Crozet Master Plan
Proposed Land Use Changes

A Future Land Use designation specifies the intended future use of a property. While this designation may not be the way the property is currently used or developed, it aligns with the vision outlined in a long-range planning document.

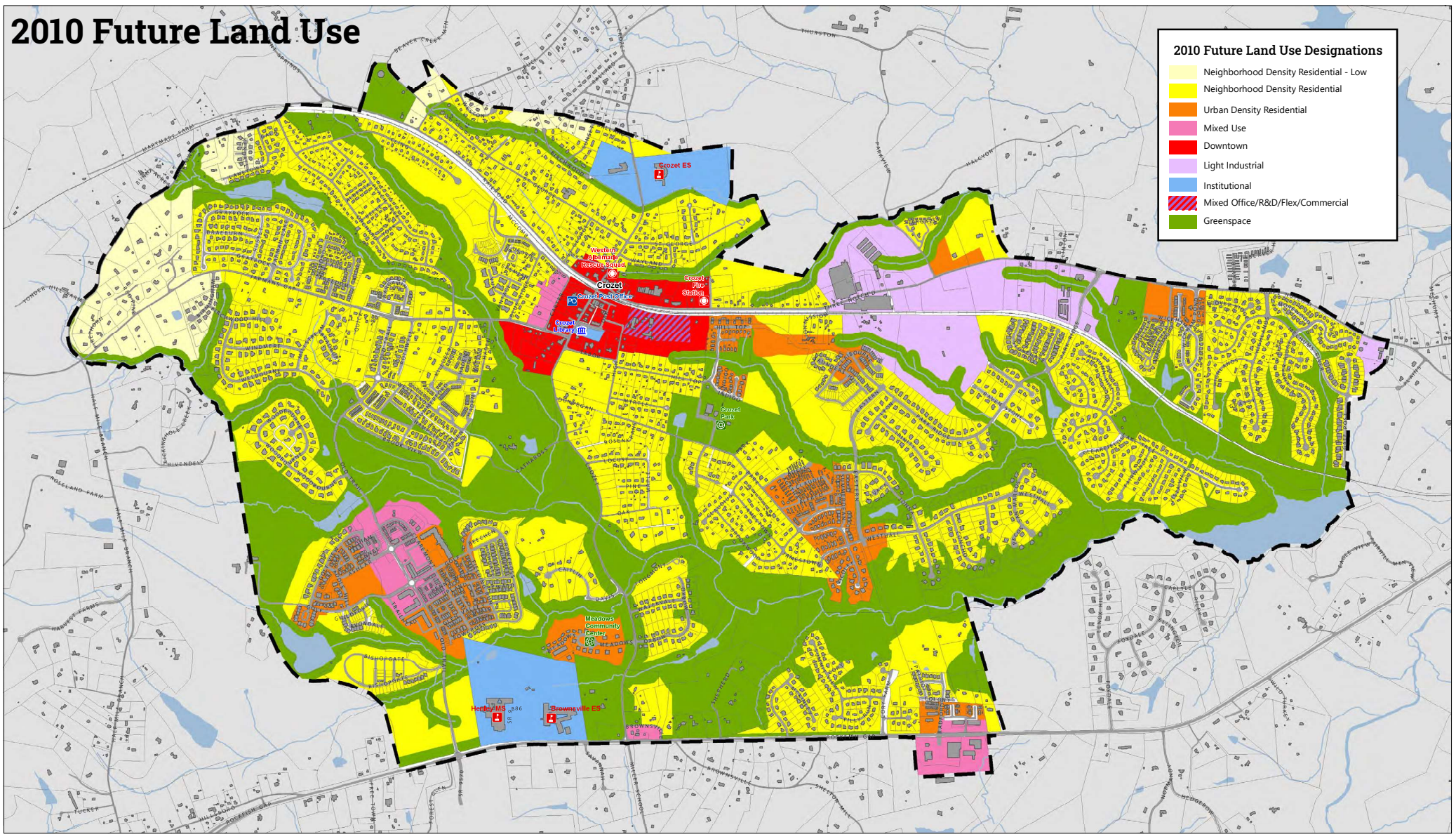
Each Future Land Use category or designation describes the recommendations for future uses (such as office, residential, commercial and mixed-use) and building forms (such as height and block size). These designations inform decisions on future policy changes like rezonings and special use permits, but the current zoning of the property dictates what can happen on it, "by-right" - today.

0 0.5 1 Kilometers

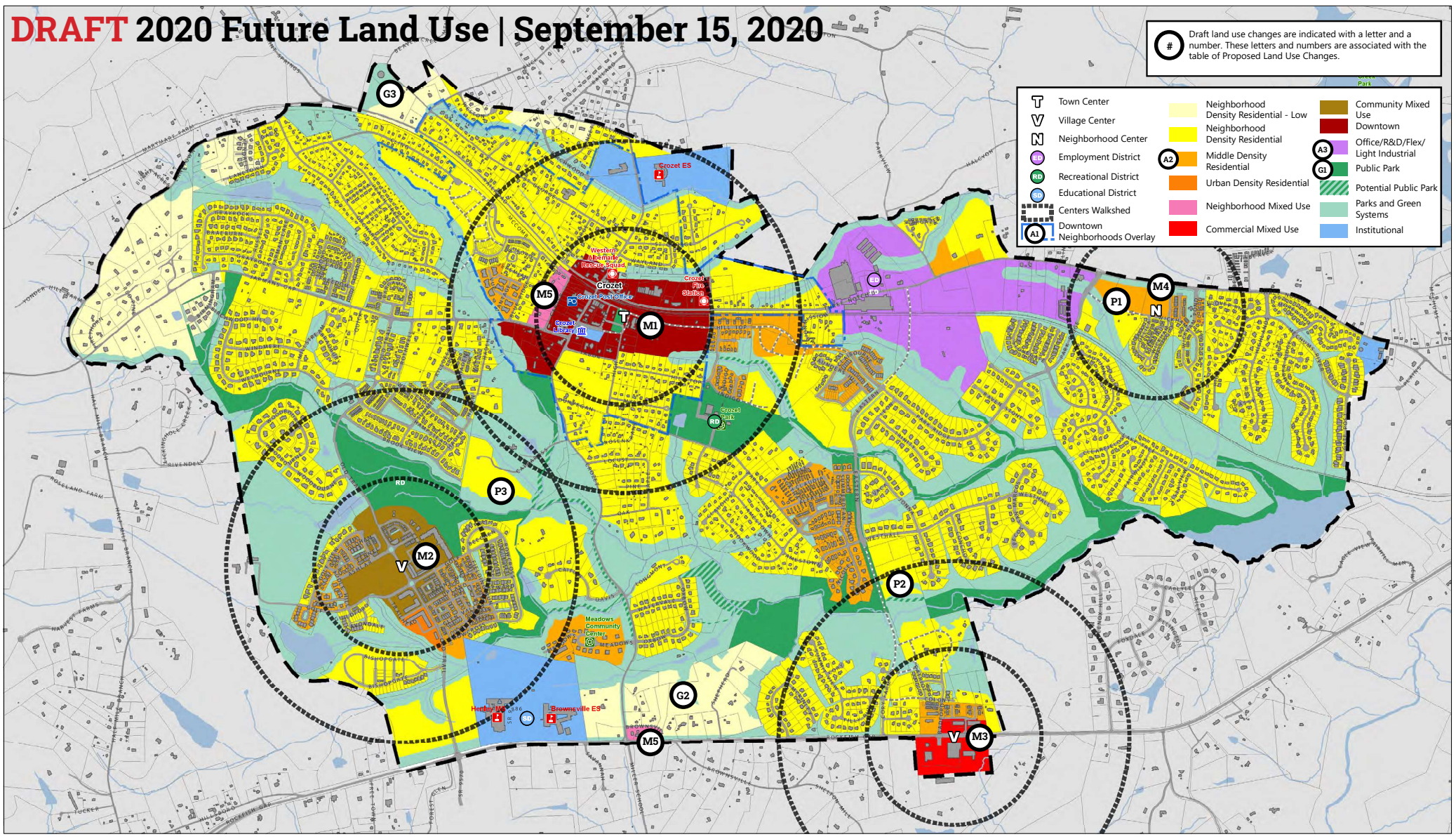
0 0.25 0.5 1 Miles

N

2010 Future Land Use



DRAFT 2020 Future Land Use | September 15, 2020



Prepared by Albemarle County, Andrew Knuppel, 9/15/2020. The map elements depicted are graphic representations and are not to be construed or used as legal description. This map is for display purposes only.
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Summary of Land Use Changes
2020 Crozet Master Plan
September 15, 2020

#	New Land Use Category	Rationale/Notes
New and Revised Land Use Categories Two new land use categories are proposed: a Downtown Neighborhoods Overlay and Middle Density Residential. Office/R&D/Flex/Light Industrial replaces the Light Industrial designation in the 2010 Master Plan.		
A1	Downtown Neighborhoods Overlay created for established neighborhoods surrounding Downtown	This overlay was developed to encourage the maintenance and production of affordable housing while ensuring new development is consistent with historic development trends. It would apply to areas designated "Neighborhood Density Residential" surrounding the Downtown area (outlined in a blue dashed line on the Future Land Use Plan).
A2	Urban Density Residential replaced by Middle Density Residential	This new land use category was developed to encourage the creation of smaller-scale and more affordable housing types. It replaces the majority of the Urban Density Residential areas shown in the 2010 plan. Blocks 20 and 21 in Old Trail remain Urban Density Residential. It is also proposed for a parcel-level change on the White Gate Farm property (see Change #P1).
A3	Light Industrial replaced by Office/R&D/Flex/Light Industrial on Three Notch'd Road	This change reflects a desire to encourage a broader range of employment-generating uses in Crozet's historic industrial area. This designation also recommends residential uses as secondary uses at a density of 6-34 units/acre. Residential uses were not previously listed as primary or secondary uses under the Light Industrial land use category. This new designation also better aligns with the other Development Area Master Plans.

Greenspace Delineation
Since the 2010 Master Plan, higher-quality environmental mapping data has become available. This revealed that large areas of developable land were shown as Greenspace without defining specific resources for protection or the intended use of the green space. These changes better define the purpose of green spaces and specific areas for protection.

#	Location	2010 Land Uses	2020 Land Uses	Rationale/Notes
G1	Publicly accessible park areas	Greenspace	Public Parks	Recent Master Plans have distinguished public recreation areas from conservation areas or privately owned recreation areas. County-owned or planned and publicly accessible parks and greenway areas are shown with the "Public Parks" or "Potential Public Park" designations.
G2	Brownsville Road/Crozet Avenue/Route 250	Greenspace + Neighborhood Density Residential	Neighborhood Density Residential - Low	Although most of this area was shown as Greenspace in 2010, these parcels currently have R1 Residential zoning. Desired locations of visual buffers and conservation areas are now shown as Parks and Green Systems, and developable

				portions of these properties are shown as Neighborhood Density Residential – Low.
G3	TMP 55-46B	Greenspace	Neighborhood Density Residential - Low	The eastern portion of this parcel is shown as Neighborhood Density Residential – Low to reflect existing development rights. The intended conservation/buffer area is shown as Parks and Green Systems to encourage clustering of future development lots on the eastern portion of the parcel.

Mixed Use/Center Designations

The 2010 Master Plan identified a single Mixed Use category that was used in several areas with different scales. Recent Albemarle County Master Plans have included additional Mixed Use categories that better describe an area's intended design and function as well as Center designations that are used to emphasize important areas for connectivity planning. The areas shown as Mixed Use in 2010 were updated with a more specific category and new Centers were shown.

#	Location	2010 Land Uses	2020 Land Uses	Rationale/Notes
M1	Downtown Crozet	Downtown	Downtown + Town Center + Public Parks	The Town Center designation indicates that Downtown is the primary Center in Crozet. The proposed Plaza is shown as Public Parks. Additionally, the 2010 "subcategory" of "Mixed Office/Research & Development/Flex and Commercial" has been replaced by the Downtown land use designation.
M2	Old Trail Village	Mixed Use	Community Mixed Use + Village Center	The Village Center designation indicates that Old Trail is a distinct but secondary Center in Crozet. The Community Mixed Use designation improves alignment with other Master Plans and reflects the pedestrian-oriented scale and design of the Old Trail Village Center.
M3	Clover Lawn	Mixed Use	Commercial Mixed Use + Village Center	The Village Center designation indicates that Clover Lawn is a distinct but secondary Center in Crozet. The Commercial Mixed Use designation improves alignment with other Master Plans and reflects the current auto-oriented design of this center.
M4	Wickham Pond area	Urban Density Residential	Middle Density Residential + Neighborhood Center	The Neighborhood Center designation was added to reflect the small-scale approved commercial area and emphasize the importance of connecting this area to Downtown and other activity centers within Crozet.
M5	West side of Carter St., Intersection of Crozet Ave. & Rt. 250	Mixed Use	Neighborhood Mixed Use	The Neighborhood Mixed Use designation improves alignment with other Master Plans and reflects the desired smaller scale of commercial development. It provides a transition from Downtown to residential areas (on Carter St.) and encourages low-intensity commercial uses on a parcel with current Highway Commercial zoning at the intersection of Crozet Avenue and Route 250.

Parcel Changes The changes to land use designations or greenspace boundaries on these parcels increased their residential development potential.				
#	**Location**	**2010 Land Uses**	**2020 Land Uses**	**Rationale/Notes**
P1	White Gate Farm / TMP's 56E-2 and 56-91A	Greenspace + Light Industrial	Middle Density Residential + Neighborhood Density Residential + Parks and Green Systems	This split land use designation aims to continue the pattern of development currently in Wickham Pond. Changing this property's designation would support broader housing choice within Crozet and infill development that connects the Park Ridge Drive corridor to Crozet's easternmost neighborhoods. A request to change the 2010 land use designation was made by the property owner. An increase of 49-143 additional units over the 2010 Master Plan could be developed under the revised designation.
P2	Parcels south of Westhall Dr., north of Lickinghole Creek / TMP's 56L-F, 56-97, 55-97B, and 55-97C	Urban Density Residential + Neighborhood Density Residential + Greenspace	Neighborhood Density Residential + Parks and Green Systems	Development in this area has occurred at a lower density than shown in the 2010 Master Plan, and the Eastern Avenue corridor provides a boundary between areas with different development patterns. The portion of Urban Density Residential east of Eastern Avenue was changed to Neighborhood Density Residential to reflect current development and improve legibility of the land use map. The Greenspace boundary was also changed to reflect the actual location of environmental features. An increase of 10-20 additional units over the 2010 Master Plan could be developed under the revised designation.
P3	TMP 56-13	Neighborhood Density Residential + Greenspace	Neighborhood Density Residential + Parks and Green Systems	The Greenspace boundary was changed to reflect the actual location of environmental features. An increase of 23-46 additional units over the 2010 Master Plan could be developed under the revised designation.