



# Albemarle County

## Legislation Text

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**File #:** 19-454, **Version:** 1

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**AGENDA DATE:** 9/4/2019

**TITLE:**

2020 Crozet Master Plan Update Process

**SUBJECT/PROPOSAL/REQUEST:** Review the public participation process and adopt an ROI for updating the Crozet Master Plan.

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Herrick, McCulley, Benish, Falkenstein, Knuppel

**PRESENTER (S):** Andrew Knuppel, Neighborhood Planner

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** The Crozet Master Plan was first adopted on December 1, 2004 and last updated on October 13, 2010. The Master Plan establishes expectations for development that is sensitive to Crozet's "small town feel" and supports Crozet's status as a designated Development Area. Site-specific recommendations for future land uses, transportation networks, parks and green systems, and implementation projects are detailed in the Plan and support the implementation of the Comprehensive Plan's policies. The Crozet community has seen substantial growth since the last revisions to the Plan in 2010. Updating the Crozet Master Plan was identified in the 2019-2022 Community Development Work Program as beginning during the 4<sup>th</sup> Quarter of 2019 and ending with the public review process during the 4<sup>th</sup> Quarter of 2020.

**STRATEGIC PLAN:** *Thriving Development Areas:* Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

**DISCUSSION:** Staff began the scoping process with a series of 2010 Master Plan review sessions with the Crozet Community Advisory Committee (CCAC) at its regular meetings between March and May 2019. These sessions summarized the content in the 2010 Plan's Transportation, Parks & Green Systems, and Future Land Use chapters, assessed the implementation status of the 2010 Plan's recommendations, and identified emerging topics for consideration during the Master Plan Update.

In June, staff began outlining a public participation process and convened a working group initially consisting of staff, the White Hall District's Board of Supervisors and Planning Commission representatives, and the Chair of the CCAC. Direction from this group emphasized accessible engagement opportunities, building on past community efforts, and ensuring clarity and consistency between the Plan's Guiding Principles and site-specific recommendations. To this end, staff has developed a public participation process and timeline (Attachment A) proposing a phased approach and a feedback loop providing multiple opportunities for community members to have their voices heard in the process.

The recommended Phase 1 Schedule (Attachment B) focuses on reviewing the Plan's Guiding Principles. Phase 1 is intended to provide opportunities for discussion, clarification, and revision of these principles to ensure they reflect the community's current vision and planning best practices. It is staff's hope that clear Guiding Principles will provide a framework for the development and evaluation of focus area and specific topic recommendations during Phase 2 of the process.

The process, Phase 1 schedule & topics, and stakeholder roles were reviewed & discussed by the CCAC at its August 14, 2019 meeting, and the CCAC's feedback has been incorporated in the recommended process, schedule, and topics. Staff will return to the Board in December (following the conclusion of Phase 1) to review the Guiding Principles and the Phase 2 topics and schedule.

**BUDGET IMPACT:** Updating the Crozet Master Plan is part of Community Development's work program and no additional budget impacts are expected.

**RECOMMENDATION:**

Staff recommends that the Board adopt the Resolution of Intent to amend the Comprehensive Plan (Attachment C), and review, affirm, or recommend revisions to the public participation process and Phase 1 topics.

**ATTACHMENTS:**

- A - Public Participation Process Overview & Timeline
- B - Phase 1 Schedule & Topics
- C - Resolution of Intent