

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

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| <p><b>AGENDA TITLE:</b><br/>SP202000016 Claudius Crozet Park</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and a pool expansion, along with additional parking spaces and pedestrian connections; on three parcels totaling approximately 22.806 acres. No dwelling units proposed.</p> <p><b>SCHOOL DISTRICTS:</b><br/>Western Albemarle High, Henley Middle, Crozet Elementary schools</p> | <p><b>AGENDA DATE:</b><br/>November 3, 2021</p> <p><b>STAFF CONTACT(S):</b><br/>Filardo, Rapp, McDermott, Reitelbach</p> <p><b>PRESENTER(S):</b><br/>Andrew Reitelbach, Senior Planner</p> |
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**BACKGROUND:**

This special use permit application was first submitted on September 2, 2020, and a virtual community meeting was held on October 14, 2020. This application was first considered by the Planning Commission (PC) on March 23, 2021, and at the applicant's request, the PC voted to defer taking action to allow the applicant to make revisions to the proposal to address the feedback that was provided by the PC and members of the public. The applicant returned to the PC on September 28, 2021 to present the revised proposal. At that meeting, the PC voted 7:0 to recommend approval of SP202000016, with the conditions and revisions as recommended by staff in the staff report, along with the following additional condition: additional on-site bicycle infrastructure must be added, including (but not limited to) bike racks, bike lockers, bike lanes and sharrows, and/or other on-road or adjacent bicycle access features. The PC further recommended by a vote of 7:0 that the County prioritize installation and/or maintenance of sidewalks along High Street, Hill Top Street, and Park Road. Attachments A, B, and C are the PC staff report, action letter, and meeting minutes from the September 28, 2021 meeting.

**DISCUSSION:**

Between the first PC public hearing on March 23, 2021 and the second PC public hearing on September 28, 2021, the applicant made several changes to the proposal to address comments and questions raised by the PC and members of the public, regarding the following general topics:

1. Greenspace and Landscaping
  - a. Concern about the increase of impervious surfaces with additional pavement and new structures, and the loss of existing greenspace and trees.
  - b. Additional buffering and screening of the new facilities from nearby residences.
2. Site Layout and Structures
  - a. Concern about the massing and scale of proposed building in relation to surrounding properties.
  - b. Special exception request for indoor pool and its proposed distance from nearby property lines and structures.
3. Stormwater Management
  - a. Concern about stormwater management associated with increase of impervious surfaces.
4. Transportation and Traffic Connections
  - a. Traffic impacts on local roads due to proposed second entrance from Hill Top Street
  - b. Alignment of existing entrance from Hill Top Street on the north side of the park.
  - c. Impacts from construction traffic on nearby neighborhoods and street network.
  - d. Consider additional opportunities to reduce vehicular trip generation through alternative modes of travel.

A full summary of these changes can be found in "Attachment A – Planning Commission Staff Report from September 28, 2021."

At the public hearing on September 28<sup>th</sup>, the PC raised concerns about the provision of non-automotive modes of access to the park to help reduce the impacts of traffic on the surrounding neighborhoods and street network. The PC discussed ideas for promoting bicycle and pedestrian infrastructure in and around the park to support alternative modes of travel, as well as methods for reducing the number of parking spaces provided at the park. In addition to the conditions and revisions recommended by staff in the staff report, the PC recommended another condition to require the provision of bicycle facilities and infrastructure at the park. The PC also voted to recommend that the County prioritize the installation and maintenance of sidewalks along the streets around the park to further promote non-vehicular modes of accessing the park's facilities.

More than 30 community members spoke during the public comment portion of the meeting, in addition to many written comments. Additional written comments that were received from community members after the PC staff report was published have been included as Attachment H.

Since the PC meeting, the applicant has provided a revised concept plan (Attachment D) and revised illustrative graphics (Attachment E) of the proposed community center expansion with additional information to address the Commission's comments and to identify the proposed location of the re-located playground, as recommended by staff. The applicant has also provided a letter from the Park board's president (Attachment F) with more information about usage of the park and the ways current and future users of the park are expected to access it.

Staff has revised the proposed conditions to reflect the Commission's discussions (Attachment G). Condition #1 has been updated to reference the most recently revised version of the concept plan. Another condition, Condition #10, has been added to require the provision of bike facilities and infrastructure at the park to promote alternative methods of access, as recommended by the PC.

#### **RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment I) to approve SP202000016 with the revised conditions, including the revised concept plan.

#### **ATTACHMENTS:**

- A – Planning Commission Staff Report from September 28, 2021
  - A.I – Planning Commission Staff Report and Attachments from March 23, 2021
  - A.II – Revised Project Narrative, last revised September 10, 2021
  - A.III – Revised Concept Plan, last revised August 10, 2021
  - A.IV – Crozet Park Aquatics & Fitness Center Illustrative Graphics and Information, dated September 28, 2021
  - A.V – Revised Staff Analysis of SP2020-00016 Consistency with Neighborhood Model Principles
  - A.VI – Additional Community Comments Received Since March 23<sup>rd</sup> Staff Report
- B – Planning Commission Action Letter from September 28, 2021
- C – Planning Commission Minutes from September 28, 2021
- D – Revised Concept Plan, last revised October 11, 2021
- E – Revised Illustrative Graphics and Information, dated November 3, 2021
- F – Letter from Park Board of Directors President, dated October 12, 2021
- G – Revised Language of Conditions
- H – Additional Community Comments Received since September 28, 2021, PC Staff Report
- I – Resolution to Approve SP202000016

#### **LINK TO PREVIOUS PLANNING COMMISSION INFORMATION:**

Planning Commission Public Hearing Minutes from March 23, 2021:

<https://www.albemarle.org/home/showpublisheddocument/8407/637533774434870000>