

Chapter 4- Future Land Use

Centers

The Crozet Master Plan Future Land Use Plan is not organized by land use type, but is organized around centers—distinctive places in Crozet that are oriented towards the pedestrian. Pedestrian-oriented place-making involves focal points and boundaries in the landscape, where the ideal distance from focal point to boundary is approximately a 1/4 mile radius (i.e., a 5 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. There is one major employment center in the Crozet Development Area: Music Today (the former Acme Visible Records 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. 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 and how 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 "bedroom community" to Charlottesville or elsewhere.

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. The non-park centers are represented by the darkest colors on the map. The most intensively developed area is and will continue to be the 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*)

Public Open Space

This designation refers to all existing and proposed public parks and public open space. These areas contain both environmental features and active park areas. It also includes public greenways and park-related institutional uses.

Semi-Public Open Space/Floodplain/Stream Buffer

This designation includes important environmental features and active privately owned park and recreational areas. The Parks & Green Systems map and Chapter 5 of the Master Plan further define expectations for the two types of Open Space shown on the Land Use Map. 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.

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 also includes private facilities such as private schools, places of worship, community center, 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, day care 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 (day care 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 (day care centers and preschools). Urban Density residential areas also accommodate small scale office and commercial uses. Neighborhood-serving commercial area of less than 5,000 square feet and office uses of less than 20,000 square feet may be allowed by exception in Urban Density areas only around mixed use centers and Downtown.

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 both inside mixed use centers, such as Old Trail and Clover Lawn, and as transition areas around the 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.

Downtown

This designation represents 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 & 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 category are expected to have the fewest impacts on surrounding uses (e.g., noise, vibrations, odors), although they 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 the uses above 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, predominately from previously prepared materials, of products or parts, and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It does not include basic industrial processing. The Light Industrial designation allows for a range of employment and commercial uses that may have impacts that would not be suitable in or adjacent to residential uses, retail uses, commercial uses, or many types of commercial office or research activities. Primary uses are light manufacturing, storage, and distribution. Secondary uses include related office and retail activities (particularly wholesale), research & development (R&D), flex, and other commercial uses that are associated with the primary uses in the area, larger auto commercial service uses, open space, and institutional uses.

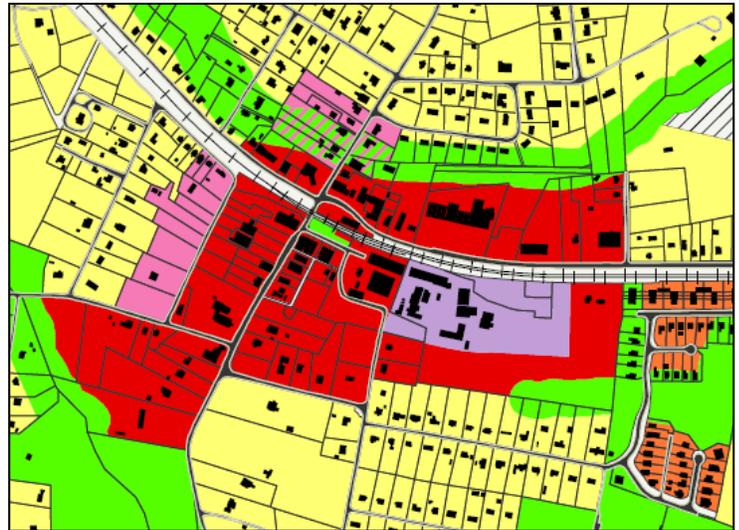
Recommendations by Geographic Sector

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 240 Corridor (Downtown to Music Today), the Music Today (formerly ConAgra) area, Western Crozet, the Crozet Avenue Corridor, and Eastern Crozet. Each area holds unique characteristics and challenges. This section identifies land use recommendations and priority implementation strategies for each area.

The 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, primarily on parcels that are zoned Downtown Crozet District. Redevelopment of existing viable structures is encouraged. New buildings should be 2 – 3 stories in height and some may be up to four stories. Shared parking that is on-street or in parking lots is expected. Uses are primarily retail and service with some apartments.

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, which will provide permanent parking after the library is constructed.



Recommendations for Downtown

- Direct new commercial and employment growth to Downtown
- Construct the Crozet Library when funding is available.
- Provide additional public parking in Downtown.
- Complete Downtown Stormwater Project in south Downtown and develop it as a community greenspace amenity.
- Continue construction of Main Street east from Crozet Avenue through public and private development activities.
- 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.
- Encourage a “block” form of development in undeveloped areas of the Downtown
- Create a downtown community green at “the Square”
- Include pocket parks in block development and redevelopment.
- Continue with 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, 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 of tourism initiatives.

Mixed Use Areas near Downtown

The area west of Carter Street and on Crozet Avenue north of the area designated as Downtown are designated for Mixed Use. These areas provide a transition between Downtown and existing residential neighborhoods near the Downtown. Their role is to support the Downtown and provide opportunities for less intensive commercial and residential uses. Redevelopment of existing viable structures is encouraged.

The hatched pattern over the Mixed Use designation indicates the presence of a stream and its associated stream buffer. The County’s requirement for a 100-foot stream buffer limits some

use of this area and covers “swales” and not streams in part of this area. To promote reuse and redevelopment in the area where a true stream does not exist, consideration should be given to a reduction in the stream buffer. Reductions, however, should be mitigated with additional plantings on-site. Additional plantings will help improve water quality as runoff occurs and help protect the Beaver Creek Reservoir.

Recommendations for Mixed Use Areas near Downtown

- Direct smaller scale commercial and office activities to these areas.
- Encourage reuse of existing viable structures for commercial and service activities.
- Uses should generate significantly less traffic than uses allowed in Downtown.
- New buildings should be compatible in scale and massing with surrounding residential structures, with consistent building heights and setbacks.
- Allow for stream buffer reductions in exchange for reclamation/additional plantings to mitigate runoff.

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, though, redevelopment and new development are encouraged within the existing Downtown before expanding into this adjacent area.



As with the Mixed Use area north of Downtown, there is a stream and associated buffer across many of the lots in this corridor. 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, the 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):

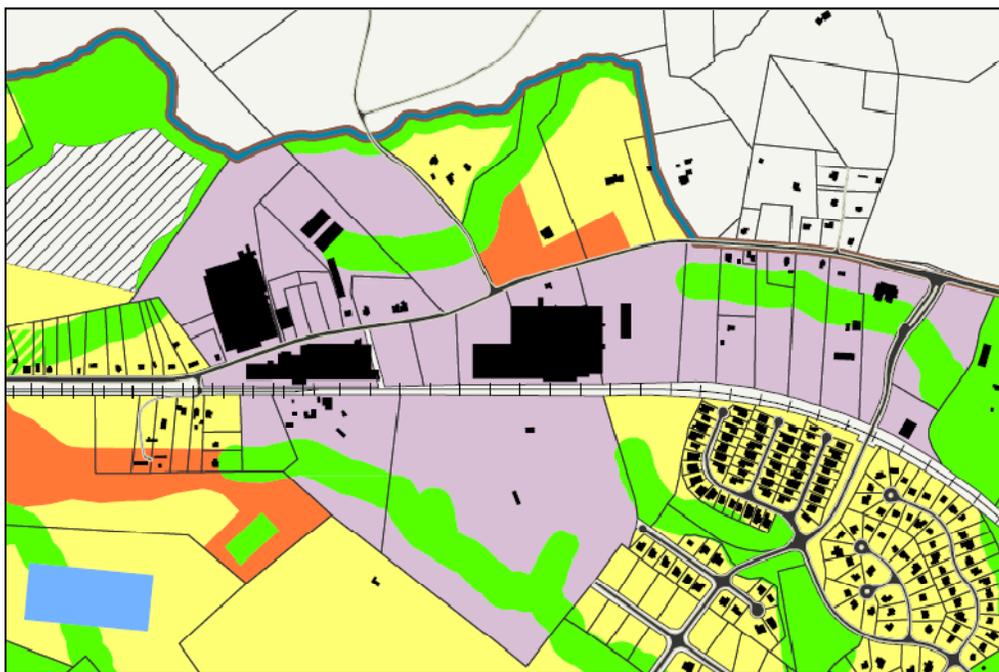
- Retain existing residential uses until the area is ripe for redevelopment.
- When ready for redevelopment, designate the properties adjacent to Firehouse Lane and along the Three Notch'd Road Corridor for mixed use or other designations which will provide effective transition from the Downtown to the 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 stream buffer reductions in exchange for additional plantings to mitigate runoff.

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.

It is anticipated that the buildings will continue to be used by a combination of employers. The light industrial uses will continue and be supported by the nearby retail/service area. Other employment generators are expected with new development. Additional 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 in support of the employment center on undeveloped land and a residential development is approved along Parkview Lane.



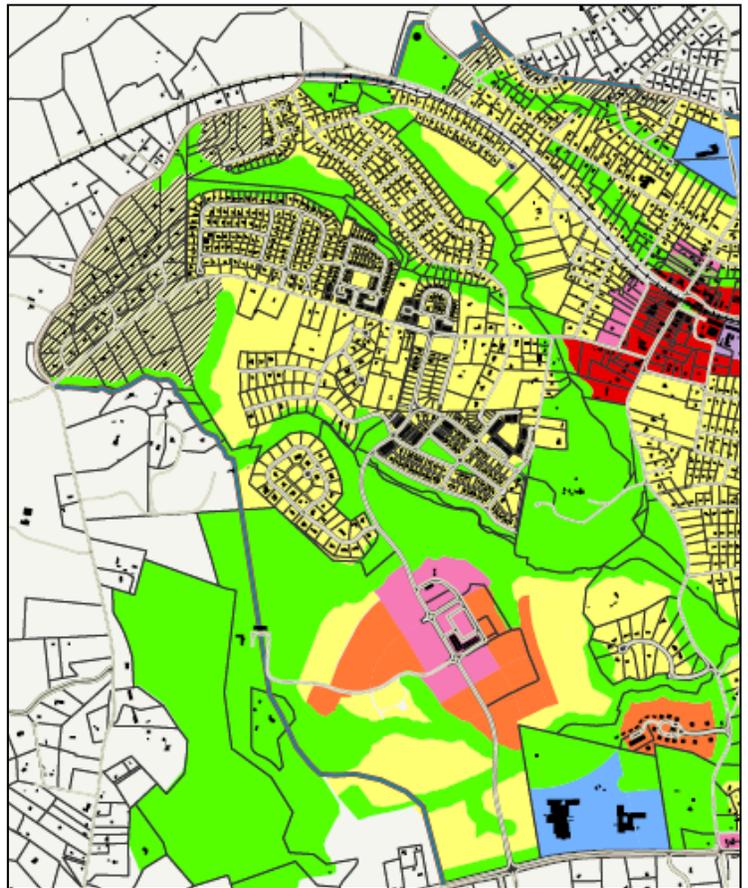
Recommendations for Music Today (formerly Con Agra) area:

- Support existing industries to retain existing employers.
- Attract new employers to the undeveloped areas.
- Support residential developments that create a live/work neighborhood.
Only encourage development of 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 US 250 West. It includes the existing neighborhoods of Jarman's Gap Estates, Orchard, Gray Rock, Waylands Grant, Bargamin Park, Haden/Killdeer neighborhood, and Old Trail. A mixed use development center for the western area in Old Trail that is under development will include retail uses and offices. Other focal points in this part of Crozet include Western Park and the schools complex located on the southern boundary of the Development Area (Route 250).

The emphasis for this part of Crozet is on preservation of existing neighborhoods, preservation of US 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 which will connect the Old Trail development to the schools 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 the Downtown. No commercial use is recommended on US 250 West in order to retain US 250 West as a scenic –lane road. Additional commercial uses will add traffic to this road, which would damage the rural character of US 250 West.



Recommendations for Western Crozet:

- Start and complete improvements to Jarman's Gap Road. No additional developments in this area of Crozet should be approved until the Jarman's Gap Road improvement project is completed.
- Build greenway paths to provide pedestrian and bike linkages from the Western area to the Downtown and the schools. Construction of these paths is a high priority and portions can be constructed by volunteers.
- Discourage new development on US 250 West.
- Protect Route 250 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 schools complex, find methods to improve traffic flow to the schools complex from US 250 West and Crozet Avenue
- Limit improvements to Half Mile Branch Road to site distance and safety improvements. Encourage use of Western Avenue for access from Jarman's Gap Road to US 250 West.
- Explore opportunities to connect greenways trails/pedestrian bike linkages to Mint Springs

Crozet Avenue Corridor

The Crozet Avenue corridor includes properties from Dunvegan Lane south of the Downtown to the intersection with US 250 West. Crozet Avenue is a winding rural scenic road providing access from the interstate to Downtown Crozet. The existing 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. Properties completely designated Semi-Public Openspace may develop under the current by-right zoning designations. 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 the Downtown. There is existing Highway Commercial zoning and a redevelopment plan is approved at the intersection of the corridor with Route 250. However, no further commercial development is recommended at this intersection. 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.

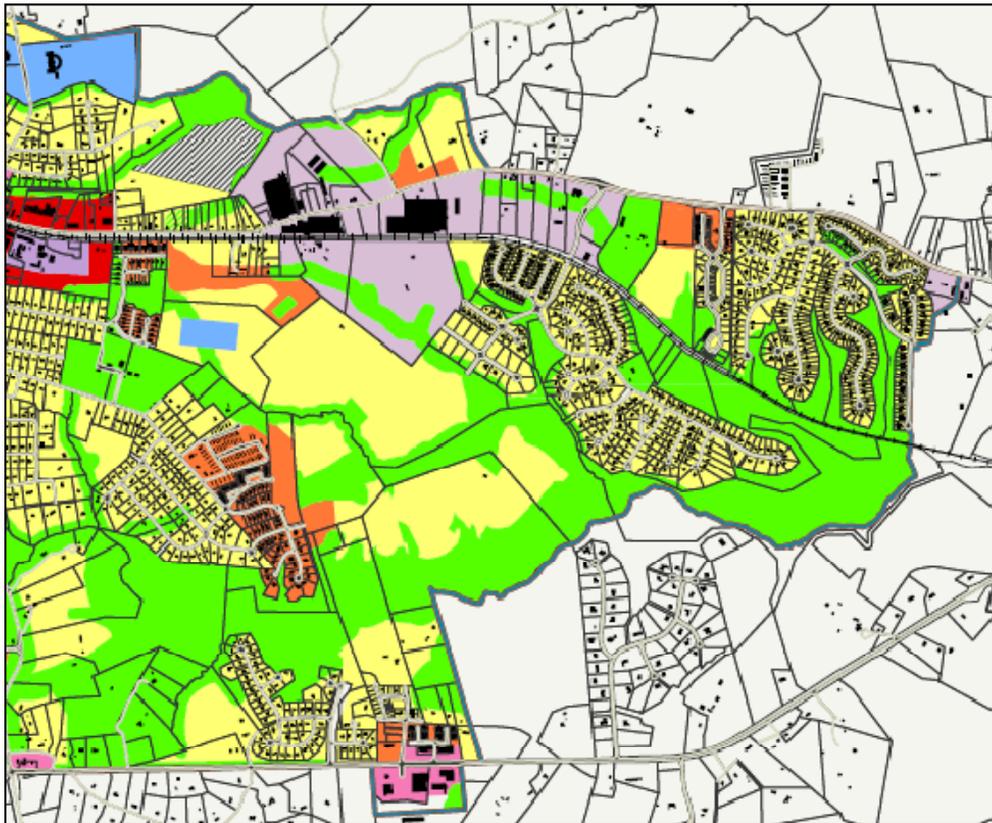


Recommendations for the Crozet Avenue Corridor:

- 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.
- Provide a multipurpose path along the western side of the road or where feasible, within the existing road right-of-way, to the greatest extent possible.
- 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 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, Corey Farm, and future developments Liberty Hall and Foothill Crossing. There are also undeveloped properties in this portion of Crozet. 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 greenways development, key pedestrian/bike linkages, the construction of public amenities, such as the school and parks, and the creation of roads and bridges. Future Eastern Avenue is intended to provide key linkages between neighborhoods and centers.



Specific recommendations and tasks for Crozet-East 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.
- Eastern Avenue is not expected to accommodate future truck traffic.
- Establish a greenway trail (for pedestrians and bikes) from Lickinghole Creek Basin to Crozet Park and Downtown.

- 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 US 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. This Master Plan update recommends that the Rural Areas outside of the Community of Crozet remain rural, including the stretch of US 250 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 a designated By-way, and properties under easement or 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. County policy changes to promote commercial and industrial development on the fringe areas of Crozet are discouraged for several reasons. Commercial uses draw users away from the Downtown and can negatively affect efforts to revitalize the Downtown. Commercial and industrial uses bring traffic to the US 250 West corridor. They 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.

In addition to transportation and potential environmental impacts, preservation of the rural scenic character of US 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 US 250 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 are below:

- Do not approve any new development along the US 250 West Corridor.
- Preserve the rural scenic character of US 250 West.
- Develop corridor-specific guidelines for US 250 West in and near Crozet.

Boundary Reduction

As part of the development of the 2009-2010 master plan update, a larger area was studied, which included land southwest of the existing Development Area along US 250 West to the interchange with I-64. At the direction of the Board of Supervisors, the larger area was studied to see if any conditions had changed since adoption of the prior land use plan and whether additional industrially designated land was needed in Crozet at this location. The larger area was also studied to see what the impacts of the development area on the Rural Area fringe

might have been. If conditions had changed, expansions of the Development Area boundaries would be considered.

As a result of the study, the County found that the existing Development Area contains sufficient industrially designated land for this part of the County. No other changes had occurred in the area to support expansion. As a result, this Master plan does not contain any recommendations for expansion of the Crozet Development Area

A portion of the 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. The property was previously designated Neighborhood Density Residential. 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.

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 the 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. The Zoning Map and the Future Land Use Plan, however, 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. There are times that owners desire to develop their property as it is currently zoned, rather than asking for a rezoning. In those cases, the owner's proposed development may not be the same as what is shown on the Future Land Use Plan.