

**Summary of Land Use Changes**  
**2020 Crozet Master Plan**  
**July 1, 2020**

<b>#</b>	<b>Location</b>	<b>2010 Land Uses</b>	<b>2020 Land Uses</b>	<b>Rationale/Notes</b>
<b>1</b>	Neighborhoods adjacent to Downtown	Neighborhood Density Residential	Neighborhood Density Residential + Downtown Neighborhoods Overlay	Supports historic preservation and affordable housing goals
<b>2</b>	Downtown Crozet	Downtown	Downtown + Town Center + Public Park	Public Park shown Downtown to reflect new Plaza, Town Center designation shown
<b>3</b>	The Vue	Neighborhood Density Residential	Urban Density Residential	Reflects by-right development since 2010 Master Plan
<b>4</b>	Industrial Area	Light Industrial	Office/R&D/Flex/Light Industrial	Supports broader range of employment-generating uses
<b>5</b>	White Gate Farm	Greenspace	Urban Density Residential + Neighborhood Density Residential	Supports broader housing choice and is consistent with existing development/land use patterns at Wickham Pond
<b>6</b>	Wickham Pond	Urban Density Residential	Urban Density Residential + Neighborhood Center	Reflects approved commercial area and emphasizes importance for connectivity
<b>7</b>	Clover Lawn	Mixed Use	Commercial Mixed Use + Village Center	Improves alignment with other Master Plans and reflects scale and commercial orientation of existing center
<b>8</b>	Brownsville Road/Crozet Avenue/Route 250	Greenspace + Neighborhood Density Residential	Neighborhood Density Residential - Low	Improves consistency with existing R1 Residential zoning and better delineates desired conservation areas
<b>9</b>	Old Trail Village	Mixed Use	Community Mixed Use + Village Center	Improves alignment with other Master Plans and reflects scale and design of Old Trail Village center
<b>10</b>	TMP 55-46B	Greenspace	Neighborhood Density Residential - Low	Reflects development rights and better delineates desired conservation areas
<b>11</b>	Publicly accessible park areas	Greenspace	Public Parks	Improves alignment with other Master Plans and distinguishes public recreation areas from conservation areas or privately owned recreation areas.
<b>12</b>	West side of Carter St., Intersection of Crozet Ave. & Rt. 250	Mixed Use	Neighborhood Mixed Use	Improves alignment with other Master Plans and reflects development scale recommended in 2010 Master Plan