

Summary of Land Use Changes
2020 Crozet Master Plan
September 18, 2020

#	New Land Use Category		Rationale/Notes	
New Land Use Categories Two new land use categories are proposed: a Downtown Neighborhoods Overlay and Middle Density Residential. Office/R&D/Flex/Light Industrial replaces the Light Industrial designation in the 2010 Master Plan.				
A1	Downtown Neighborhoods Overlay created for established neighborhoods surrounding Downtown		This overlay was developed to encourage the maintenance and production of affordable housing while ensuring new development is consistent with historic development trends. It would apply to areas designated "Neighborhood Density Residential" surrounding the Downtown area.	
A2	Urban Density Residential replaced by Middle Density Residential		This new land use category was developed to encourage the creation of smaller-scale and more affordable housing types. It replaces the Urban Density Residential areas shown in the 2010 plan. It is also proposed for a parcel-level change on the White Gate Farm property (see Change #P1).	
A3	Light Industrial replaced by Office/R&D/Flex/Light Industrial on Three Notch'd Road.		This change reflects a desire to encourage a broader range of employment-generating uses in Crozet's historic industrial area.	
Greenspace Delineation Since the 2010 Master Plan, higher-quality environmental mapping data has become available. This revealed that large areas of developable land were shown as Greenspace without defining specific resources for protection or the intended use of the green space. These changes better define the purpose of green spaces and specific areas for protection.				
#	Location	2010 Land Uses	2020 Land Uses	Rationale/Notes
G1	Publicly accessible park areas	Greenspace	Public Parks	Recent Master Plans have distinguished public recreation areas from conservation areas or privately owned recreation areas. County-owned or planned and publicly accessible parks and greenway areas are shown with the "Public Parks" or "Potential Public Park" designations.
G2	Brownsville Road/Crozet Avenue/Route 250	Greenspace + Neighborhood Density Residential	Neighborhood Density Residential - Low	Although most of this area was shown as Greenspace in 2010, these parcels currently have R1 Residential zoning. Desired locations of visual buffers and conservation areas are now shown as Parks and Green Systems, and developable portions of these properties are shown as Neighborhood Density Residential - Low.
G3	TMP 55-46B	Greenspace	Neighborhood Density Residential - Low	The eastern portion of this parcel was shown as Neighborhood Density Residential - Low to reflect existing development rights. The intended conservation/buffer area is shown as Parks and Green Systems to encourage clustering of future development lots on the eastern portion of the parcel.

Mixed Use/Center Designations

The 2010 Master Plan identified a single Mixed Use category that was used in several areas with different scales. Recent Albemarle County Master Plans have included additional Mixed Use categories that better describe an area's intended design and function as well as Center designations that are used to emphasize important areas for connectivity planning. The areas shown as Mixed Use in 2010 were updated with a more specific category and new Centers were shown.

M1	Downtown Crozet	Downtown	Downtown + Town Center + Public Parks	The Town Center designation indicates that Downtown is the primary Center in Crozet. The proposed Plaza is shown as Public Parks.
M2	Old Trail Village	Mixed Use	Community Mixed Use + Village Center	The Village Center designation indicates that Old Trail is a distinct but secondary Center in Crozet. The Community Mixed Use designation improves alignment with other Master Plans and reflects the pedestrian-oriented scale and design of the Old Trail Village Center.
M3	Clover Lawn	Mixed Use	Commercial Mixed Use + Village Center	The Village Center designation indicates that Clover Lawn is a distinct but secondary Center in Crozet. The Commercial Mixed Use designation improves alignment with other Master Plans and reflects the current auto-oriented design of this center.
M4	Wickham Pond area	Urban Density Residential	Middle Density Residential + Neighborhood Center	The Neighborhood Center designation was added to reflect the small-scale approved commercial area and emphasize the importance of connecting this area to Downtown and other activity centers within Crozet.
M5	West side of Carter St., Intersection of Crozet Ave. & Rt. 250	Mixed Use	Neighborhood Mixed Use	The Neighborhood Mixed Use designation improves alignment with other Master Plans and reflects the desired smaller scale of commercial development. It provides a transition from Downtown to residential areas (on Carter St.) and encourages low-intensity commercial uses on a parcel with current Highway Commercial zoning at the intersection of Crozet Avenue and Route 250.

Individual Parcel Changes

The changes to land use designations or greenspace boundaries on these parcels increased their development potential.

P1	White Gate Farm / TMP 56E-2	Greenspace	Middle Density Residential + Neighborhood Density Residential	<p>This split land use designation aims to continue the pattern of development currently in Wickham Pond. Changing this property's designation would support broader housing choice within Crozet and infill development that connects the Park Ridge Drive corridor to Crozet's easternmost neighborhoods.</p> <p>An increase of 49-143 additional units over the 2010 Master Plan could be developed under the revised designation.</p>
P2	Parcels east of Eastern Ave., south of Westhall Dr., north of Lickinghole Creek	Urban Density Residential + Neighborhood Density Residential + Greenspace	Neighborhood Density Residential + Parks and Green Systems	<p>Development in this area has occurred at a lower density than shown in the 2010 Master Plan, and the Eastern Avenue corridor provides a boundary between areas with different development patterns. The portion of Urban Density Residential east of Eastern Avenue was changed to Neighborhood Density Residential to reflect current development and improve legibility of the land use map. The Greenspace boundary was also changed to reflect the actual location of environmental features.</p> <p>An increase of 10-20 additional units over the 2010 Master Plan could be developed under the revised designation.</p>
P3	TMP 56-13	Neighborhood Density Residential + Greenspace	Neighborhood Density Residential + Parks and Green Systems	<p>The Greenspace boundary was changed to reflect the actual location of environmental features.</p> <p>An increase of 23-46 additional units over the 2010 Master Plan could be developed under the revised designation.</p>