and the loss of existing greenspace and trees.
 - b. Additional buffering and screening of the new facilities from nearby residences.
2. Site Layout and Structures
 - a. Concern about the massing and scale of proposed building in relation to surrounding properties.
 - b. Special exception request for indoor pool and its proposed distance from nearby property lines and structures.
3. Stormwater Management
 - a. Concern about stormwater management associated with increase of impervious surfaces.
4. Transportation and Traffic Connections
 - a. Traffic impacts on local roads due to proposed second entrance from Hill Top Street
 - b. Alignment of existing entrance from Hill Top Street on the north side of the park.
 - c. Impacts from construction traffic on nearby neighborhoods and street network.
 - d. Consider additional opportunities to reduce vehicular trip generation through alternative modes of travel.

SPECIFICS OF THE REVISED CONCEPT PLAN, DATED August 10, 2021

PLEASE REFER TO THE STAFF REPORT FOR MARCH 23, 2021 [Attachment I] FOR INFORMATION ON THE CHARACTER OF THE AREA, AN OVERVIEW OF THE ORIGINAL PROPOSAL, PLANNING AND ZONING HISTORY, AND AN ANALYSIS OF THE SPECIAL USE PERMIT REQUEST, INCLUDING ITS CONFORMITY WITH THE COMPREHENSIVE PLAN.

Since the Commission's meeting in March 2021, the applicant has worked to revise the proposal to address the comments and questions raised at the meeting. The applicant has met with staff several times to discuss the application and potential ways for the applicant to satisfactorily address the Commission's concerns.

The applicant has made the following changes in order to address the Commission's concerns. A revised project narrative (Attachment II), a revised concept plan (Attachment III), and a set of slides with illustrative graphics and additional information (Attachment IV), which together depict these changes, have been provided by the applicant.

1. Greenspace and Landscaping

The applicant has provided additional information on the proposed landscaping and greenspace in the redesigned park, including that the percentage of impervious surfaces (both pavement and structures) in the park will increase by about 5.67%. The applicant is proposing to use features such as bioswales to help manage the runoff from this increase in impervious surface. Significant additional vegetative buffering and landscaping have also been depicted on the concept plan, around the proposed new structures, new parking areas, and new entrance, especially on the north and west sides of the new community center building, which are closest to existing residences. The applicant has also indicated that approximately 150 new trees will be planted on the site to offset the loss of about 45 trees removed for construction. These trees will provide buffering of the new facilities from adjacent properties, as well as increase the tree canopy on the site.

2. Site Layout and Structures

The applicant has shifted the north entrance into the park from its current location, off Hill Top Street, and directly adjacent to a residence, to the east, so that it will intersect with Indigo Road, providing better sight distance for the expected increase in traffic using this northern entrance. This new entrance is also proposed to be planted with vegetation to provide a buffer with the nearby residences across the street.

The main community center building, including the indoor pool, has been shifted 25 feet to the south. With this shift of the proposed building, it is now approximately 55 feet from the nearest property line, instead of 30 feet, providing a greater setback from the existing residence. Additional landscaping is depicted in this area which has opened up north of the building to further buffer it from the residences nearby.

The applicant had also originally requested a special exception to allow the pool to be closer to the residential property line than the 75 feet that the supplementary regulations permit. However, with the shift of the community center building south by 25 feet, the pool itself is now proposed to be approximately 80 feet from the property line, greater than what section 18-5.1.16 of the Zoning Ordinance requires. The Zoning division, in its review of this revised proposal, has determined that the location of the pool now meets the requirements of the supplemental regulations. Thus, a special exception is no longer required with this special use permit request.

3. Stormwater Management

The applicant has provided additional information on the proposed stormwater management on the site, including the use of bioswales to capture and filter runoff from the new community building and pool area prior to being discharged. In the concept plan, conceptual locations for these biofilter and swale areas have been identified. The final location will be determined with the WPO plan during the site planning process.

The applicant has also clarified that the existing pond on the park property is not a stormwater management facility, and all run-off will have to be addressed prior to it entering that pond. Additional landscaping is proposed throughout the area under construction, including vegetative buffers to help screen the new facilities from adjacent properties. This additional tree canopy will also help to further mitigate stormwater run-off.

4. Transportation and Traffic Connections

The applicant has shifted the alignment of the northern entrance of the park from entering directly onto Hill Top Street, to a location intersecting with Indigo Road. This new entrance provides better sight distance than the existing entrance. Additional landscaping is also proposed around this new entrance to help buffer it from nearby properties. Final sight distance and turning requirements will be addressed by VDOT at the site planning stage.

The applicant has also provided more information on the proposed construction phasing of the project, including that most construction traffic will now utilize the secondary entrance off Park Road. It was originally proposed that most construction traffic would use the existing entrance off Hill Top Street. The applicant has also identified the main staging area for construction materials to be located to the south of the existing community center building and pool, on the Park Road side of these facilities, away from the adjacent residences and roughly in the center of the property.

In the project narrative, additional information on the proposed trip generation from this project, and its distribution throughout the day and community, has been included. The applicant has also explained their interest in using the northern entrance, which is now only for emergency use, as a full entrance, to better distribute traffic throughout the area as the street network in the surrounding area continues to expand, especially to the north, with such current and future projects as Glenbrook and Barnes Lumberyard.

Several new pedestrian paths/sidewalks have been identified throughout the side to promote greater connectivity both among the features within the park and externally with the adjacent streets and neighborhoods. These paths will help to promote greater pedestrian access to the park's facilities from the surrounding area, helping to reduce the vehicular traffic entering and exiting the park.

As mentioned above, a special exception request to modify the requirements of 18-5.1.16, that the pool be located at least 75 feet from the nearest residential property line, was also originally submitted in association with this special use permit request. An analysis by staff of this request was included in the March 23rd staff report. However, the new community center building, and the pool within it, have been shifted approximately 25 feet farther to the south, away from the nearest residential property line, with this revised proposal. The pool itself is now proposed to be located about 80 feet from the property line. With this shift in location, it has been determined by the Zoning division that the special exception request for 18-5.1.16 is no longer needed with this proposal.

In addition to the concerns identified above that were raised at the March 23rd Planning Commission, staff had also listed, in the original staff report (Attachment I), four revisions to the proposal that were recommended to be completed by the applicant prior to a public hearing with the Board of Supervisors. The listed revisions were the following:

- 1) Identification on the concept plan of the locations of the proposed concession areas;
- 2) Notes to be added to the concept plan at the request of the Building Inspections division;
- 3) A note to be added to the concept plan identifying the special exceptions previously approved by the Board that this property is subject to; and
- 4) A shift in the location of landscaping buffer areas to avoid utility easements.

All of these items have been addressed to staff's satisfaction with this most recent submittal of the proposal. However, there is one additional recommended revision, which is identified below.

A revised analysis by staff of this application's consistency with the neighborhood model principles, based on the changes made to the proposal since the March 23rd Planning Commission meeting, is included as Attachment V.

In addition, comments from community members that were provided after the March 23rd staff report was published have also been included as Attachment VI.

RECOMMENDED REVISIONS

There is a revision recommended by staff to the concept plan to clarify the plan and ensure there are minimal impacts, which should be completed prior to the public hearing with the Board of Supervisors:

1. The illustrative graphics and designs provided by the applicant indicate several potential proposed locations for a new site for the playground / tot lot that will be removed with the construction of the proposed new community center building. However, these proposed locations are not identified on the concept plan for this special use permit request. It is recommended that the applicant revise the concept plan to identify the potential sites of the re-located playground / tot lot.

SUMMARY FOR SPECIAL USE PERMIT REQUEST

Staff finds the following factors favorable to this request:

1. The proposed use is consistent with the Crozet Master Plan.
2. The proposed use is located within the Development Areas and is consistent with the uses identified for areas designated as Greenspace.

Staff finds the following factors unfavorable to this request:

1. The use will generate additional vehicular trips on the surrounding local street network; however, the applicant is proposing additional improvements throughout the park to provide better connections with the surrounding neighborhood and promote other modes of transportation.

RECOMMENDED ACTION for SP202000016

Based on the findings described in this staff report and factors identified as favorable, **staff recommends approval of special use permit application SP202000016, Claudius Crozet Park, with the following conditions**, provided that the above-mentioned "recommended revision" is made to the application prior to a public hearing with the Board of Supervisors:

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "Claudius Crozet Park, Special Use Permit (SP2020-00016), Development Concept Plan, White Hall District, Albemarle County, Virginia," prepared by Collins Engineering, dated August 17, 2020, last revised August 10, 2021. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - Location of the existing buildings and proposed building additions
 - Location of the outdoor recreational fields and facilities

- Location of the pools
- Location of the parking areas
- Location of the pedestrian paths

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Fencing adjacent to the outdoor pool must provide screening from adjacent residential areas.
3. The sound from any radio, recording device, public address system, or other speaker shall be limited to sixty (60) decibels at the nearest residential property line (excluding TMP 056A2-04-00-000A4), except for the period of 10:00 p.m. to 7:00 a.m., during which the aforementioned sound shall be limited to fifty-five (55) decibels.
4. Outdoor lighting affixed to the building is not permitted on the west side of the proposed recreation center and pool expansion.
5. Sales of concessions must be limited to the two locations identified on the concept plan.
6. Interior window treatments must be used on any window located on the second floor, or that part of any window that extends above the first floor, of the west and north sides of the new community center and pool building to shield indoor lighting from adjacent properties. These window treatments must be in use from sunset to sunrise, as calculated by the National Oceanic and Atmospheric Administration (NOAA).
7. Screening landscaping must be provided along the east and north sides of the existing pool and the north side of the proposed pool expansion, as shown on the concept plan.
8. A landscaping buffer area must be planted on the west side of the proposed pool expansion, as shown on the concept plan, to screen it from nearby residential areas.
9. A landscaping buffer area must be planted to the north and northeast of the proposed basketball courts, the existing tennis courts, and around the new northern park entrance, as shown on the concept plan, to screen the new facilities from nearby residential areas.

ATTACHMENTS

- Att. A - [Staff Report and Attachments from March 23, 2021](#)
 Att. B - [Revised Project Narrative, last revised September 10, 2021](#)
 Att. C - [Revised Concept Plan, last revised August 10, 2021](#)
 Att. D - [Crozet Park Aquatics & Fitness Center Illustrative Graphics and Information, dated September 28, 2021](#)
 Att. E - [Revised Staff Analysis of SP2020-00016 Consistency with Neighborhood Model Principles](#)
 Att. F - [Additional Community Comments Received Since March 23rd Staff Report](#)