



**COUNTY OF ALBEMARLE
EXECUTIVE SUMMARY**

<u>AGENDA TITLE:</u> Downtown Crozet Zoning	<u>STAFF:</u> Rebecca Ragsdale, Senior Planner
<u>SUBJECT/PROPOSAL/REQUEST:</u> Work Session-Review and Discussion of Crozet Downtown Zoning consultant recommendations	<u>PLANNING COMMISSION DATE:</u> October 2, 2007-Work Session Additional work sessions to be scheduled, tentatively October 30, 2007

BACKGROUND

The Crozet Master Plan identifies the need for zoning changes in order to fully implement the master plan land use and design recommendations and to allow community and business goals for Downtown to be achieved. The Downtown Crozet Zoning Project was initiated by the Board of Supervisors with a resolution of intent and approval of funding to hire a consultant in September 2006, based on the urging of Crozet business and property owners, along with endorsement of the project by the Crozet Community Advisory Council. The consultant team of Community Planning + Design, in conjunction with Milt Herd and Bruce Dotson, was selected and began work with the Crozet Community this past May. The consultant has worked with staff, including Zoning and the Business Development Facilitator, a Project Steering Committee established with members of the Crozet Community Association, Crozet Community Advisory Council, and Downtown Crozet Association representatives, and, most importantly, the Crozet Community over the course of five meetings to develop the recommendations.

The consultant provided an overview of their recommendations to the Commission on September 18, 2007. That meeting's package of information (consultant's executive summary, recommendations, and assessment background analysis) will be the focus of discussion during upcoming work sessions with the Commission.

DISCUSSION

The consultant has recommended establishing four new zoning districts and regulations for each to implement the transect concept of the Crozet Master Plan, address all goals for Downtown and accommodate the desires of the Crozet Community heard in public input meetings on the zoning project. These new districts would include a Downtown 1, Downtown 2, and Transects 1 and 2. While the Commission has had some opportunity to become familiar with these recommendations and others with the consultant's overview at the Commission's last work session, there is a great deal of information to further review and discuss. Staff plans to step the Commission through the primary elements of the consultant's recommendations in upcoming work sessions (listed below). Staff will review the first bulleted item below at this work session.

- **Intent of the Zoning recommendations and need for four zoning districts: Downtown 1 & 2 and Transition 1 & 2**
- **Zoning regulations for each district to be established:**
 - Land uses
 - Residential requirements-unit size & density
 - Setbacks
 - Building Height
 - Parking
 - Landscaping
 - Building Articulation
 - Lighting
- **Implementation and Boundary Discussion**

Intent of the Zoning recommendations and need for four zoning districts: Downtown 1 & 2 and Transition 1 & 2

Under strategies for land use in the Crozet Master Plan¹ (CMP), various approaches to using zoning to implement the master plan are discussed, including a modified rezoning process, developer initiated rezonings and county initiated zoning. Options for County initiated zoning changes include a Crozet zoning overlay, new zoning districts for portions of Crozet, or a Crozet Zoning Code. An area of particular concern to the community is lack of unified control of development for downtown Crozet. Because so many small developed parcels already exist, an overall rezoning of the downtown by a developer would be unlikely. Therefore, other zoning tools must also be examined to ensure comprehensive implementation of the Crozet Master Plan. The recommendations from the consultant on this project fall within the recommendations of the CMP for new zoning districts for portions of Crozet.

The CMP recognizes that downtown is a special place in Crozet and establishes it as the primary center and focal point for Crozet. The land use guidelines for Downtown are attached, which define the four Crozet Transect (CT), or land use, designations within Downtown: CT 6 Urban Core, CT5 Urban Center, CT4 Urban General, and Employment District. (Attachment A and B) Downtown includes both a commercial/business area with an industrial use and adjoining areas that are predominantly residential in character. (Attachment C-Aerial) Current Zoning is limited in terms of available commercial areas, primarily portions shown for CT 6 in the CMP, and properties shown as CT 5 in the CMP are mostly zoned R2 now. The tiered approach recommended by the consultant is in response to the master plan recommendations and public comments.

Staff believes that there is a need for a central Downtown Zoning District and a Transition Zoning District, however does not believe that a Transition 2 zoning is necessary and is actually lower in intensity than would be expected for zoning in the downtown area. Public input provided by the Downtown Crozet Association is supportive of the Downtown zoning districts, but does not support Transition districts. (Attachment D) Staff would like input from the Commission on the consultant's recommendation for 4 zoning districts.

RECOMMENDATION

The Commission is asked to provide guidance on the recommended approach for establishment of four separate zoning districts. There will be follow-up work session(s) at which other elements of the consultant's recommendations will be reviewed and discussed. Following work sessions will be the ultimate preparation of a draft Zoning Text Amendment (and possibly Zoning Map Amendments) for public hearing and advancement to the Board.

ATTACHMENTS:

- A.** Crozet Master Plan, Table 1 "Master Matrix" Crozet Place Types and Design Guidelines
- B.** Crozet Master Plan, Table 2 Land Use & Place Types
- C.** Aerial of Downtown Crozet
- D.** Downtown Crozet Association position statement

Previously provided to the Planning Commission in the September 18, 2007 agenda packet and also available at the website www.albemarle.org/crozet:

- o September 6, 2006 Board of Supervisors Staff Report with attachments & Resolution of Intent
- o Crozet Downtown Zoning Consultant Recommendations-Executive Summary, dated September 4, 2007, prepared by Community Planning + Design
- o Crozet Downtown Zoning Consultant Recommendations-Packet with Zoning Concepts, dated September 4, 2007, prepared by Community Planning + Design
- o Crozet Downtown Zoning Consultant Recommendation Assessment, dated September 4, 2007, prepared by Community Planning + Design
- o Crozet Downtown Zoning Consultant-Recommended Zoning Boundaries, dated September 4, 2007, prepared by Community Planning + Design

¹ Crozet Master Plan, adopted December 1, 2004, Pgs. 25-28