



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

ACTION MEMORANDUM

TO: File

FROM: Rachel Falkenstein – Planning Manager

DATE: September 17, 2021

RE: CPA202100001 Crozet Master Plan Update

The Planning Commission, at its meeting on September 14, 2021, recommended approval of the updated Crozet Master Plan CPA202100001 by a vote of 7:0 of the attached resolution, with the following changes:

- Change the Land Use Designation on the Future Land Use Plan (Land Use page 16) on properties bounded by Tabor Street, High Street, Dunvegan Lane, and Crozet Avenue from Middle Density Residential to Neighborhood Density Residential
- Remove the narrative on Land Use page 25 referencing the Middle Density Land Use Designation on the properties described above.

RESOLUTION TO APPROVE CROZET MASTER PLAN (CPA2021-00001)

WHEREAS, Chapter 8 of the Albemarle County Comprehensive Plan adopted by the Board of Supervisors on June 10, 2015, recommends the use of Master Plans to guide development and Investment in each Development Area and that each Master Plan be updated every five years; and

WHEREAS, County staff has updated the recommended land uses covering the area within the Crozet Development Area boundary to amend the Land Use Plan section of the Albemarle County Comprehensive Plan and 2010 Crozet Master Plan; and

WHEREAS, the updated Crozet Master Plan would establish revised land use policies, guidelines, recommendations, goals and strategies for future development within the Crozet Development Area; and

WHEREAS, the proposed Crozet Master Plan would establish the following for the Plan area: a vision for the development and redevelopment of the area and supporting recommendations; land use, center and district types with form and use recommendations; a plan for the transportation network and its integration with the land use and centers; a plan for open space, trails and natural resource protection and enhancement; and a plan for implementation and supporting community facilities and infrastructure; and

WHEREAS, the Albemarle County Planning Commission has duly advertised and held a public hearing to consider the proposed Crozet Master Plan; and

WHEREAS, the Planning Commission has carefully considered the proposed Crozet Master Plan and its related analysis and other information provided by County staff, and the information and comments provided by the public; and

WHEREAS, the Planning Commission concludes that approval of Crozet Master Plan (CPA 2021-00001) is appropriate and consistent with the coordinated, adjusted, and harmonious development of Albemarle County and, in accordance with present and probable future needs and resources, CPA 2021-00001 will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of all inhabitants of the County.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, and for the purposes articulated in Virginia Code § 15.2-2223, the Albemarle County Planning Commission hereby recommends approval of the Crozet Master Plan (CPA 2021-00001), as recommended by staff.