



**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 recommendations	<u>PLANNING COMMISSION DATE:</u> October 30, 2007-Work Session Additional work session to be scheduled

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 Crozet Master Plan identifies Downtown as the largest and most important center in Crozet and as a vital part of the Community. 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 in a work session on September 18, 2007. That meeting's package of information (consultant's executive summary, recommendations, and assessment background analysis) was the focus of discussion at this first work session with the Commission.

The Commission held a second work session on the project on October 2, 2007. The focus of that work session was to further discuss the intent of the Zoning recommendations and need for four zoning districts: Downtown 1 & 2 and Transition 1 & 2, as recommended by the Consultant. Public input provided by members of the Crozet Community, including the Downtown Crozet Association, was supportive of one Downtown zoning district and no Transition Districts. The Crozet Community representatives do not support the Downtown 2 District and requirements for mixed use and the requirement for a maximum residential unit size average. The Community representatives also do not support building articulation requirements. The Commission directed staff to look at ways of simplifying the approach to zoning changes.

DISCUSSION

In response to public comment and the Commission's direction to simplify zoning changes, staff is recommending that only one Downtown Zoning district move forward for implementation at this time. There is a great deal of consensus for a central Downtown Zoning District and there is less support at this time to implement the Transition District(s). The Crozet Community Advisory Council discussed the proposal at their October 18 meeting and endorses the position statement presented to the Commission by the Downtown Crozet Association. (Attachment A)

Staff plans to step the Commission through the primary elements of the Crozet Downtown Zoning district, including building setbacks, building height, land uses, the requirement for mixed use, parking requirements, sidewalks, landscaping, and buffer/screening requirements. Staff is seeking Commission input on the regulations that have been raised as issues by the Crozet Community, including the requirement for mixed use and a maximum average residential

unit size. Staff does not recommend the Building Articulation requirement and has therefore not included in the regulations for the District. (Attachment B-Downtown Crozet District Regulations)

Requirements for Mixed Use & Average Residential Unit size

The consultant recommended that buildings over 5,000 square feet be mixed use, defined as having two of three uses: retail/service, office, and/or residential and that non-residential uses must occupy ground level of buildings. Public/civic uses and buildings under 5,000 square feet would be exempt. The benefits of this regulation, cited by the consultant, include:

- o Requiring mixed-use assures that the Master Plan vision will evolve as indicated and adopted in the Comprehensive Plan
- o Mixed-use assures that one use (such as commercial office) will not dominate the market
- o More options would be allowed by-right, instead of requiring an SP (e.g. the way that residential can be easily integrated as a by-right approach)
- o This ensures the introduction of new residences downtown, something that can only happen today through an SP in the C-1 district today.

The Crozet Community does not support this provision as it is seen as over-regulation and that more flexibility should be allowed for the market to determine uses within a building. The Crozet Community is concerned that this would discourage major employers from locating in Downtown Crozet. There are current examples of mixed use projects in Crozet that have already been proposed in Old Trail, Clover Lawn, Liberty Hall, and Wickham Pond II. Crozet's position is that the requirement for 2-stories will encourage mixed use as well.

The consultants included regulations for Lots-Lot Size + Lot Type in their recommendation packet, described as *Unit size not to exceed 1,500 square foot average*. This regulation was included to ensure that a greater percentage of affordable housing would evolve in Downtown Crozet. Residential uses recommended for the Downtown Crozet District include attached dwellings, multifamily dwellings, and live/work units. No detached single family residential is permitted under the draft regulations proposed by the consultant or staff. Staff recommends that if this provision remains in the regulations that it be revised to an average residential unit size of 1,000 square feet in size. This would allow more flexibility in unit sizes and encourage smaller unit sizes that would be more affordable.

The Commission is asked to advise whether these provisions should be removed from the Zoning regulations, or modified.

Next Work Session-Implementation and Boundary Discussion, including whether to rezone the J. Bruce Barnes Lumber Yard Property

At the next work session, staff will discuss implementation of the Downtown Crozet Zoning District, both as a Zoning Text Amendment and as a possible comprehensive Zoning Map Amendment by the County. Staff will provide recommended boundaries for discuss, along with fiscal considerations related to a comprehensive rezoning by the County. Application requirements for property owners that would rezone on an individual basis will also be discussed.

RECOMMENDATION

The Commission is asked to provide guidance on the above-referenced recommendations for the Downtown Crozet Zoning District. There will be follow-up work session at which time implementation and boundaries will be discussed.

ATTACHMENTS:

- A. Crozet Community Advisory Council Resolution, dated October 22, 2007, endorsing the Downtown Crozet Association Position Statement on Downtown Zoning
- B. Draft Downtown Crozet Zoning District regulations

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