



Crozet was designated as an area for development in the 1971 Albemarle County Comprehensive Plan. In 1980, there were several amendments to the Development Area boundaries and recommendations for Crozet. There is a history of major infrastructure investments to accommodate future growth in Crozet, including the Beaver Creek Reservoir, constructed in 1965. Other significant infrastructure investments were made with the decision to build the Crozet Interceptor in 1979, its completion in 1988, and construction of the Lickinghole Creek Sedimentation Basin in 1993. The first Master Plan for future development of the community was approved in 2004. Prior to the master plan, the neighborhood study for the Crozet Community was completed in 1993 by the County and a Board-appointed committee. The purpose of that study was to assist the County in establishing policy to help guide public and private activities as they relate to land use and resource utilization within Crozet. The recommendations of the 1993 study were considered and incorporated in the Master Plan and the carry-over of many of the original recommendations demonstrates residents' commitment to principles such as downtown revitalization, adequate public facilities, and historic preservation.

### **Purpose of the Plan**

This plan represents a refinement of the 2004 Crozet Master Plan and relies on the guiding principles and recommendations in that Plan. This update of the 2004 Plan is intended to provide guidance on a form of development that is preferable to conventional suburban development. This Plan directs where and how new residential and nonresidential uses should develop. Further, it makes recommendations on the future transportation improvements and capital projects. Finally, its purpose is to guide the timing of public investments, as well as the timing of new development in the Community.

### **Planning in Albemarle County's Development Areas**

Albemarle County has a long-standing goal of directing development into designated Development Areas. To further County growth management goals, the current Development Area concept remains a critical planning tool. The Land Use Plan of the Comprehensive Plan, including the Neighborhood Model, presents mechanisms that provide the best opportunity for the County to achieve the goals of compact livable development in designated Development Areas and keeping the Rural Areas rural.

The Comprehensive Plan establishes three types of Development Areas: Urban Areas (Neighborhoods 1 – 7), Communities (Crozet, Hollymead, and Piney Mountain) and Villages (the Village of Rivanna).

Crozet is designated as a Community. Communities consist of smaller urban centers that are geographically removed from the Urban Areas around the City of Charlottesville. Communities are expected to be more town-like than city-like in character. Communities are to be supported by a full range of public utilities, facilities, services, and amenities.

Communities consist of:

- A full range of residential uses and densities and the full range of non-residential uses described in the Land Use Designations section.
- A Community core of mixed service and residential uses, including community and/or regional services.
- Regional employment centers.
- A network of major intra-County roadways linked to the Urban Area.
- Well-defined residential areas supported by an integrated and interconnected system of streets; pedestrian and bicycle circulation systems; neighborhood commercial, professional, business, and public service uses; and public water and sewer.

- Public facilities supporting the Community and surrounding County areas.

Communities should reflect the principles of The Neighborhood Model. The Neighborhood Model is a County policy and a component of the Comprehensive Plan. The purpose of the Neighborhood Model is to create places, following twelve principles:

1. Pedestrian orientation
2. Neighborhood friendly streets and paths
3. Interconnected streets and transportation networks
4. Parks and open space
5. Neighborhood centers
6. Buildings and spaces of human scale
7. Relegated parking
8. Mixture of uses
9. Mixture of housing types and affordability
10. Redevelopment
11. Site planning that respects terrain
12. Clear boundaries with Rural Areas

### **The Planning Process and Public Involvement**

The first Crozet Master Plan was adopted in 2004 after considerable public involvement. This 2010 plan represents the first five-year update. The update officially began in October 2009. Over the course of the fall and winter, five community forums were held to consider changes to the 2004 plan. After the community meetings, the Crozet Community Advisory Council provided guidance on the changes from the 2004 plan and the Planning Commission reviewed those changes in a work session in March 2010. Following the Commission's work session, a community meeting and another Commission work session were held prior to public hearings on the changes in July 2010. Detailed public process information can be found in the Appendix.