



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road
Charlottesville, Virginia 22902-4596

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TO: DOWNTOWN CROZET PROPERTY OWNERS AND ABUTTING OWNERS
REGARDING: Notice of proposed Zoning Text Amendment and Zoning Map Amendment
to establish new Downtown Crozet Zoning District
DATE: May 19, 2008
DATE, TIME AND
LOCATION OF
PUBLIC HEARING: June 4, 2008; 6:00 P.M., County Office Building, Lane Auditorium (second
floor), 401 McIntire Road, Charlottesville, Virginia

Dear Crozet Property Owner:

As part of the Crozet Master Plan process, the Crozet community and Albemarle County made a strong commitment to creating a vibrant Downtown Crozet that is friendly to pedestrians, economically vibrant, provides opportunities to live in Downtown, and preserves the unique character of Crozet. The Crozet Master Plan identified downtown as the largest and most important center for economic activity in Crozet.

In order to achieve this vision, proactive changes to the County's Zoning Ordinance and County-initiated Zoning Map amendments (rezoning) are needed. To accomplish this, and at the request of the Crozet community, Albemarle County commissioned a consultant and held a series of input meetings last summer and fall (May-September 2007) to develop recommended zoning changes for Downtown Crozet. These zoning recommendations were then discussed by the County's Planning Commission and Board of Supervisors in a series of meetings during the fall and winter, along with continuing discussions with Crozet residents. The County Board of Supervisors has decided to move forward with creation of a new zoning district in the Albemarle County Code for Downtown Crozet, referred to as the "Downtown Crozet District", along with rezoning properties in downtown to the new zoning district.

Our records indicate that you are either a property owner that would be affected by these zoning changes or you own property that is adjacent to property proposed for zoning changes. We want you to be aware of the amendments to the Zoning Ordinance described in the attached notices and map. The zoning text amendment and zoning map amendment will be considered at a joint public hearing by the Planning Commission and the Board of Supervisors on June 4, 2008, at 6:00 PM in the County Office Building, Lane Auditorium (second floor), 401 McIntire Road, Charlottesville, Virginia. The public is invited to provide comments at this public hearing. The proposed zoning text amendments can be viewed online at <http://www.albemarle.org/CrozetZoning> and at the Clerk of the Board of Supervisors' Office or in the Community Development Department, at the County Office Building, 401 McIntire Road, Charlottesville, Virginia.

If you have any questions, you may contact Rebecca Ragsdale, Senior Planner, at 434/296-5823 Ext. 3439 or by email at rragsdale@albemarle.org. Please include ZTA 2007-5 in your subject line.

LEGAL ADS FOR ZTA 2007-00005 AND ZMA 2008-00002

ZTA 2007-005 – Downtown Crozet District (DCD) – Zoning text amendment to establish new zoning district in the Crozet community of Albemarle County by amending Sec. 3.1, Definitions, and adding Sec. 20B.1, Purpose and intent, Sec. 20B.2, Permitted uses, Sec. 20B.3, Area and bulk regulations, Sec. 20B.4, Parking, Sec. 20B.5, Landscaping, Sec. 20B.6, Outdoor lighting and Sec. 20B.7, Sidewalks and street trees, of the Zoning Ordinance (Chapter 18 of the Albemarle County Code). Sec. 3.1 would amend and add definitions. Sec. 20B.1 would state the purpose and intent of the DCD; Sec. 20B.2 would identify the uses permitted in the district; the DCD is a mixed-use district that would allow retail, service, office, public and civic uses, along with light industrial and residential uses; Sec. 20B.3 would establish area and bulk regulations including minimum and maximum building and parking setbacks, minimum stepbacks for buildings above the third floor or 40 feet in height, building façade breaks every 200 feet, a minimum lot size of 1500 square feet, a maximum residential density of 36 dwelling units per acre, a minimum building height of 30 feet or 2 stories (1 story by special use permit) and a maximum building height of 50 feet or 4 stories (70 feet or 6 stories by special use permit), and other regulations pertaining to certain pre-existing buildings, minimum standards for building façade breaks, buildings entrances, stories, the prohibition of structures within easements within setbacks, and waivers from front building setback requirements and the location of parking areas; Sec. 20B.4 would modify certain parking regulations established in Sec. 4.12 of the Zoning Ordinance when applied to the DCD, including the schedule for the minimum number of parking spaces and shared parking, and impose screening and landscaping requirements for parking areas; Sec. 20B.5 would impose commercial use landscaping requirements on developments requiring a site plan, but would exempt developments from the tree canopy requirements of Sec. 32.7.9.9 of the Zoning Ordinance; Sec. 20B.6 would allow lighting from first-story lights from non-residential uses to spill over onto public streets (subject to VDOT approval) and other non-residential uses; and Sec. 20B.7 would establish design requirements for sidewalks and require street trees for developments requiring a site plan, and allow a waiver from sidewalk requirements. A copy of the full text of the ordinance is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

ZMA 2008-00002 – Downtown Crozet District (DCD) – Zoning map amendment to rezone approximately 54 acres from C-1, Commercial, CO, Commercial Office, PD-SC, Planned Development-Shopping Center, R-2, Residential, and Rural Areas, RA to Downtown Crozet District (DCD) (reference ZTA 2007-0005), a new a mixed-use district that would allow retail, service, office, public and civic uses, along with light industrial and residential uses. The properties proposed for rezoning are within the White Hall Magisterial District in the community of Crozet, and the proposed location of the district generally is as follows: those lands north of Three Notch'd Road to a depth of approximately 600 feet from Firehouse Lane westward to a boundary approximately 400 feet west of Crozet Avenue; those lands from Three Notch'd Road southward, bounded on the west by Carter Street, on the east generally by a line demarcated by Oak Street on the northern side and continuing southward for approximately 225 feet, and on the south by Jarman's Gap Road on the west side of Crozet Avenue and Tabor Street on the east side of Crozet Avenue; those lands south of Jarman's Gap Road from Crozet Avenue westward to a point approximately 300 feet west of Blue Ridge Avenue, and approximately 600 feet south from the intersection of Jarman's Gap Road and Crozet Avenue; and those lands north of Tabor Street from Crozet Avenue eastward to High Street (including 2 parcels fronting on and east of High Street) and northward approximately 375 feet, but not including the J. Bruce Barnes, Inc. lumber yard. The affected parcels are identified as County Tax Map and Parcel Numbers 056A1010004600, 056A10100046A0, 056A1010004800, 056A1010004900, 056A1010005000, 056A1010005300, 056A1010005400, 056A10100054A0, 056A1010005500, 056A1010005600, 056A1010005700, 056A1010005800, 056A10100058A0, 056A1010005900, 056A1010006000, 056A10100060A0, 056A1010006200, 056A1010006300, 056A1010006400, 056A1010006500, 056A1010006800, 056A1010006900, 056A1010011900, 056A1010012000, 056A1010012200, 056A1010012300, 056A1010012400, 056A1010012500, 056A2010000A0, 056A2010000700, 056A20100007A0, 056A2010000800, 056A2010000900, 056A2010001100, 056A2010001200, 056A2010001300, 056A2010001400, 056A2010001500, 056A2010001600, 056A20100016A0, 056A2010001700, 056A2010001800, 056A2010001900, 056A20100019A0, 056A2010002000, 056A20100020A0, 056A20100020B0, 056A2010002100, 056A20100021A0, 056A2010002200, 056A2010002300, 056A20100023A0,

056A2010002400, 056A20100024B0, 056A2010002700, 056A2010002800, 056A20100028A0, 056A20100028B0, 056A20100028C0, 056A2010002900, 056A2010003000, 056A20100030A0, 056A2010003100, 056A2010003300, 056A2010003500, 056A2010003600, 056A2010003700, 056A2010007000, 056A2010007100, 056A20100071A0, 056A20100071D0, 056A20100071E0, 056A2020A00100, and 056A2020A00200. The general usage within the proposed DCD would include retail, service, office, public and civic uses, along with light industrial and residential uses. The density range would allow up to 36 dwelling units per acre. The Crozet Master Plan, part of the County's Comprehensive Plan, designates approximately 9 of the 54 acres subject to this rezoning as "CT 1 Development Area Preserve & CT2 Development Area Reserve," recommending a general usage of open space preserve or reserve with very low residential density permitted of no greater than 1 unit per 20 acres. The remaining lands subject to this rezoning are designated as either "CT 4 Urban General in Downtown," recommending a general usage that is primarily mixed residential and commercial uses at densities up to 4.5 units per acre for single family detached dwellings, single family attached dwellings, densities of up to 12 units per acre for townhouses and apartments, and densities up to 18 units per acre in a mixed use setting, "CT 5 Urban Center in Downtown," recommending a general usage that is a mix of uses and residential types at densities of up to 12 units per acre, and up to 18 units per acre if in a mixed use setting, or "CT 6 Urban Core in Downtown," recommending a general usage that is a very open mix of commercial, office, retail, and other uses along with residential uses at densities of up to 18 units an acre and up to 36 units an acre in a mixed use setting. A copy of the zoning map showing the recommended boundaries of the DCD is on file in the office of the Clerk of the Board of Supervisors, and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.