

## **CROZET MASTER PLAN 2009 UPDATE**

### **Proposed Focus Areas**

Albemarle County's Comprehensive Plan requires that Master Plans such as Crozet's, adopted in 2004, be reviewed and updated every five years. The Crozet Master Plan update now underway is not intended to change the overall goals set by the community in 2004, but to look at specific areas that may need modification. The review process will also consider requests from individuals for specific changes to the land use map and plan.

#### **Focus Area Identification:**

Features of the plan that may need modification have been identified by the Crozet Community Advisory Council (CCAC), the public, County staff, the Planning Commission, and the Board of Supervisors. A questionnaire completed by residents of the Crozet Growth Area and their neighbors in western Albemarle during June 2009 established many of the public's central areas of concern regarding the plan. The Plan update will also involve further refinement, additional strategies, or other adjustments to the master plan to address ambiguities and omissions in the plan.

#### **Major Focus Area issues that have been identified:**

##### **LAND USE**

- **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.
- **Downtown-** Promotion of the vitality of small businesses in the central Crozet business district (Downtown), addressing public infrastructure needs (such as sidewalks that connect neighborhoods to downtown), boundaries of Downtown, potential historic district, and parking.
- **Business and industry on Route 250, including a proposal at I-64/Rt. 250 in the Yancey Mills area (outside of the Growth Area)-** The current master plan discourages further commercial development along Route 250; however, citizen requests to change the plan have been received and must be considered with this update.
- Crozet's prospects for greater economic self-sufficiency & County-wide Light Industrial issue
- Development area boundaries and density at the fringe of the development area.

#### **Other Focus Areas to Review:**

##### **PRESERVING CROZET AS A SMALL TOWN**

- Maintenance of the community's determination to preserve and enhance its small town character, its neighborhoods, and its distinct identity, and public safety /crime prevention

##### **TRANSPORTATION**

- Strategies for needed transportation improvements and assuring adequacy for new development. Providing for sidewalks, bike paths, trails and greenway paths in Crozet along with bus and rail service. Review master plan recommended interconnections (new roads) between Old Trail Drive and Crozet Avenue (Route 240).
- Expectations for width, functionality, and appearance (Entrance Corridor Guidelines) of Crozet Avenue, Three Notch'd Road, and Eastern Avenue.

##### **ENVIRONMENT AND COMMUNITY FACILITIES**

- Priority areas and for public investment in infrastructure and services (roads, facilities, public buildings)
- Growing Greener; Preservation of streams and wooded areas/loss of open space; Protecting the water supply; Parks and greenways
- Recycling; School facility needs and redistricting, Relationship of water supply and sewer capacity to new development

After additional public input, the CCAC and staff will finalize the list to be recommended to the Planning Commission and Board of Supervisors. The process/schedule for the update will be discussed at the August 20 meeting of the CCAC.