

SP-2007-00026 Crozet Station

PROPOSED: 30 residential units to be located above the existing Crozet Shopping Center buildings and a parking structure addition to the northeast corner of the site.

ZONING CATEGORY/GENERAL USAGE: C-1 Commercial - retail sales and service uses; and residential use by special use permit (15 units/ acre)

SECTION: 18.22.2.2.6 uses permitted the R15 Zoning District (15 units/acre) and 18.22.2.2.9 Parking Structure

COMPREHENSIVE PLAN LAND USE/DENSITY: Community of Crozet; designated CT 6 Urban Core, which allows for a mix of commercial, office, retail, and other uses along with residential uses up to 18 units an acre and up to 36 units an acre in a mixed used setting, according to the Crozet Master Plan.

ENTRANCE CORRIDOR: Yes

LOCATION: Crozet Shopping Center, north of Three Notch'd Road(Route 240); approx. ¼ mile east of its intersection with Rt. 810

TAX MAP/PARCEL: 56A2-01-29

MAGISTERIAL DISTRICT: White Hall
(Claudette Grant)

In summary, a work session on SP-2007-00026 Crozet Station was held by the Planning Commission. In a power point presentation, staff reviewed the applicant's proposal. The Commission reviewed and discussed the proposal, answered the questions posed by staff and made comments and suggestions. The applicant made a presentation. Public comment was taken. No formal action was taken.

The Planning Commission made the following comments about SP-2007-00026 Crozet Station:

1. Most members believe that parking is appropriately relegated on the site with the parking garage at the rear.
2. The unit types proposed are acceptable and the PC noted that the applicant said that more than **15%** would be affordable.
3. The height and massing of the buildings is appropriate. The PC did not agree with the ARB recommendations for 2-story buildings for retaining views of the mountains. The PC said that the perspectives that had the support of the community were the ones that should be used.
4. Impacts of the residential units should be met with SP conditions.

Old Business

Ms. Joseph asked if there was any old business.

- The November 6 Planning Commission meeting previously scheduled on Election Day was cancelled.

There being no further old business, the meeting proceeded.

New Business

Ms Joseph asked if there was any new business.

- Mr. Strucko asked the Commission to support retention of the porch on the Cocina del Sol restaurant and the barbershop in a road widening project on Crozet Ave. because of the historic nature of the building. He said that the staff was pushing the owner to get rid of the porch because it is in the public right-of-way and that the reason for the road location was to preserve a tree. The Planning Commission supported Mr. Strucko's suggestion to save the porch on Crozet's barbershop and Cocina del Sol restaurant and asked staff to take their suggestion into consideration.