White Gate Farm

Property Context:

Background: The owners of White Gate Farm (TMP 56-91A) have requested that this property’s designation be re-evaluated with the Master Plan update. The property is 12.19 acres.

Current Zoning: RA Rural Areas

2010 Master Plan Information: Designated as Greenspace. The Master Plan includes text stating that “Property east of Park Ridge Drive (Tax Map 56 Parcel 91A) is intended to remain rural and undeveloped to help break up the appearance of continuous development along Three Notch’d Road.”
Crozet Community Advisory Committee
Wednesday, June 10, 2020
Summary of Potential Land Use Changes

Area Context: This general area is bounded by Park Ridge Drive to the west, CSX Railroad to the south, Wickham Pond to the east, and Three Notch’d Road (Rt. 240) to the north. TMP 56E-2 and 56E-2A, which are located adjacent to the west between the subject parcel and Park Ridge Drive, are designated for Light Industrial use and are cleared/undeveloped except for the Bright Beginnings Preschool.

Workshop Feedback:

In February, there was support from participants to redesignate the developable portions of this property between Park Ridge Road and Wickham Pond to a residential land use designation. Workshop participants supported an “Urban Density Residential” designation to allow for improved sidewalks and connectivity between Wickham Pond and Western Ridge, as well as trail access. 50% of online participants supported a “Neighborhood Density Residential” designation, 33% felt no change was necessary, and others felt that a “Neighborhood Mixed Use” or “Urban Density Residential” designation would be appropriate.

Staff Comment:

Character: Development of this properties could form a logical extension of the Wickham Pond development. Wickham Pond currently includes a mix of housing types (single-family detached and townhomes) and Phase 2’s code of development allows for neighborhood-scale retail, office, and community uses within Block 2 (the currently undeveloped portion). Adjacent parcels could be redesignated as well to provide a transition between potential industrial/commercial and residential uses.

Connectivity: Community feedback has emphasized a need to connect neighborhoods such as Wickham Pond and Highlands to the rest of Crozet. Development could provide a new vehicular connection to Park Ridge Drive through an extension of Wickham Way if the adjacent parcels were included, as well as a bicycle or pedestrian connection along Three Notch’d Road (Rt. 240). The Crozet CONNECT service currently loops through Wickham Pond after turning onto Three Notch’d Road (Rt. 240) from Park Ridge Drive. A more direct connection would improve travel times.

Conservation: The stream buffer at the rear of the property would be preserved as Parks and Green Systems (Greenspace). The hedgerow along Three Notch’d Road (Rt. 240)’s frontage could be preserved to maintain a visual buffer and be shown as Parks and Green Systems.
Potential Alternatives:

**Alternative A:** This alternative proposes to split the property’s land use designation between Urban Density Residential (6-12 dwelling units/acre) and Neighborhood Density Residential (3-6 dwelling units/acre), continuing the mix of housing types provided in Wickham Pond. A Neighborhood Center would be added at Wickham Pond to acknowledge the approved commercial uses and emphasize the importance of this area in transit planning. The hedgerow along Three Notch’d Road (Rt. 240)’s frontage would be preserved to maintain a visual buffer and be shown as Parks and Green Systems.

**Alternative B:** This alternative proposes to redesignate the developable areas as Neighborhood Density Residential, which would provide mostly single-family detached housing. The hedgerow along Three Notch’d Road (Rt. 240)’s frontage would be preserved to maintain a visual buffer and be shown as Parks and Green Systems.

**Alternative C:** This alternative leaves the entire area designated as Parks and Green Systems (Greenspace).

**Staff Recommendation:**

Staff recommends Alternative A to provide a wider range of housing choices and create a cohesive development pattern with Wickham Pond.
Brownsville Greenspace Parcels

Property Context:

Background: Staff has heard concerns about the designation of entire residential parcels as Greenspace in the 2010 plan and has received requests from property owners in other areas to consider redesignating Greenspace parcels. The usage of the Greenspace designation in residential areas conflicts with practice in other Master Plans and with potential by-right development under current zoning.

Current Zoning: R1 Residential (.97-1.45 dwelling units/acre)

2010 Master Plan Information: Designated Greenspace, with a portion designated Neighborhood Density Residential (3-6 dwelling units/acre). The Master Plan includes text stating that “Properties along Route 250 West that are west of Crozet Avenue and east of the School complex are intended to retain their rural character and agricultural activities and reinforce the goal for no new commercial activities in this corridor”, and “Further development along [the Crozet Avenue] corridor is discouraged. No additional development above what can occur under existing “by-right” zoning should be approved unless environmental protection and transportation safety priorities are addressed.”
Crozet Community Advisory Committee  
Wednesday, June 10, 2020  
Summary of Potential Land Use Changes

**Area Context:** This area is bounded by Brownsville Elementary to the west, Rockfish Gap Turnpike/Rt. 250 to the south, the Sparrow Hill subdivision to the east, and a tributary of Lickinghole Creek to the north. Parcels being redesignated are mostly accessed by Brownsville Road and Shepherd Run.

**Workshop Feedback:**

In January, workshop participants valued preserving existing green space and limiting added traffic between Old Trail Drive and Sparrow Hill. Most respondents felt that development should be limited to that which current exists under current zoning and recommended improved pedestrian connectivity to nearby schools.

In February, when asked if there was support for changing the Green Space designation to Neighborhood Density Residential (Low) to align with existing conditions and existing zoning in the area, most participants did not support a change. Participants also suggested limiting outdoor lighting and ensuring development is not visible from the road and supported including a landscaped or wooded buffer in any development on the southern edge of the Development Area along Route 250.

**Staff Comment:**

**Character:** This area is a low-density transition to the Rural Area, with large lots and other agricultural uses. Structures on Brownsville Road include historic taverns that have been converted to homes. The 2010 Master Plan designated a small portion of this area as Neighborhood Density Residential.

**Connectivity:** Crozet Avenue and Rockfish Gap Turnpike are minor arterials with rural sections. There is very little bicycle or pedestrian infrastructure in place at present.

**Conservation:** Stream buffers and preserved steep slopes would remain designated as Parks and Green Systems. Landscaped buffers are shown along Crozet Avenue and Rockfish Gap Turnpike to provide screening.
Potential Alternatives:

**Alternative A:** This alternative redesignates the developable portions of these properties as Neighborhood Density Residential-Low (<2 dwelling units/acre) and retains a landscaping buffer and sensitive environmental features as Parks and Green Systems (Greenspace).

![Map of Potential Land Use Changes](image)

**Alternative B:** This alternative leaves the entire area designated as Parks and Green Systems (Greenspace).

**Staff Recommendation:**

Staff recommends Alternative A. Staff believes that the usage of the Neighborhood Density Residential – Low designation better prescribes the desired location of any residential development and likely densities in this area, with Parks and Green Systems used only to indicate desired conservation areas and landscaped buffers.