

**COUNTY OF ALBEMARLE
EXECUTIVE SUMMARY**

<p><u>AGENDA TITLE:</u> Downtown Crozet Zoning Project</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u> Work Session-Review and Discussion of Crozet Downtown Zoning consultant recommendations</p>	<p><u>STAFF:</u> Rebecca Ragsdale, Senior Planner Bill Fritz, Chief of Zoning/Deputy Zoning Administrator Susan Stimart, Business Development Facilitator</p> <p><u>PLANNING COMMISSION DATE:</u> September 18, 2007-Work Session Additional work sessions to be scheduled & October 30, 2007 is reserved</p> <p><u>BOARD OF SUPERVISORS DATE:</u> Not yet scheduled</p>
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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 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. (Attachment A-Board of Supervisor's August 1, 2007 Packet & Resolution).

In September, 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, 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 numerous meetings to develop the recommendations that will be the focus of the Commission's work session.

As the Commission is aware, there is a separate ZTA (Zoning Text Amendment) that staff is working on that was before the Commission for discussion last month. This ZTA is to address setbacks in Residential and Commercial Districts of the Zoning Ordinance. This is a distinct project from the Downtown Crozet Zoning study, which recognizes that Crozet is a unique place with an established pattern of development and will likely need a different approach that addresses more than just setback regulations.

DISCUSSION

The consultant has provided a full range of zoning recommendations for Crozet, which include the concept of 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. The consultant's role with the community has been to generate zoning concepts for community consideration and to ensure that those concepts are fully discussed before moving forward to the Commission. It has been an iterative process and an ongoing exchange with the community providing feedback at each stage of the project, along with staff input. These concepts have been refined by the consultant based on input, culminating in the Crozet Downtown Zoning Consultant Recommendations packet and maps now being provided to the Commission. (Attachments B- Executive Summary, C-Zoning Recommendations, E-Maps)

While the community has had the opportunity to become familiar with the recommendations and there is general community support, there are still some aspects that will require staff assessment and future Planning Commission review. The consultant has been mindful of public comment on these key issues and has included their assessment, noting specific comments on the issues from the public. (Attachment D)

Staff will schedule subsequent work sessions with public input on several aspects of the recommendations noted as follows:

- Recommendation for Four Zoning Districts & Boundary Issues, including how to provide for the Employment District recommended in the master plan (lumber yard property)
- Parking Trading Agreements
- Requirement for Mixed Use
- Typical Lot Size + Lot Type
- Building Articulation
- Lighting

This additional analysis will include economic considerations and note any affects that may be associated with recommendations, including consideration for allowing adequate opportunities for employment, implementation strategies, along with consideration of how well the proposed recommendations address the goal of simplifying regulations in Crozet.

Following these 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.

RECOMMENDATION

The primary purpose of this work session is informational to provide an overview of the public process to date and for presentation of the recommended draft Crozet Downtown Zoning concepts and boundaries by the consultant. This will provide an opportunity for the Commission to get an initial understanding of the concepts and ask questions. As noted above, there will be follow-up work sessions at which the details will be further discussed and Commission direction provided. Ultimately, text language will be developed and a public hearing scheduled.

ATTACHMENTS:

- A. September 6, 2006 Board of Supervisors Staff Report with attachments & Resolution of Intent
- B. Crozet Downtown Zoning Consultant Recommendations-Executive Summary, dated September 4, 2007, prepared by Community Planning + Design
- C. Crozet Downtown Zoning Consultant Recommendations-Packet with Zoning Concepts, dated September 4, 2007, prepared by Community Planning + Design
- D. Crozet Downtown Zoning Consultant Recommendation Assessment, dated September 4, 2007, prepared by Community Planning + Design
- E. Crozet Downtown Zoning Consultant-Recommended Zoning Boundaries, dated September 4, 2007, prepared by Community Planning + Design
- F. Community Meeting (CM) Public Input Summaries:
 - CM 1-May 10, 2007
 - CM 2-May 24, 2007
 - CM 3-June 25, 2007
 - CM 4-July 26, 2007