**SHIMP ENGINEERING, P.C.**
Design Focused Engineering

**Project Narrative For:** **Windy Knoll**

**Parcel Description:** **56-96A, 56-96B1, 56-96B2**

**Pre-App Meeting Date:** **February 17, 2025**

**Submission:** **May 05, 2025**

**Resubmission:** **October 03, 2025**

**November 21, 2025**

**April 22, 2026**

| TMP | ACREAGE | EXISTING ZONING | PROPOSED ZONING | COMP PLAN DESIGNATION |
|---|---|---|---|---|
| 56-96A<br>56-96B1<br>56-96B2 | 1.080 AC<br>1.033 AC<br>1.033 AC<br>3.146 AC total | R-1 | R-6 subject to proffered conditions | Crozet Master Plan Land Use - Neighborhood Density Residential |

**Additional Zoning Considerations:**

Entrance Corridor Overlay

**Location:**

Northeast of intersection of Cory Farm Rd and Little Fox Ln. 325 and 320 Windy Knoll Ln.

**Surrounding Uses:**

Residential, community building, hair salon

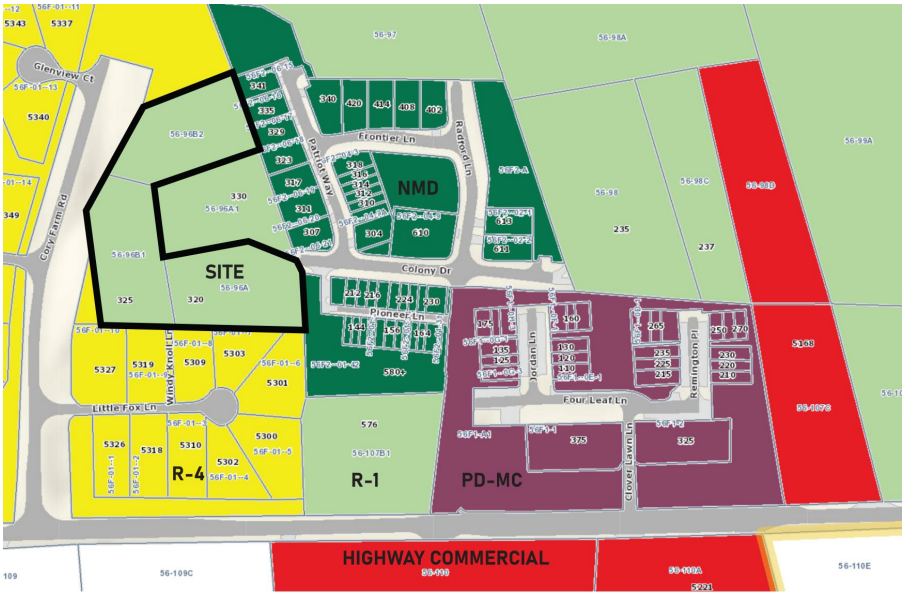
**Project Proposal:**

Windy Knoll Homes LLC (the "Applicant") seeks to rezone Albemarle County tax parcels 005600-00-00-096A0, 005600-00-00-096B1, and 005600-00-00-096B2 (collectively, the "Property") from R-1 Residential to R-6 Residential, subject to proffered conditions to construct up to 18 dwelling units on the Property. The Property is, in the aggregate, 3.146 acres, and 18 residential units on the Property would establish a gross and net density of 6 dwelling units per acre. Additionally, the applicant proffers that the density be no more than eleven (11) dwelling units on the portion of the Property designated as the "North Building Area" and no more than eleven (11) dwelling units on the portion of the Property designated as the "South Building Zone." The Property offers the ideal opportunity to realize an infill development directly consistent with recommendations put forth in the Crozet Master Plan (2021). The guiding principle of the Crozet Master Plan Land Use Section is "[s]upport and strengthen Crozet's history as a vibrant community, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members; Allow and encourage a variety of employment options, services, commercial and retail areas, and housing types." Windy Knoll will establish an infill development that is compatible in scale and design with its surroundings, will provide housing choice by

offering units of varying sizes, and will expand housing choice by providing affordable housing consistent with Albemarle County's Affordable Housing Policy.

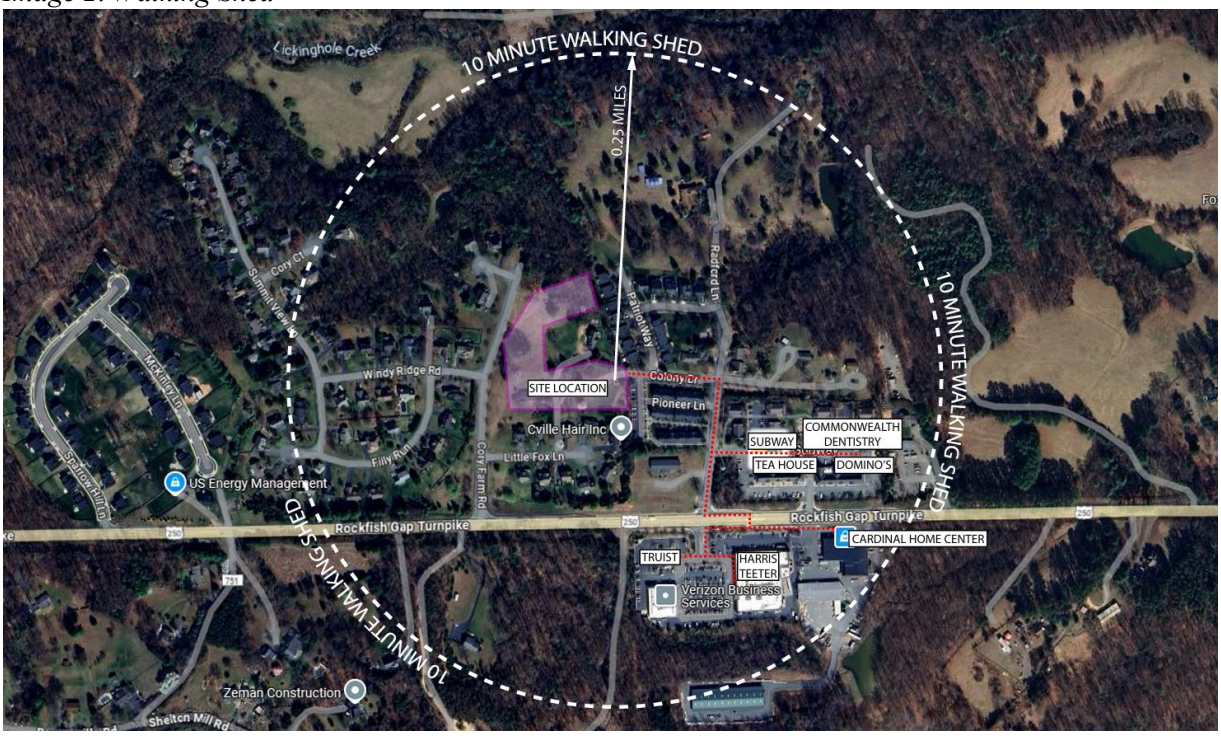
The Property is located within one of the more mixed development areas of Crozet and is in close proximity to a variety of zoning districts, including Rural Areas, R-1 Residential, R-4 Residential, Neighborhood Model District (NMD), Planned Development Mixed Commercial (PD-MC), and Highway Commercial (*Image 1: Zoning Context*).

*Image 1: Zoning Context*




This mixed zoning area of Crozet creates a unique opportunity for infill housing that is in close, walking proximity to amenities, including the shops at Clover Lawn. Pedestrian improvements to Route 250 also make Harris Teeter and the businesses in the Blue Ridge Shopping Center accessible from the Property. The construction of Eastern Avenue, which is currently estimated to be completed by summer 2028 will unlock additional multi-modal transportation opportunities for this Property, as residents will be able to access the bike and pedestrian facilities along Eastern Avenue, which connects to the Crozet trails system and ultimately, Crozet Park.

*Image 2. Walking Shed*




The concept design proposes building a private street off of Colony Drive on the southern portion of the Property, and a new private street connection to Cory Farm Rd through the northern portion of the site. The proposed vehicular access points are not proposed to interconnect.

Windy Knoll will also provide affordable housing units, consistent with Albemarle County's Housing Policy, by designating 20% of units built as affordable to households making 60% of the area median income (AMI) for rental units and 80% of the AMI for for-sale units.

The opportunities for large-scale residential development in Crozet are limited, and accordingly, the opportunities for new affordable housing in Crozet are limited and thus the affordable housing needs and the housing needs more generally of the community will be met through infill projects like Windy Knoll.

**Consistency with the Comprehensive Plan:**

<u>2021 Crozet Master Plan</u>

The Crozet Master Plan is cognizant of Crozet's current land use condition, where many of the large parcels have been built out or are in the process of developing and the remaining opportunities for housing in Crozet will be infill projects. "The majority of Crozet is designated for residential development, but much of the land is already developed or built out."[1] Windy Knoll, being on 3.146 acres and largely surrounded by developments that have been built-out including Cory Farm, Liberty Hall, and Clover Lawn, is an infill development that aligns with recommendations for Village Centers that "should promote a mixture of uses in walkable and compact patterns," as the new residents in Windy Knoll will

[1] Albemarle County, *Crozet Master Plan 2021* (Albemarle County, VA: Department of Community Development, 2021), Land Use chapter, 4.

be able to easily access the amenities within Clover Lawn and will contribute to supporting those businesses.

Windy Knoll is located within the Neighborhood Residential designation of the Master Plan - this designation recommends a density of 3-6 dwelling units per acre. Windy Knoll is proposed to develop at a density of 6 dwelling units per acre, which is at the density recommendation for Neighborhood Residential. Windy Knoll proposes a development that is consistent with the Land Use Goals outlined in the Master Plan and provides affordable housing consistent with Housing Albemarle's policies.

The following is an analysis of Windy Knoll's consistency with the Guiding Principles of the Master Plan:

*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.*

The property is within close proximity to the Clover Lawn Village Center, and the proposed residential units will contribute to a mixture of uses within the Clover Lawn Village Center by providing additional residential units to support the existing commercial businesses.

*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.*

Windy Knoll will be compatible in design and scale to the residential units in Clover Lawn and Liberty Hall.

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

There is a mix of single-family detached, single-family attached, and multi-family attached units proposed. Additionally, there will be several different floor plans and unit sizes available. The affordable housing units will ensure that a mixture of income levels have access to live within Windy Knoll.

*Goal 3.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.*

Windy Knoll is within walking distance to the Clover Lawn Village Center, the proposal is consistent with the housing policy, and the proposal is appropriately scaled to the surrounding neighborhood.

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

Windy Knoll is not along the edge of Crozet's boundary and therefore it will not compromise the visual connection to the Blue Ridge Mountains and the cultural heritage of Crozet as a community nestled in the Blue Ridge Mountains.

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

This principle is not directly applicable to Windy Knoll however, residents within Windy Knoll may contribute to Crozet's artisan community, culture, history, and entrepreneurial spirit.

2015 Albemarle County Comprehensive Plan

Development Areas Chapter

*Strategy 2f: Continue to promote centers as focal points for neighborhoods and places for civic engagement.*

Windy Knoll will directly support activity in the Clover Lawn Village Center.

*Strategy 2g: Through Master Plans and rezoning approvals, ensure that all Development Areas provide for variety of housing types and levels of affordability.*

And: *Strategy 2m: Continue to promote appropriate scale, massing, and enclosure with new development proposals.*

The proposed townhome units vary in scale and affordability, maintaining consistency with the character and density of the Liberty Hall neighborhood.

Housing Chapter

Rezoning from R-1 (low-density residential) to R-6 (medium-density residential) promotes compact development, which aligns with the plan's goals for efficient land use.

*Strategy 4a: Through rezonings and special use permits, continue to ensure a mixture of housing types are provided that also support all income levels of County residents.*

The inclusion of townhomes varying in scale and four designated affordable housing units directly supports the county's goals for increasing affordable and diverse housing options.

**Zoning Justification**

The applicant proposes a rezoning to R-6 residential to realize the construction of the proposed 18 units. Windy Knoll will be developed as an R-6 cluster subdivision and therefore will comply with zoning regulations to provide 25% of the development as common open space.

**Impact on Public Facilities & Public Infrastructure**

The property is currently zoned R-1 and could permit three units by-right and up to four units with bonus factors. Windy Knoll proposes up to 18 units – therefore from an impacts standpoint, the net impact of the development are the impacts of the additional 14 units realized as a result of rezoning. Traffic and school impacts below are analyzed for the entire development however, three units could be realized by right.

Water and Sewer

The proposed 18 residential units will be served by public water and sewer. The cost of infrastructure improvements to support the development will be covered by the developer and connection fees are structured to pay for the cost of any future capacity improvements needed for water treatment facilities.

Traffic

The table below illustrates traffic calculations per the ITE Trip Generation Manual, 12$^{th}$ Ed. The traffic from Windy Knoll will be split between existing Cory Farm Road (AADT 450) for the northern half of

the development and Colony Dr (AADT unknown) for the southern half of the development. The first table depicts traffic calculations for the northern part of the development, connecting to Cory Farm Rd. The second table illustrates traffic projections for the southern part of the development, which ties into Colony Dr.

*Table 1. Traffic calculations per ITE Trip Generation Manual, 12th Ed. Cory Farm Rd.*

| **Use** | **Code** | **Units** | **AM** | | | **PM** | | | **Daily Total** |
|---|---|---|---|---|---|---|---|---|---|
| Single Family Attached Housing | 215 | 11 | In | Out | Total | In | Out | Total | 75 |
| | | | 1 | 4 | 5 | 3 | 3 | 6 | |

*Table 2. Traffic calculations per ITE Trip Generation Manual, 12th Ed. Colony Dr.*

| **Use** | **Code** | **Units** | **AM** | | | **PM** | | | **Daily Total** |
|---|---|---|---|---|---|---|---|---|---|
| Single Family Attached Housing | 215 | 4 | In | Out | Total | In | Out | Total | 29 |
| | | | 0 | 2 | 2 | 1 | 1 | 2 | |
| **Use** | **Code** | **Units** | **AM** | | | **PM** | | | **Daily Total** |
| Single Family Detached Housing | 210 | 3 | In | Out | Total | In | Out | Total | 27 |
| | | | 1 | 1 | 2 | 2 | 2 | 4 | |

Impact on Schools

School-aged residents of the property would attend Western Albemarle High School, Henley Middle School, and Brownsville Elementary School. According to the 2023 Albemarle County Public Schools Subdivision Yield Analysis, 18 additional units could add 2 students to Brownsville Elementary, 1 student to Henley Middle, and 2 students to Western Albemarle High School, for a total of 5 students.

*Table 3. Estimation of the number of school-aged children for the proposed lots per 2023 Albemarle County Long-Range Planning Advisory Committee Recommendations*

| **Name** | **Multiplier** | **# of Units** | **# of Students** |
|---|---|---|---|
| Brownsville Elementary | 0.06 (townhome) | 15 | 1 |
| | 0.28 (single family) | 3 | 1 |
| Henley Middle | 0.06 (townhome) | 15 | 1 |
| | 0.10 (single family) | 3 | 0 |

| | | | |
|---|---|---|---|
| Western Albemarle High | 0.14 (townhome)<br>0.15 (single family) | 15<br>3 | 2<br>0 |
| | | | Total = 5 students |

It is anticipated that neither Brownsville Elementary nor Henley Middle School will have capacity conflicts through the 2033-34 school year, based on the 2023 Albemarle County Enrollment and Capacity Projections. While there are minimal capacity conflicts for Western Albemarle High School, the top priority identified by the LRPAC is to construct a new centrally-located facility to directly address high school capacity. There will be 400 additional high school seats created with the opening of High School Center II, which is slated to open for the 2026-2027 school year.

Impact on Public Safety Services

According to the U.S. Census Bureau's 2019-2023 data, the average household size in Crozet, Virginia, is 2.60 persons per household. With 18 units proposed in Windy Knoll, the project could potentially yield 47 new residents in the area served by Crozet Fire Station and the Police Blue Ridge District, Sector 8, Beat 17.

Impact on Environmental Features

The site does not contain any environmentally sensitive areas such as steep slopes or stream buffers. Therefore, there will be no impacts on environmentally sensitive features. All design and engineering for improving the property will comply with applicable County and State regulations.

Proposed Proffers to Address Impacts

A draft proffer statement is submitted with this application. The draft proffer statement proposes adherence to Albemarle County’s affordable housing policy, and general adherence to major elements proposed in the concept plan.