



**CROZET MASTER PLAN 2009 UPDATE-LAND USE FORUM I
OCTOBER 15, 2009
7:00-9:00 pm at Field School (Old Crozet School building)**

FOCUS ON.....DENSITY

- Addressing Population issue- The master plan text refers to a build-out population of 12,000, however the land use designations and densities shown on the current plan map allow for a greater potential ultimate population of up to 24,760.
- Density at the fringe of the development area. (not expand development areas)

The Crozet community is invited to attend a series of forums on land use issues in Crozet, hosted by Albemarle County and the Crozet Community Advisory Council at the Field School in the Old Crozet School auditorium. The purpose of the forums is to discuss potential modifications and updates to the Crozet Master Plan as part of its 5-year review. The first forum will focus on the issue of residential density in Crozet. All forums are designed to encourage dialogue and feedback on land use issues in Crozet and will include an introductory/background orientation portion, a chance to review materials and potential changes up close and ask questions, and discussion as to the whether the suggested changes address community concerns.

AGENDA FOR 10/15 LAND USE FORUM:

- I. Welcome
- II. Background & Master Plan Update Process
- III. Overview of Suggested Revisions to the Master Plan
 - a. Western Crozet & Crozet Avenue Corridor
 - b. Eastern Crozet
 - c. Route 250 Corridor from Crozet Avenue to Clover Lawn/Blue Ridge area
- IV. Review of maps at stations & chance to ask questions
- V. Group Discussion & Response to Suggested Revisions

Upcoming Forums:

11/19/09-Downtown

- Jobs/Housing Balance & Light Industrial
- Land Use-II
- Transportation, Greenways, and Community Facilities

HOW WILL MASTER PLAN REVISIONS ADDRESS DENSITY?

- The land use designations for Crozet have been updated to lower maximum densities and a new land use category is recommended, a *Neighborhood Density-LOW* category. (Also, an *Institutional* category has been added for schools and other public uses.)
- Primary centers, or focal points in Crozet, have been emphasized, including Downtown, ConAgra/Music Today, Old Trail, and Blue Ridge/Clover Lawn.
- Higher residential densities will continue to be focused on primary centers.
- Smaller centers that showed higher density in the 2004 plan have been removed or density lowered.
- Density has been reduced on the fringe of the Development Area.
- Some existing neighborhoods, previously shown for higher density redevelopment, are now shown at lower densities and to be preserved.
- Areas previously undefined on the 2004 plan (white/gray areas) have been either shown for preservation/greenpace or with a low density residential land use designation.
- See summary of specific changes by geographic area on reverse/Page 2

NEED MORE INFORMATION OR TO SUBMIT COMMENTS:

Visit www.albemarle.org/crozet or contact your planner for Crozet, Rebecca Ragsdale, Community Development, 401 McIntire Road, Charlottesville, VA, 22902
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Summary of specific changes to master plan by geographic area-Refer to map

West & Crozet Avenue Corridor

- Development Area fringe with Rural Areas density has been lowered near Jarman's Gap Rd. and Lanetown Rd.
- Central portion of western Crozet reflects approval of Old Trail rezoning plan and the master plan will be updated to generally reflect the street grid/block pattern approved with that rezoning.
- The master plan map has been updated to reflect that the area is now expected to have one center, the Village Center/Western Park, rather than four smaller centers depicted on 2004 plan.
- In some portions of the Old Trail area, the suggested plan changes reflect lower density than the rezoning plan.
- Density has been reduced along the Crozet Avenue corridor to Dunvegan Lane.
- Hilltop & Myrtle neighborhoods density has been lowered to maintain those existing residential neighborhoods

Eastern Crozet

- Land use reflects by-right development approvals of Westhall & Foothill Crossing and the master plan street network will also be updated in this area.
- An elementary school site is still shown but to the west of Foothill Crossing and Future Eastern Avenue
- Eastern Park has been slightly reconfigured
- Shows additional area designated for greenspace behind Clover Lawn
- Masonic Lodge Property at the corner of Radford Lane and Route 250 has been reduced from CT 5 to CT 4 designation
- Property west of Wickham Pond now shown as CT3, rather than preservation.
- ACSA property shown as Institutional.

Route 250 Between Clover Lawn area to Crozet Avenue (Route 240) Area-2 options shown:

Option 1-

- Density is lowered at NE Route 240/250 corner
- 2004 master plan undefined white/gray area west of Cory Farm is now shown as greenspace

Option 2-

- Density is lowered at NE Route 240/250 corner
- Reflects widened buffer along Route 250
- Lowered density west of Cory Farm to CT 2 –Neighborhood Residential-Low (No more than 2 du/acre)
- 2004 master plan undefined white/gray area west of Cory Farm is shown as CT2-Neighborhood Residential-Low (No more than 2 du/acre)

WHAT DO YOU THINK?? YOUR OPINION MATTERS!

Please review the changes described and the attached master plan map & provide us input on the questions below. Comments may be provided during group discussion at the forum, submitted in written form at the forum, or sent anytime afterwards through November.

Based on the Guiding Principles & major findings of the master plan, what is "right" about the suggested revisions?

What didn't address your concerns & why?

For the Route 250 Corridor Options, Option 1(Revision) & Option 2 (Alternative), which do you believe is most appropriate? Why?