

## CPA2021-01 Crozet Master Plan Update

### Summary of Draft Plan Revisions

The table below is a summary of changes that staff has completed since the 6/14/2021 Draft Crozet Master Plan that was reviewed by the Planning Commission. Changes listed below have been incorporated into the draft dated 7/14/2021, which is provided in Attachment D of Transmittal Summary.

Chapter	Draft Plan changes	Rationale for change
Introduction	Revised and clarified language about community engagement to reflect the process more accurately	June 22 PC Work Session feedback
Introduction	Added data/context about housing from Albemarle County Equity Profile	The Equity Profile was released and made available
Introduction	Revised the aerial photos to include a photo from the year 2020 and to add labels and contrast	June 22 PC Work Session feedback
Introduction	Added a more complete history on Crozet schools and school segregation	Additional research and internal work
Introduction	Added additional context and data about recent growth trends	June 22 PC Work Session feedback
Introduction	Added language noting demographics and lack of racial and socioeconomic diversity in Crozet	June 22 PC Work Session feedback
Land Use	Language added throughout the chapter to align plan language and recommendations with Climate Action Plan (CAP) goals: information about community and rooftop solar, tree canopy, green roofs, electric vehicle infrastructure, and the relationship of density and transit has been added	Internal review and discussion with staff from Facilities and Environmental Services CAP team
Land Use	Replaced word "independently" under Rural Context on Page 5	June 22 PC Work Session feedback
Land Use	Removed term "by exception" from Land Use table	To reduce confusion between the zoning term "special exception" and the process by which Land Use designations are reviewed and applied
Land Use	Cleaned up land use table for consistency and clarity	Document clean up
Land Use	Removed term "self-sustaining" from guiding principal. Remove any reference to "town" from document.	June 22 PC Work Session feedback
Land Use	Added land use diagrams for Middle Density Residential, Downtown, and Neighborhood Mixed Use land use designations	Continued document drafting – previous draft had these as "placeholders"
Land Use	Added clarification that "interim solar" in the employment district should be relocatable and not preclude future development	Internal discussion with Economic Development Office staff
Transportation, Conservation, and Implementation	Added formal Shared Use Path connection between Crozet Park and Myrtle Street	CAC member suggestion

Transportation	Removed rendering of High Street connection	Rendering did not show recommended sidewalk on both sides of the street
Transportation	Language added throughout chapter to align plan language and recommendations with Climate Action Plan (CAP) goals: acknowledged relationship between transportation and greenhouse gas emissions, added recommendations related to street trees, pervious pavers, and parking/transit.	Work with internal staff to better align Crozet MP with CAP goals
Conservation	Updated photo of Western Park	Desire for photo with more greenery
Conservation	Updated Parks and Green Systems Plan to show Old Crozet School property as a School Recreational Area	Document cleanup
Conservation	Public Lands Map on pg 19 updated to show school recreational areas	Document cleanup
Conservation	Updated Downtown Plaza photo	Revised plaza design has been provided by the developer
Conservation, Implementation	Revised name of County Owned Stormwater Management Facility to "Stormwater Wetlands"	Document cleanup
Implementation	Added language about opportunities for federal funding to support projects	June 22 PC Work Session feedback
Conservation, Implementation	Added more history about the planning process for Western Park	June 22 PC Work Session feedback
Implementation	Added rationale for cost estimate ranges used in the chapter (pg 6)	June 22 PC Work Session feedback
Implementation	Added text about project timeframes when projects are incorporated into County-wide efforts (pg 5)	Document cleanup
Appendix	Added glossary	Continued document drafting
Appendix	Added Community Engagement & Feedback Summary	Continued document drafting and June 22 PC Work Session feedback
Appendix	Middle Density Residential Guidance refined and revised for consistency	Document cleanup
Appendix	Crozet Transportation Study added	Final document was completed by the consultant and ready for publication