

Chapter 4 Future Land Use

Centers

The Crozet Master Plan Future Land Use Plan is organized around centers—distinctive places in Crozet that are oriented toward the pedestrian. Pedestrian-oriented place-making involves a combination of focal points and boundaries in which the ideal distance from focal point to boundary is approximately a 1/4 mile radius (i.e., a five minute walk). The center is the most intensely developed, while the middle and edge bands around the center become progressively more residential, less mixed use, and less dense.

The primary and most important center in Crozet is the Downtown area. There is one major employment center in the Crozet Development Area: Music Today (the former Con Agra facility). Other important mixed use centers include Old Trail/Western Park and the Clover Lawn commercial and residential area. Schools also serve as important focal points in Crozet. In addition to the centers noted above, Claudius Crozet Park, Western Park, and the future Eastern Park are also centers.

Economic Development Policy and the Master Plan

The County's Economic Development Policy, updated in March 2009, recommends that the County maintain a strong and sustainable economy. Economic growth and vitality are required to sustain and enhance the human, economic, cultural, and natural characteristics of any community. An economic development policy should be based on planning efforts which support and enhance the strengths of the County. This policy has also been incorporated into recommendations throughout the Master Plan, including the Future Land Use Plan, which identifies where new economic growth should occur in Crozet. The Master Plan puts a strong emphasis on maintaining a jobs-housing balance to help Crozet become less of a "bedroom community" to Charlottesville.

Future Land Use Plan

The Future Land Use Plan is provided on the following page. This plan shows areas designated for development, the type of development desired, and what should be preserved as important natural features in Crozet. A major premise of the Master Plan is the protection of the Rural Areas and Route 250 West surrounding Crozet. The desired future uses are shown in colors on this plan. The non-park centers are represented by the darkest colors on the map. The most intensely developed area is and will continue to be Downtown. Lighter colored shades radiate out from the darker colors to illustrate where lower intensity development is expected.

Land Use Designations (Refer to Crozet Master Plan Land Use Plan on next page)

Greenspace



This designation refers to all existing and proposed public parks, public open space, environmental features and active park areas. It includes public greenways and park-related institutional uses. It also contains important environmental features and privately owned park and recreational areas which may be active or passive. The Parks & Green Systems map and Chapter 5 of the Master Plan further define expectations for the Greenspace shown on the Land Use Plan. Sensitive environmental features including stream buffers, flood plains, and adjacent slopes are included in this category. Typically, only passive recreation and greenway trails will occur in the sensitive environmental areas, while active recreation is planned for other areas.

Insert Future Land use Plan

Institutional 

This designation represents areas for civic use such as schools, libraries, parks, recreational facilities, water treatment facilities, and other similar uses on County or publicly-owned property. It may also include facilities such as community centers, clubs, lodges, and civic and fraternal facilities.

Neighborhood Density-Low 

This designation represents residential areas where a density of 2 residential units per acre or less is expected. Housing is expected to be single-family detached. Non-residential neighborhood uses, such as places of worship, public and private schools, religious institutions, daycare facilities, parks, and private schools, may also be present in these areas.

Neighborhood Density 

This designation represents residential areas with a desired density of 3 – 6 residential units per acre. It also represents existing residential areas within or below this range. Housing in this area is primarily single-family detached with some single-family attached/townhouses. Non-residential uses include institutional uses, such as places of worship, public and private schools, and early childhood education centers (daycare centers and preschools). Neighborhood-serving retail/commercial areas and office uses of less than 5,000 square feet may be allowed by exception only in Neighborhood Density Residential areas located within half a block of Downtown along Blue Ridge Avenue and east of Firehouse Lane.

Urban Density 

This designation represents primarily residential areas with a density of 6 – 12 residential units per acre. All housing types are found in this category, including single-family detached, townhouses, and apartments. Urban Density residential areas include places of worship, public and private schools, and early childhood education centers (daycare centers and preschools). Urban Density residential areas also accommodate small scale office and commercial uses. Neighborhood-serving commercial buildings of less than 5,000 square feet and office uses of less than 20,000 square feet per site may be allowed by exception only.

Mixed Use 

This designation represents areas with a mixture of residential, commercial, and office uses. Residential density does not exceed 18 dwelling units per acre, mostly as apartments or townhouses. This designation is used inside mixed use centers -- such as Old Trail and Clover Lawn and as transition areas around Downtown. In centers, it includes a balanced mix of retail, housing, commercial, employment, and office uses along with some institutional uses. The types of retail and services, as well as dwelling unit types, vary depending upon the nature of the center. Specific recommendations for the Mixed Use (Transition) areas surrounding Downtown are provided in the *Mixed Use Areas near Downtown* section of this chapter starting on Page 24.

Downtown 

This designation is applied to the most intensely developed area in Crozet. It is a mixed use area, which promotes commercial, employment, and office uses and allows up to 36 residential units per acre in the form of multifamily/mixed use buildings. Institutional uses, such as libraries and County offices, as well as limited amounts of office, research, and development (R&D) uses are present in this area.

Office/Research & Development (R & D)/Flex/Light Industrial

This designation represents the lightest category of industrial uses and the broadest category of employment-generating uses. Industrial uses in this designation are expected to have the fewest impacts on surrounding uses (e.g., noise, vibrations, odors), although a use may have a greater traffic impact due to the number of employees. Examples include research and development of computer software, information systems, communication systems, geographic information systems, and multi-media and video technology. Development, construction, and testing of prototypes may be associated with this use. Such a business does not involve the mass manufacture, fabrication, processing, or sale of products.

Flex describes businesses that may include several uses such as a manufacturing facility with warehouse space for components and completed products, a showroom for sale of the products, and office space where administrative duties for the business take place.

Primary uses could be any of these uses in any combination. Secondary uses in this designation are retail, commercial, residential, open space, and institutional uses.

Light Industrial

This designation represents uses that involve manufacturing, predominantly from previously prepared materials, of products or parts. It may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It does not include basic industrial processing. Light Industrial areas provide a place for employment and commercial uses that need to be segregated from residential uses and other commercial uses because of their impacts. Primary uses are light manufacturing, storage, and distribution. Secondary uses include related office and retail activities (particularly wholesale), research and development (R&D), flex, other commercial uses that are associated with the primary uses in the area, larger auto commercial service uses, open space, and institutional uses.

Recommendations by Geographic Sector

For this section of the Master Plan, the Community of Crozet has been divided into six geographic sectors in which future development and redevelopment projects or preservation efforts are focused. The areas are Downtown, the Route 240 Corridor (Downtown to Music Today), the Music Today (formerly ConAgra) area, Western Crozet, the Crozet Avenue Corridor, and Eastern Crozet. Each area has unique characteristics and challenges. This section identifies land use recommendations and priority implementation strategies for each area.

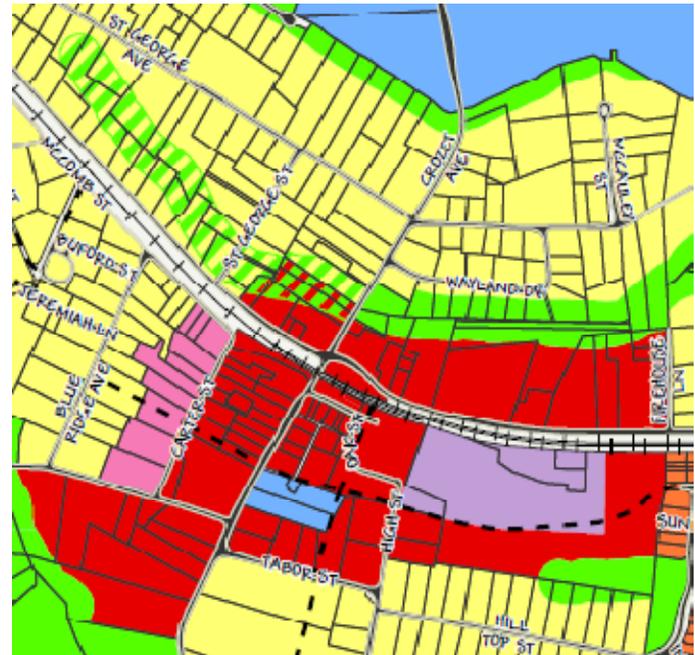
Downtown

The Master Plan recommends that Downtown continue to serve as the focal point for cultural and commercial activities in Crozet. It designates the existing commercial core of Downtown for infill and redevelopment for commercial and mixed uses. The Downtown Crozet District (DCD) provides for flexibility and variety of development for retail, service, office/R&D/flex/light industrial, and civic uses. Light industrial and residential uses are secondary uses. New buildings are expected to be two to three stories in height, although the zoning regulations allow up to four stories by-right and up to six stories by special use

permit. Shared parking that is on-street or in parking lots is expected. Redevelopment of existing viable structures is encouraged.

Locations for office/R&D/flex/light industrial that provide primary employment uses in Downtown are considered necessary in addition to retail, residential, and service uses. Flexibility exists in where and how these uses are provided in Downtown. While office/R&D/flex/light industrial uses could be provided in one or more different locations in the Downtown, the location of the current J. Bruce Barnes Lumber Company has particular opportunities due to its historic industrial use and its location adjacent to the rail line. Care should be taken in redevelopment of Downtown so that access to the rail line is not precluded.

Some County projects to improve the Downtown are in process and others are proposed. A new library site and right-of-way for a portion of the new “Main Street” have been secured. Construction will occur when funding is available. Additional temporary parking to serve Downtown will be provided on the library site that will be supplanted by permanent parking after the library is constructed.



Land Use Plan - Downtown area

Recommendations for Downtown

- Direct new commercial and employment growth to Downtown.
- Complete Downtown infrastructure projects, which have a major implementation priority:
 - Construct the new Western Albemarle/Crozet Library when funding is available.
 - Complete Downtown stormwater project in south Downtown and develop it as a community greenspace amenity.
 - Complete Crozet Avenue streetscape improvements.
 - Complete construction of the first segment of “Main Street” from Crozet Avenue to High Street.
 - Continue construction of “Main Street” east from Crozet Avenue through public and private development activities.
 - Provide additional public parking in Downtown.
- Include a mixture of residential, commercial, and office/R & D/flex/light manufacturing in redevelopment of the lumber yard property.
- Reuse viable buildings within the Downtown. Where buildings cannot be preserved, new construction should reflect the vernacular architecture in Crozet.
- Consider recommendations from the Community of Crozet Architectural Resources Study and Strategies Report for properties located within the potential Crozet Historic District.
- Encourage a “block” form of development in undeveloped areas of the Downtown.
- Create a Downtown community green.
- Include pocket parks in block development and redevelopment.

- Continue business development and marketing programs for the Downtown such as:
 - Public private partnerships/dialogue.
 - Expansion of existing and development of new businesses.
 - Community led fairs, festivals, and celebrations.
- Continue programs to support the business community, which include the work of the County's Business Development Facilitator in business development and growth.
- Consider creating a Downtown redevelopment website.
- Develop guidelines for renovating historic structures and for new buildings (scale, materials, and setbacks).
- Look for new opportunities to promote or take advantage of agritourism, heritage tourism, and other tourism initiatives in Western Albemarle such as the Artisan Trail, Monticello Wine Trail, and Brew Ridge Trail.
- Create destinations in the Downtown that support tourism initiatives.

Mixed Use Areas Near Downtown

The area west of Carter Street is designated Mixed Use. This area provides a transition between Downtown and existing residential neighborhoods near Downtown. The role of this mixed use area is to support Downtown and provide opportunities for less intensive commercial and residential uses. Redevelopment of existing viable structures is encouraged.

Recommendations for Mixed Use Areas Near Downtown

- Uses in this category include low-impact neighborhood-scale uses like office with limited service and retail uses that would not have adverse impacts to adjoining neighbors, e.g., 24-hour convenience store commercial, office, townhouses and multifamily buildings, and mixed use buildings with residential on upper floors.
- Residential density in these areas should not exceed Neighborhood Density.
- Smaller scale commercial and office activities should be directed to these areas. Total square footage per building for commercial uses should not exceed 5,000 square feet, and office uses should not exceed 10,000 square feet total building square footage per site.
- A mix of uses is encouraged in these areas that results in about 50 percent residential uses and 50 percent non-residential uses by each block area.
- Reuse of existing viable structures for commercial and service activities should be encouraged. Recommendations of the "Community of Crozet Architectural Resources Study and Strategies Report" should be considered for properties located within the potential Crozet Historic District.
- Uses should generate significantly less traffic than uses allowed in Downtown.
- New buildings should be compatible in scale and massing with surrounding residential structures. There should be consistent building heights and setbacks. Features of existing streetscapes should be retained or incorporated into new development projects.
- Generally, buildings should not be taller than three (3) stories; they may be taller by exception.
- Signage and lighting should be unobtrusive to surrounding residences.
- Hours of operation should be compatible with surrounding residences.
- Small parking areas (less than 5 spaces) and shared parking and access is encouraged. Parking areas must be landscaped and screened.
- Allowance for limited stream buffer reductions on already developed properties where no buffer exists can be made. (See hatching on Land Use Plan). These

reductions shall be limited and only in exchange for reclamation/additional plantings or other measures to mitigate runoff and improve watershed protection.

Residential Properties North of Downtown

The residential area north of Downtown is separated from the Downtown Crozet Zoning District by a stream and associated stream buffer. Closest to Downtown, redevelopment of existing residential uses may occur at higher densities than in neighborhoods further away from the Downtown. All residential areas north of Downtown are shown for Neighborhood Density Residential development.

The hatched pattern over the Neighborhood Density designation indicates the presence of a stream and its associated stream buffer. (See Future Land Use Plan.) Over time, the stream closest to Three Notch'd Road and west of Crozet Avenue north of Downtown has been impacted by development such that a true stream no longer exists. In places the stream is piped; in other places, the streambed is just a swale. The County's requirement for a 100-foot stream buffer limits some use of this area. To allow for reuse and redevelopment in the area where a true stream does not exist, consideration should be given to a reduction in the stream buffer. However, should be mitigated with additional plantings onsite which will help improve water quality as runoff occurs and help protect the Beaver Creek Reservoir.

Route 240 Corridor (Downtown to Music Today)

The corridor between Downtown (Firehouse Lane) and Music Today is currently a residential area with small houses on deep lots. Its location provides an area for future redevelopment and opportunities for uses that support both the Downtown and the employment uses to the east. In the near term, redevelopment and new development are encouraged within the existing Downtown before expansion into this adjacent area.



Land Use Plan - Route 240 Corridor (Downtown to Music Today) Area

As with the Neighborhood Density area north of Downtown, there is a stream and associated buffer across many of the lots in this corridor shown as green on the above Land Use Plan. In some places the buffer is wooded and should continue to be protected. A portion of the property previously designated Neighborhood Density Residential is recommended for removal from the Development Area. An alternative development concept for the property is to permit the total number of units allowed under the current RA zoning to be clustered in a more dense form and served by utilities (water and sewer) if the remainder

of the property is left in greenspace. The purpose of this adjustment is to reduce the amount of new development in the Beaver Creek watershed.

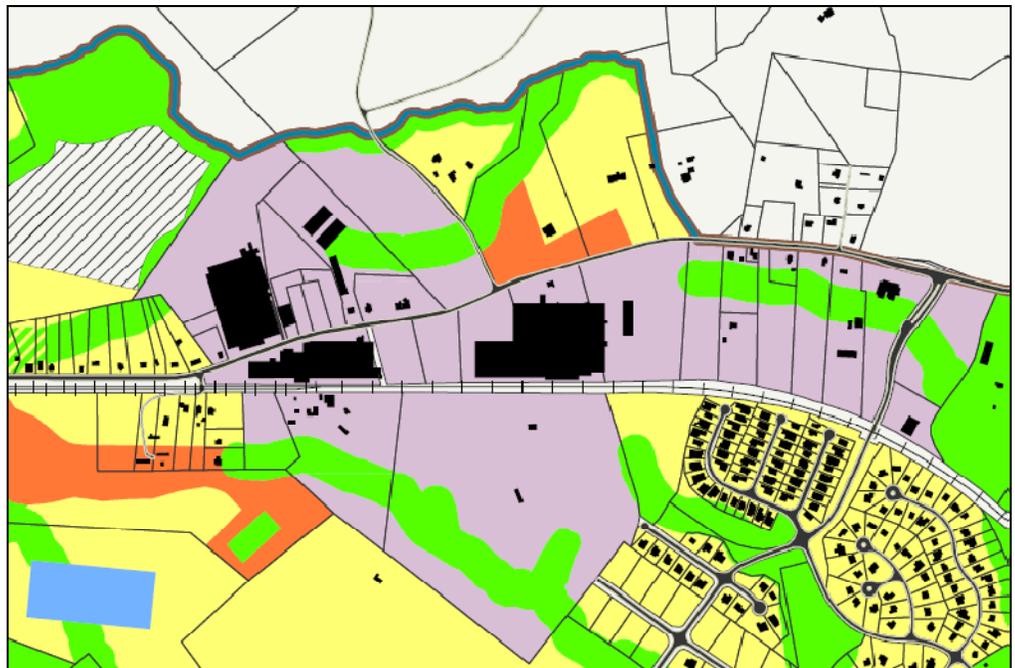
While not reflected by land use designations at this time, this area is anticipated to transition to Mixed Use in the future. It should be studied with the next update of the Master Plan to see if it is ready for a Mixed Use designation. If an opportunity for redevelopment occurs before the 5-year update, Comprehensive Plan Amendment (CPA) requests could be considered in advance of the update. When it is time for redevelopment of this area, consideration should be given to reducing the stream buffer closest to Three Notch'd Road, where a wooded buffer currently does not exist. Any reductions should be mitigated with additional plantings.

Recommendations for Route 240 Corridor (Downtown to Music Today):

- Retain existing residential uses until the area is ripe for redevelopment.
- When ready for redevelopment, designate the properties adjacent to Firehouse Lane and along the Three Notch'd Road Corridor for mixed use or other designations which will provide effective transition from the Downtown to the employment center. Redevelopment of this area should provide for stream and water supply protection. Existing wooded stream buffers and vegetation should remain undisturbed.
- Allow for limited stream buffer reductions on already developed properties where no buffer exists. (Refer to Land Use Plan). These reductions shall be limited and only in exchange for reclamation/additional plantings or other measures to mitigate runoff and improve watershed protection.

Music Today (formerly Con Agra) Area

This area represents the primary employment center for Crozet and a small residential area north of Three Notch'd Road. Over the past five years, existing manufacturing buildings have undergone some renovation in support of the microbrewery and music merchandising center.



Land Use Plan - Music Today (formerly Con Agra) Area

It is anticipated that the buildings will continue to be used by a combination of employers. Light industrial uses and other employment generators are expected with new development. Existing and new retail, office, and service uses are expected to serve this employment center.

Residential uses are suggested adjoining this employment area on several sides. In the northeast corner of Parkview Lane and Three Notch'd Road, the Master Plan designates residential uses on currently undeveloped land in support of the employment center, and a residential development is approved along Parkview Lane.

Recommendations for Music Today (formerly Con Agra) Area:

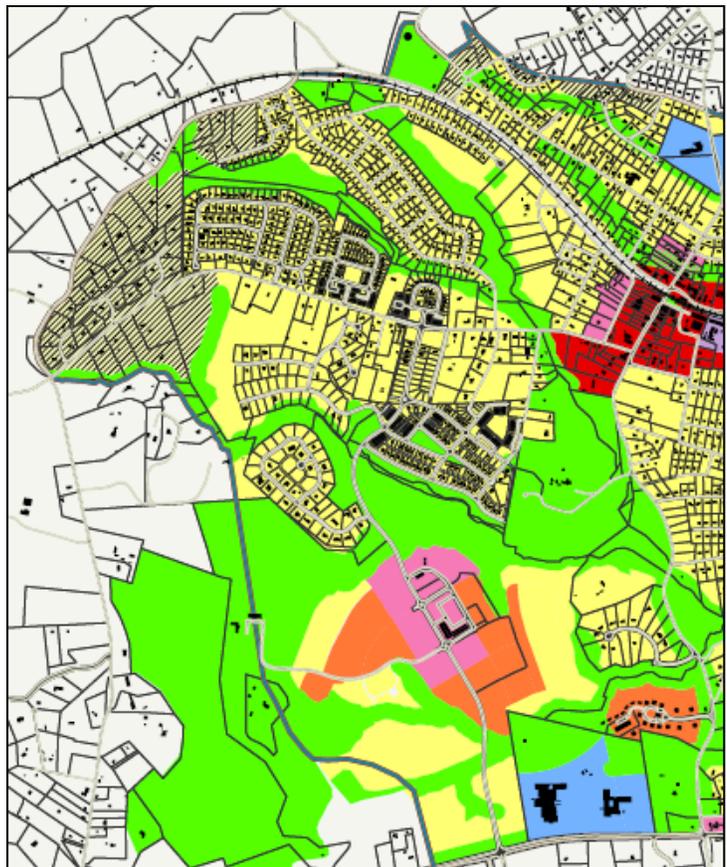
- Support existing industries to retain existing employers.
- Attract new employers to the undeveloped areas.
- Support residential developments that create a live/work neighborhood. Encourage only office, retail, and services that directly support industry in this area.

Western Crozet

This sector of Crozet is located west of Crozet Avenue and north of Route 250 West. It includes the existing neighborhoods of Jarman's Gap Estates, Orchard Acres, Gray Rock, Waylands Grant, Bargamin Park, Haden/Killdeer, and Old Trail. A mixed use development center in Old Trail under development will include retail uses and offices. Other focal points in this part of Crozet include Western Park and the school complex located on the southern boundary of the Development Area (Route 250 West).

The emphasis for this part of Crozet is on preservation of existing neighborhoods, preservation of Route 250 West, development of Western Park, and transportation improvements. Development of Western Park will occur as funds are available.

Transportation improvements include widening Jarman's Gap Road, including sidewalks on one side. The street that will connect the Old Trail development to the school complex should be built to help provide other options for cars and school busses. Greenway paths are needed to provide easy access to natural areas and to Downtown. No commercial use is recommended on Route 250 West in order to retain Route 250 West as a Scenic Byway. Additional commercial uses will add traffic to this road, which would damage the rural character of Route 250 West.



Land Use Plan - Western area of Crozet

Recommendations for Western Crozet:

- Start and complete improvements to Jarman's Gap Road. No additional developments in this area of Crozet should be approved by rezoning or special use permit until the Jarman's Gap Road improvement project is completed.

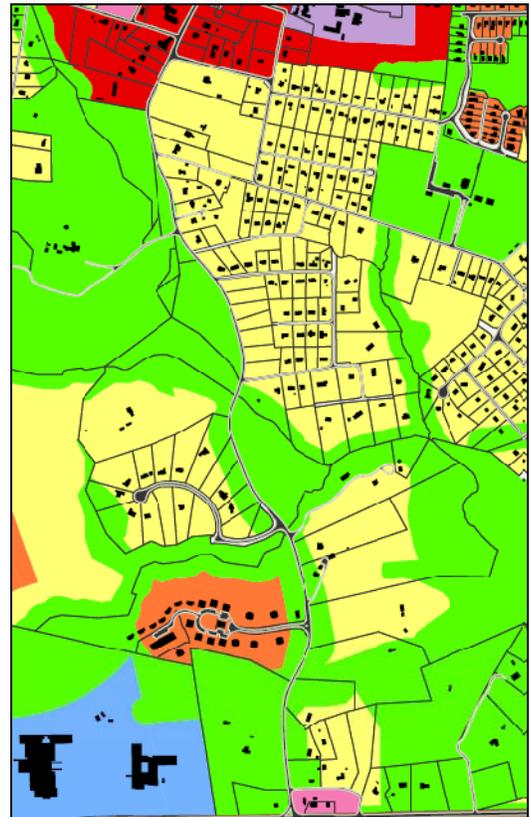
- New residential development adjacent to existing neighborhoods should be compatible with housing types and have comparable densities.
- Build greenway paths to provide pedestrian and bike linkages from the Western area to Downtown and the schools. Construction of these paths is a high priority, and portions can be constructed by volunteers.
- Limit new development on Route 250 West.
- Protect Route 250 West as a Scenic Byway.
- Build Western Park improvements according to the park Master Plan and look for ways to complete the park with public/private collaboration.
- In addition to building the street from Old Trail Drive to the school complex, find methods to improve traffic flow to the school complex from Route 250 West.
- Limit other improvements on Jarman's Gap Road to Half Mile Branch Road to site distance and safety improvements. Encourage use of Western Avenue for access from Jarman's Gap Road to Route 250 West.
- Explore opportunities to connect greenway trails for pedestrian and bike linkages to Mint Springs.

Crozet Avenue Corridor

Crozet Avenue is a winding rural scenic road providing access from the interstate to Downtown Crozet. It includes properties from Dunvegan Lane south of Downtown to the intersection with Route 250 West. A wide vegetated buffer on a majority of the corridor is present on both sides of the street. It includes land preserved in conservation easements, the cemetery, streams and floodplains. The land use goals for this corridor are to maintain the rural character of this entry into Downtown Crozet.

Because of safety concerns and limitations on widening Crozet Avenue, Neighborhood Density development is shown outside of the buffer area. Neighborhood Density is also shown south of Downtown. A key recommendation for this corridor is to provide a multipurpose path along the western side of the road within the existing road right-of-way, to the greatest extent possible.

Existing zoning along the corridor is not totally consistent with the Land Use Plan for this area. The Land Use Plan recommends that wide swaths of rural land continue to exist as Greenspace. However, some properties in the corridor are zoned R1 and R2 Residential which allows one and two dwellings per acre, respectively. There is also existing Highway Commercial zoning at the northeast corner of Crozet Avenue and Route 250 West. Because of this zoning and because a redevelopment plan is approved at this location, the Land Use Plan shows the corner as available for commercial development. However, no further commercial development is recommended at this intersection.



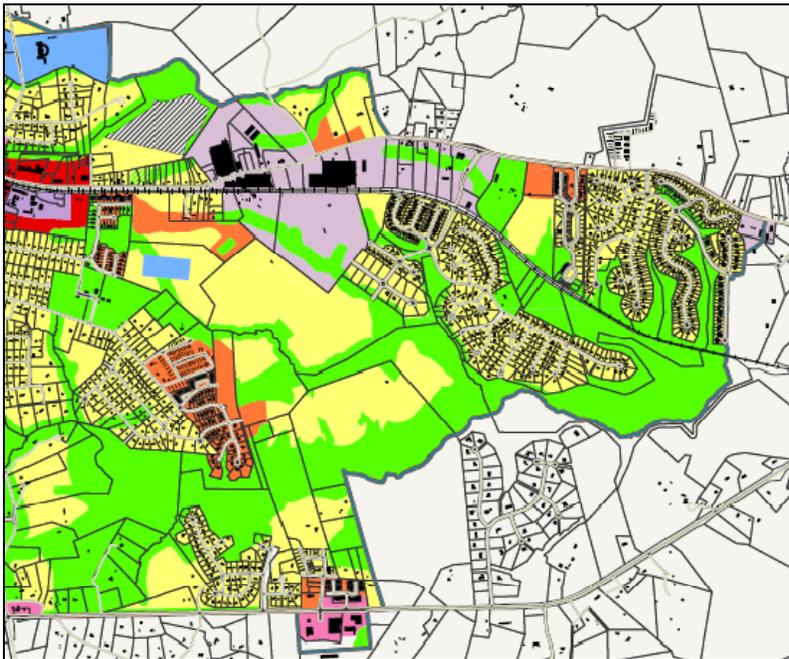
Land Use Plan - Crozet Avenue Corridor

Recommendations for the Crozet Avenue Corridor:

- Preserve environmental features and the rural scenic qualities of the corridor.
- Encourage conservation easements on properties designated as Greenspace, if they meet the qualifications for conservation easements.
- To the greatest extent possible, provide a multipurpose path along the western side of the road or where feasible, within the existing road right-of-way.
- A trailhead park is recommended at a central location along the Crozet Avenue corridor.
- Further development along this corridor is discouraged. No additional development above what can occur under existing “by-right” zoning should be approved unless environmental protection and transportation safety priorities are addressed.

Eastern Crozet

Eastern Crozet is the area east of Crozet Avenue and includes the neighborhoods of Hilltop/Myrtle, Parkside Village, Westhall, Western Ridge, Wickham Pond, The Highlands, Clover Lawn, Cory Farms, and the future developments Liberty Hall and Foothill Crossing. There are also undeveloped properties in this portion of Crozet. The future Eastern Avenue



Land Use Plan – Eastern Crozet

is intended to provide key linkages between neighborhoods and centers. The Lickinghole Creek sedimentation basin not only provides water quality protection, but also offers future passive recreational opportunities. Existing focal points within this area include Crozet Park, the Clover Lawn/Blue Ridge Shopping Center, and the future Eastern Park. Development for the area east of Crozet Avenue should focus on greenway development, key pedestrian/bike linkages, the construction of public amenities such as schools and parks, and creation of roads and bridges.

Specific recommendations and tasks for Eastern Crozet include the following:

- Construct Eastern Avenue, “Main Street”, and primary neighborhood streets within the two or three major properties available for new development.
- Construct a crossing of the CSX tracks between the Acme and Con Agra buildings (below or above-grade options).
- Construct Lickinghole bridge on a timeline appropriate to demand.
- Establish a multipurpose path in the right-of-way that has been reserved for the future Eastern Avenue to provide bike and pedestrian connectivity.

- Aside from construction traffic, truck traffic should not be allowed on Eastern Avenue.
- Establish a greenway trail (for pedestrians and bikes) from Lickinghole Creek basin to Crozet Park and Downtown.
- If needed, construct a new neighborhood elementary school on a timeline appropriate to demand in the general location shown on the Plan.
- Explore and develop potential access points to Lickinghole Creek basin.
- Establish Eastern Park with public/private collaboration.

Fringe Areas and the Route 250 West Corridor

Crozet has notable agricultural history and was once known as the Peach Capital of the state. Today, the Development Area, which includes areas historically farmed, is designated for future growth, but orchards and other agricultural activities continue in the surrounding Rural Area. During the development of this Master Plan update, a review took place of the fringe areas to determine whether any conditions had changed since adoption of the prior Master Plan. Specifically, the eastern quadrant of the I-64 and Route 250 West interchange was studied to consider whether the boundary of the Crozet Development Area should be expanded to allow for a business and industrial park. After study, as well as input from residents, it was determined that an expansion of the Development Area is not warranted at this time and that all new buildings for office, retail, and industrial uses should be located within the existing Community of Crozet. This Master Plan update recommends that the Rural Areas outside of the Community of Crozet remain rural, including the stretch of Route 250 West between the Development Area boundary and the interstate interchange.

The edges of the Crozet Development Area are surrounded with important Rural Area and scenic resources, including Route 250 West a designated Byway, and properties under easement or used for agricultural activities. In keeping with the County's policies to have commercial and industrial development occur only within the designated development areas, additional commercial or industrial development of the fringe areas is not recommended.

The fringe areas of Crozet are designated as Rural Areas in the County Land Use Plan and changes to County policy to allow for further commercial and industrial development are not supported by this plan. Commercial and industrial development in these areas are discouraged for several reasons, most importantly water supply watershed protection. Commercial and industrial users can be large water users and potentially impact groundwater supplies. Similarly, they can require larger septic systems, which are not appropriate in the County's Rural Area. Commercial and industrial uses bring traffic to the Route 250 West corridor. In addition, commercial uses draw users away from Downtown and can negatively affect efforts to revitalize Downtown. Additional recommendations for the land use in these areas are found in the Rural Areas Plan.

While the policy goals are to protect the Route 250 West corridor and Rural Area from further development, the existing zoning in these areas permits commercial and other uses "by-right." By-right uses do not require approval by the Board of Supervisors. By-right uses are approved administratively by the staff because the zoning ordinance allows them. Special uses, on the other hand, require Board of Supervisors' approval because they represent a potentially more intensive development that can have negative impacts on an area. When requested for approval, the only special uses that should be approved are those that have minimal impacts on the Rural Areas, environmental resources, and

transportation systems; improve the form of development in the fringe area; or better achieve the goals of the Comprehensive Plan than uses which are allowed by right.

In addition to transportation and potential environmental impacts, preservation of the rural scenic character of Route 250 West is important to retain its status as a Virginia Byway. Preservation of the rural scenic character of this area is important because it contributes to the quality and physical character of the Crozet community. Byways are also important tourist routes, drawing visitors to destinations and stimulating the local economy. For these reasons, inside the Development Area, most properties along the corridor are shown as Greenspace or with a vegetated buffer.

As previously mentioned Route 250 West is an Entrance Corridor. Throughout the County, Entrance Corridor design guidelines are not corridor-specific and more work is needed to develop corridor-specific guidelines. Corridor-specific guidelines will help the County achieve unity and coherence, while recognizing the uniqueness of Crozet.

Specific Recommendations for Route 250 West:

- Do not approve any rezoning for new development along the Route 250 West Corridor.
- Preserve the rural scenic character of Route 250 West.
- Develop corridor-specific design guidelines for Route 250 West in and near Crozet.
- Where special use permits or waivers to requirements are allowed, only approve uses which have the least impact on the Rural Areas, environmental resources, and transportation systems.

Boundary Reduction

The Master Plan shows a small reduction in the Development Area boundary in the area of Crozet that drains to the Beaver Creek Reservoir. A portion of a property located to the north of the Route 240 corridor, which was added to the Development Area in 2004, was removed from the Crozet Development Area with the update of the Master Plan in 2010. This area was designated as Rural Areas before 2004. In the 2004 Master Plan, the property was designated Neighborhood Density Residential. The 2010 Master Plan recommends an alternative development concept for the property. The goal is to permit the total number of units allowed under the current RA zoning to be clustered in a more dense form in the area designated as part of the Development Area and served by public utilities (water and sewer). The remainder of the property is intended to be left undeveloped. The purpose of this adjustment is to reduce the amount of new development in the Beaver Creek watershed.

Historic Districts

The Community of Crozet Architectural Resources Study and Strategies Report made recommendations for designation of a historic district within Crozet. Other initiatives are underway to establish a rural historic district west of Crozet in the Greenwood, Afton, and Yancey Mills area. To preserve the historic fabric of the Crozet Development Area, the Master Plan recommends that community residents begin the process of applying for historic landmark status for Downtown by listing it with the National Register for Historic Places. Though mostly honorary in nature, the status of listing in the National Register encourages and requires local, state and federal government staff to consider the historic nature of Crozet's historic resources when weighing options for publicly-funded improvements. Listing on the National Register allows for economic incentives for preservation in the form of significant state and federal tax credits. The Master Plan recommends:

- Support a community-led National Register nomination for Downtown Crozet and the potential Greenwood-Afton Historic District.
- Encourage protection of buildings and sites that are contributing structures to potential and listed National Register Historic Districts.
- Consider the recommendations of the Crozet Architectural Resources Strategies Report for projects in the report study area.

Relationship Between the Land Use Plan and Zoning

The Future Land Use Plan shows the community's desired future uses by location. As mentioned previously, the Zoning Map and the Future Land Use Plan are not identical. In some cases, the existing zoning represents a lower density or different use than the Future Land Use Plan recommends. This is deliberate. If a property owner wishes to have a more compact development, greater density, or a more intense use than the current zoning allows, the owner is expected to mitigate the impacts of the development in return for the greater density or intensity. Generally during a rezoning, the owner makes a commitment to mitigate impacts of the development using proffers.

There are times that owners desire to develop their property as it is currently zoned rather than asking for a rezoning. Most of these instances involve property shown for Greenspace that has underlying low-density residential zoning. In one instance, land shown as Downtown on the Future Land Use Plan is zoned industrially. While it is hoped that the future land use will be in accordance with the Master Plan, the future land use use may not be the same as what is shown on the Future Land Use Plan.