

CROZET MASTER PLAN 2010-DRAFT

The Crozet Master Plan 2010 draft and maps reflect the vision for the Crozet area into the future and it may be decades before some aspects of the vision are achieved. However, the most important immediate and future goal for Crozet is to retain its uniqueness and small-town feel. This is reflected throughout the master plan Guiding Principles and recommendations and on the Land Use, Transportation, and Parks and Green Systems Plan maps.

GUIDING PRINCIPLES

1. Existing neighborhoods and the Downtown area will be preserved; new or infill development will be appropriate in scale and type to these existing growth patterns.
2. Multiple transportation options and multimodal infrastructure will be provided to support access throughout the community. Pedestrian and bicycle options these should be provided for as alternative transportation choices.
3. The housing stock in Crozet should continue to provide choices in affordability and building types, as it attracts people from many social and economic backgrounds.
4. Locally grown businesses are supported for their contributions in providing both jobs and an enhanced quality of life for residents.
5. Crozet values and will protect its natural resource assets through a variety of cultivation, recreation, and conservation efforts.
6. Crozet will continue to encourage a sense of community through its history, diverse activities, institutions, and interests.
7. Community facilities and services must accommodate the changing needs of the community as it grows over time.

Copies of the draft Crozet Master Plan 2010 draft are available for review at:

- The Crozet Library—ask at the reference desk
- The Community Development Lobby in the County Office Building
- Visit the County's Crozet website: www.albemarle.org/crozet

A limited number of paper copies of the Plan are available for \$ (necessary to cover the costs of copying). CDs with the complete Plan are available at no charge. Please call the Community Development Dept. at (434) 296-5832 and ask the receptionist about a copy.

Next Steps:

May 13, 2010	Draft Crozet Master Plan 2010 available for public review/comment to begin
May 20, 2010	Crozet Community Advisory Council meeting at The Meadows, 7p.m.
May 24, 2010	Drop-in to review maps with staff & ask questions at Crozet Library, 4-6p.m.
June 15, 2010	Planning Commission work session on master plan draft with public comment
July 13, 2010	Planning Commission public hearing & recommendation (<i>tentative</i>)
August 4, 2010	Board of Supervisors review of Commission recommended draft (<i>tentative</i>)

Watch for future A-mails with reminders and more information about these next steps!

CROZET MASTER PLAN 2010 DRAFT-KEY FEATURES

LAND USE- The Future Land Use Plan shows areas where a variety of residential uses, mixed use, and employment activity should occur. The Plan shows where open space should be preserved. Centers or focal points such as Downtown and the Crozet Park serve as the foundation for walkable neighborhoods.

DOWNTOWN- The largest and most important center is the Downtown area which will have restaurants, offices, shops, small parks, apartments, and employment opportunities.

TRANSPORTATION- Two new streets are planned to help connect different parts of Crozet. “Eastern Avenue” will connect Three Notch’d Road with Rt. 250. “Main Street”, south of the railroad tracks will connect Downtown with Eastern Avenue.

WALKABILITY- Pedestrian connections to centers and throughout other places in the development area are essential, either via sidewalks, multipurpose paths, or greenway trails. New streets will have sidewalks and street trees. Paths are proposed along Crozet Avenue, Three Notch’d Road, and to connect Old Trail to Downtown. In Downtown, sidewalks are being widened.

PARKS & GREEN SYSTEMS- A new park is proposed for the eastern part of Crozet. Greenways will be established along Lickinghole Creek and other designated streams. Greenway paths will be built in the stream valleys to connect different parts of Crozet and provide an alternative mode of transportation. Environmentally sensitive features will be preserved.

LOCAL BUSINESS & ECONOMIC DEVELOPMENT- County staff and officials must engage in public/private partnerships with local businesses to realize the development of Crozet as more than a ‘bedroom community’ to the City of Charlottesville and support the County’s Economic Development Policy goals. Jobs that keep residents of Crozet working in Crozet will be key to revitalizing downtown and mitigating a deteriorating traffic condition on Routes 240 and 250.

SUPPORTING ADJACENT RURAL AREAS- Keeping development inside of the Crozet Development Area will help to keep adjacent areas rural and agricultural and promote tourism. Focusing growth in Crozet will help to mitigate traffic impacts to Route 250 West and provide more efficient and effective delivery of public services and infrastructure. No new development is recommended outside of the Crozet Development Area.

PRIORITY AREAS/IMPLEMENTATION- Development in the immediate future should focus on the redevelopment and invigoration of the Downtown. Priority areas and implementation strategies of the 2004 master plan are still underway. The focus is on completing key infrastructure projects for Downtown, including the library, and Jarman’s Gap Road. Implementation of the plan will take place over the next 20 years, economic and funding conditions will affect the timing.

FOR MORE INFORMATION CONTACT:

Rebecca Ragsdale, Department of Community Development
401 McIntire Road, Charlottesville, Virginia 22902-4596 (434) 296 – 5832
Ext. 3439 E-mail: rragsdale@albemarle.org

