

Downtown Crozet Association, Inc.

**P.O. Box 124
Crozet, Virginia 22932**

Position Statement

Addressing

Proposed Downtown Crozet Zoning District

Boundaries and Standards

Introduction and Background

- The Downtown Crozet Association, Inc. is a non-profit organization representing property owners, merchants and business owners as well as other community members who are committed to the preservation of the downtown business district as the primary focus of commercial and cultural activity for Crozet, as envisioned in the Crozet Master Plan.
- The Downtown Crozet Association, (“DCA”), membership owns approximately 75% of the physical area which is the focus of the Downtown Crozet Zoning District study.
- The DCA membership has combined its knowledge from attending every community meeting held by the Consultants with its long-time, first hand knowledge of Crozet and its citizens.

Background on Downtown Crozet

- Downtown Crozet has been the heart of this community since its inception and it is the common element which defines community.
- Downtown Crozet is the only “urban” district in unincorporated Albemarle County.
- No County zoning currently exists that addresses the special needs of areas with small urban lots under many separate owners.
- The preservation of downtown was the number one goal expressed in the vision statement of the Crozet Master Plan.
- The identity of Crozet as a distinct and cohesive community and not just a collection of residential developments and a scattered commercial stores depends on a vital town center for all of Crozet.
- The infrastructure demands upon County tax resources are minimized by focusing commercial, retail and cultural activity in a central, walkable downtown

Why a Downtown Crozet Zoning District ?

- The primary purpose of this downtown zoning district is to modify zoning ordinances to be compatible with the desired urban development design envisioned by the Crozet Master Plan.
- The intent of these changes is to make it easier to locate and grow a business in Downtown Crozet by expanding the by-right opportunities for property owners.
- The objective is to relax regulations that have been an unintended barrier to the timely and efficient development of small urban lots in downtown Crozet.
- The goal is to make the changes so that the Downtown area of Crozet can fairly compete with commercial development outside the central business district which threatens to undermine its key role to the community and the ultimate success of the Crozet Master Plan.

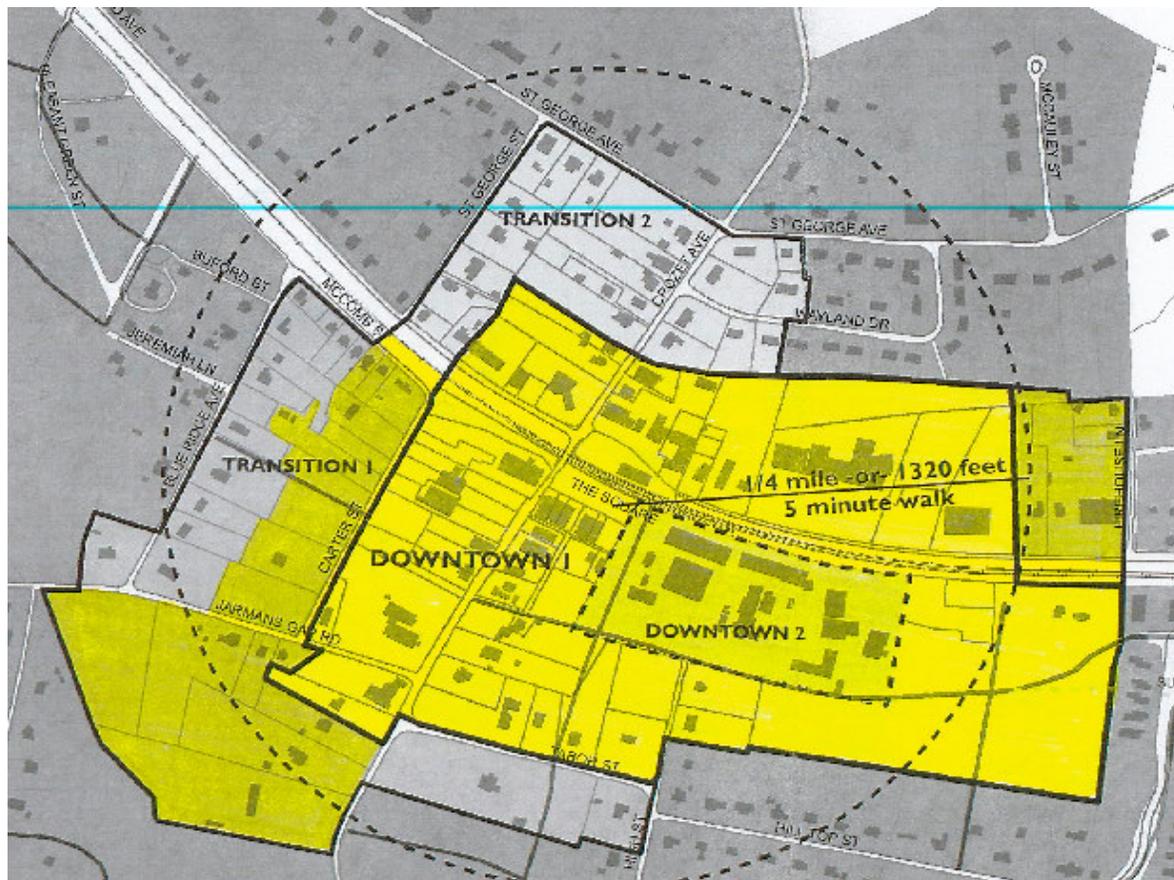
A Single Downtown District

- **The DCA supports the creation of a single Downtown district rather than a complex package of Downtown 1, Downtown 2, Transition 1 and Transition 2 as recommended by the Consultants**
- The density and uses proposed by the Consultants for the transition zones pose an increased threat to existing residential owners in close-in neighborhoods
- The envisioned density of Downtown Crozet is far less than a typical city and as such does not warrant or need a “transition zone”
- The employment uses recommended by the Consultants for Downtown 2 should be available to all of Downtown

Size of the Downtown District

- **The DCA supports a Downtown district which is larger than the Downtown 1 and 2 areas recommended by the Consultants (56 acres), but smaller than their combined Downtown and Transition areas (94 acres).**
- This will focus the retail and commercial activity in a compact and walkable area.
- This will provide more by-right opportunities for infill development now.
- This will avoid the “down-zoning” of any individual properties.
- This will prevent commercial uses from infiltrating close-in residential neighborhoods and protect their existing residential zoning.

Recommended Downtown District Boundary Map



Boundary of the Downtown District

- All “Downtown 1 and Downtown 2” areas shown in the Consultant’s report



Boundary of the Downtown District

- An extension of the Downtown area eastward to include the Firehouse



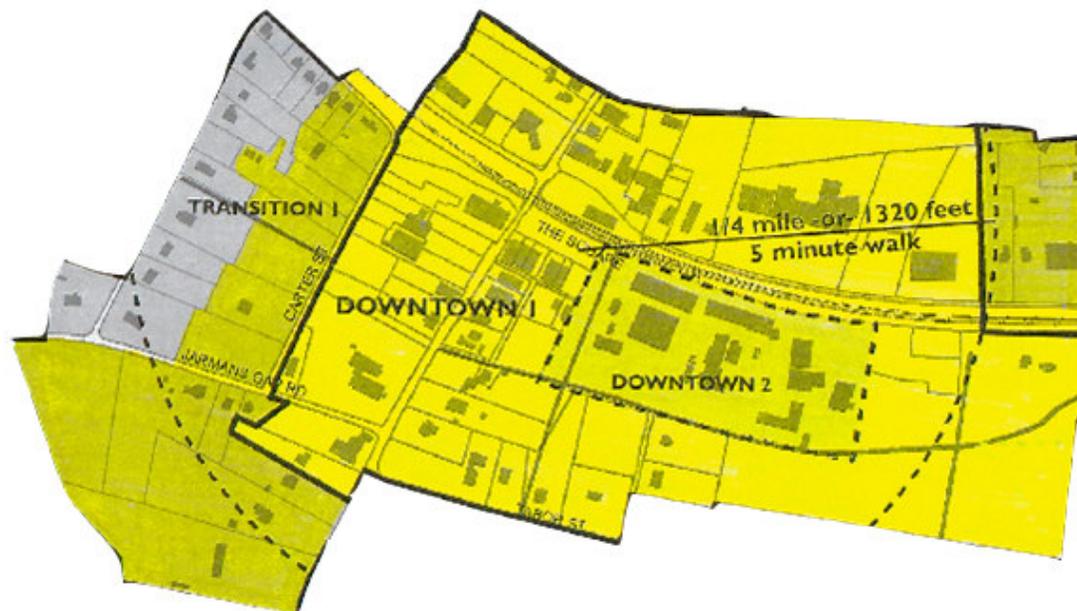
Boundary of the Downtown District

- The area east of the midline of the block between Carter Street and Blue Ridge Avenue

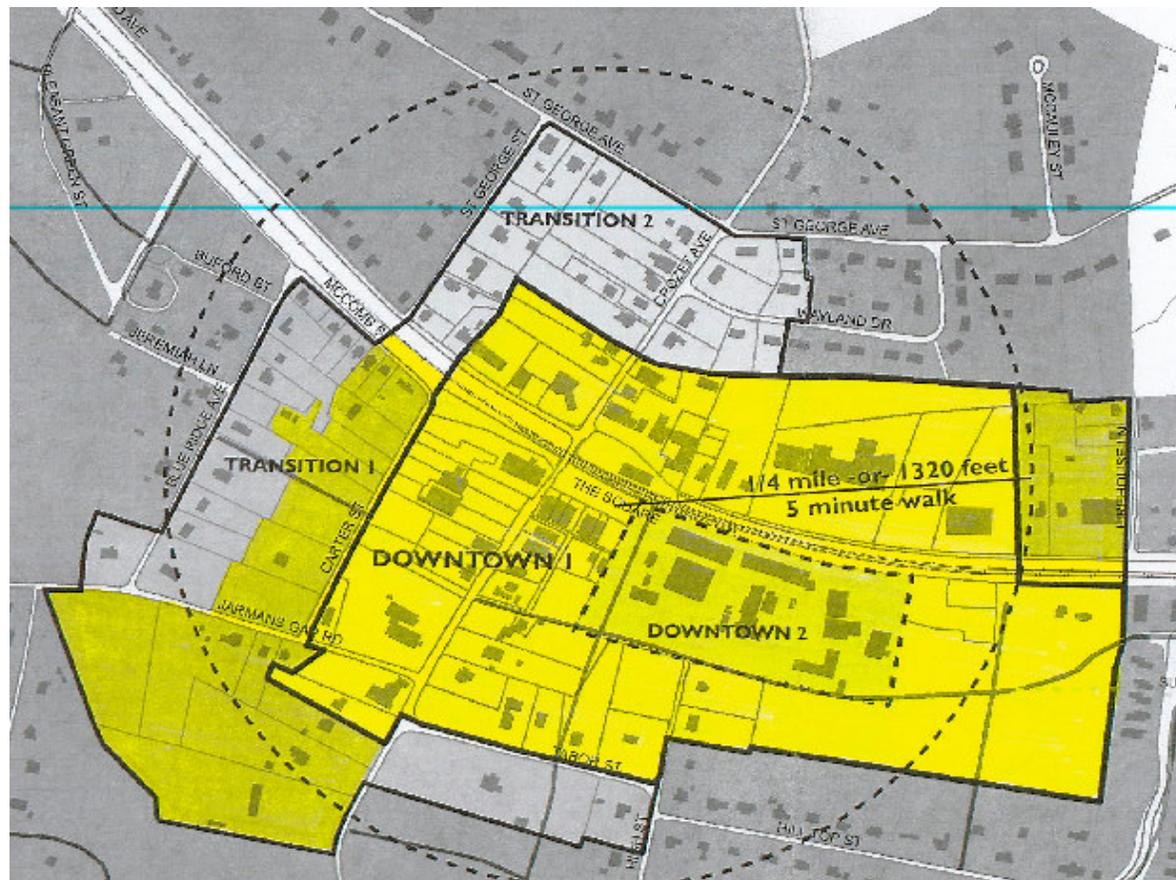


Boundary of the Downtown District

- The area south of Jarman's Gap Road, east of Powell's Creek, and north and west of the point on Crozet Avenue where the road straightens entering downtown



Recommended Downtown District Boundary Map



The DCA supports these Consultants recommendations (for downtown 1) to be applied to the single Downtown District

- Building height – two story minimum, four maximum by right
- Building setbacks and stepbacks
- Breaks in building facades for pedestrian and parking access
- Minimum required parking spaces
- Parking setbacks
- Shared parking and Trading agreements
- Minimum lot size
- Residential and civic uses
- Residential density maximums
- Lighting plan coordination
- Landscape buffers and screening
- Street tree standards

The DCA does not support these Consultants recommendations

- The DCA **does not support** requirement for mixed-use in each building (this would prevent multi-story offices and multi-story, residential-only buildings, discouraging employment centers and urban living options – let the market determine)
- The DCA **does not support** the requirement for a maximum residential size of 1500 SF average. (let market determine)
- The DCA **does not support** the Building Articulation requirements in the Consultant's report. (these are not zoning issues - remove section)

Summary and Conclusions

- The DCA supports many of the Consultant's recommendations, but differs in a few key areas
- The DCA recommends that a single Downtown District be created with no Transition Area
- The DCA recommends a district that is smaller than the combined Downtown and Transition areas recommended by the Consultants
- The DCA recommends that mixed-use not be a required element in building approvals in order to promote urban residential opportunities and to attract employment to the downtown area
- The DCA recommends a simple zoning plan that allows Downtown Crozet to achieve the vision established for it in the Crozet Master Plan