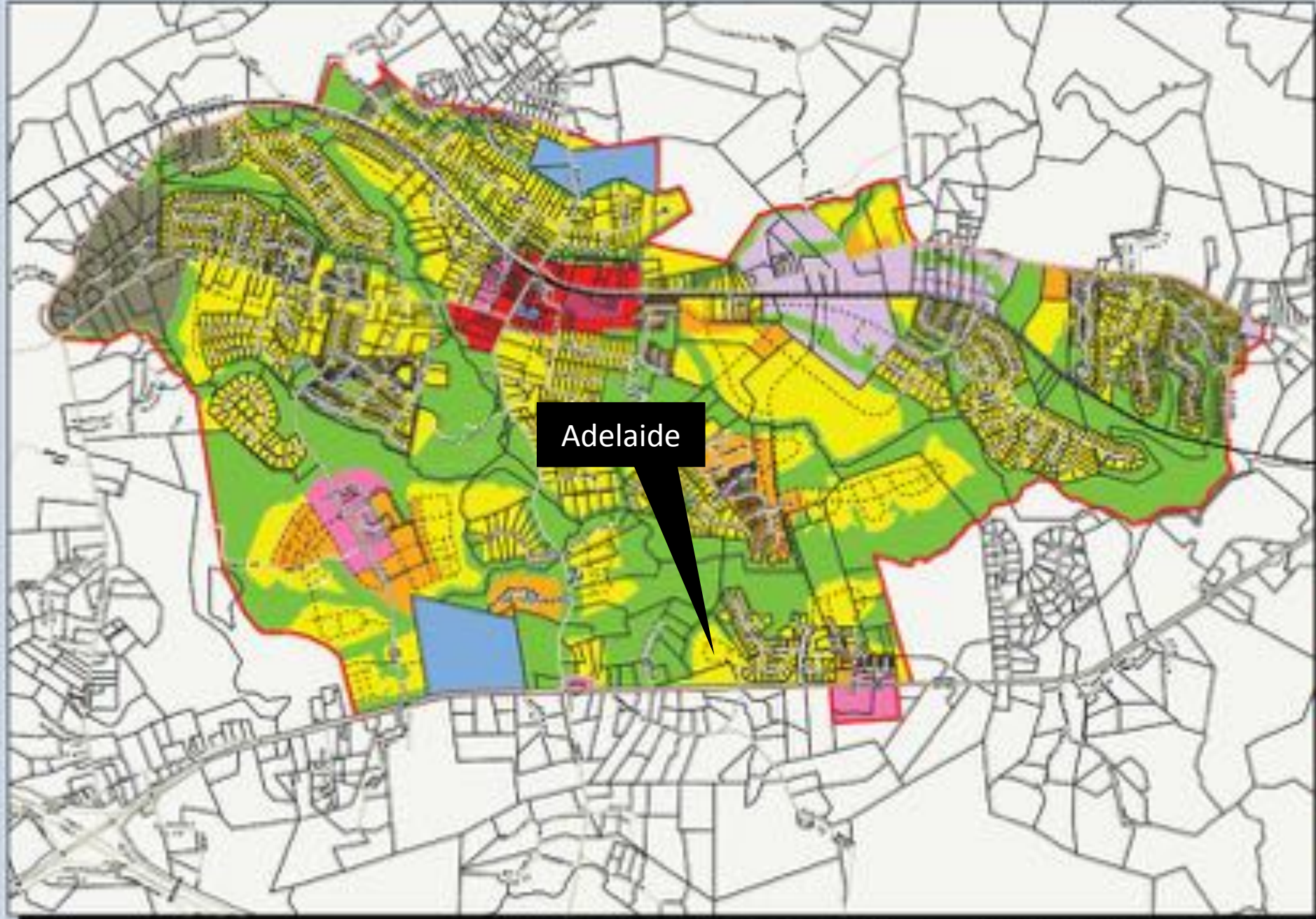


Adelaide Crozet Community Advisory Committee Presentation

April 20th, 2016

Crozet Master Plan ● Land Use Plan

Prepared by Albemarle County | Office of Geographic Data Services (OGDS)
Map created by Simon Miller, September 16, 2019



Adelaide

- Railroad
- ▭ Crozet Development Area
- ▭ Parcel
- ▭ GreenSpace **
- ▭ Neighborhood Density Residential (LDH)
- ▭ Neighborhood Density Residential
- ▭ Urban Density Residential
- ▭ Mixed-Use
- ▭ Downtown
- ▭ Institutional
- ▭ Light Industrial
- ▭ See Crozet Master Plan Text
- Potential Roadway Extensions
- Potential Stream Buffer Reduction ***

* Refer to Section 16.00 of the Comprehensive Zoning Ordinance
** Refer to Text
*** Refer to Section 16.00 of the Comprehensive Zoning Ordinance



Adelaide

Some existing and approved developments to east and west of Adelaide



Adelaide Concept: 98 Units, 100% Attached



Adelaide Prior Submission: 93 Units, 100% Attached



Out-of-Bounds: 56 Units, 5.9 Units Per Acre, 100% Attached



Spring Hill: 80 Units, 6.33 Units Per Acre, 62.5% Attached



Riverside Village: 69 Units, 6.65 Units per Acre, 65% Attached



Adelaide

Conceptual Plan of Development
March 2016

Single Family Detached Residential	60 units
Single Family Attached Residential	8 units
Single Family Townhouse Residential	20 units
Single Family Affordable Residential	12 units

Total Residential Units 100 units

Over Residential Density = 4.6 dwelling units per acre



Scale 1" = 100'

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- Preservation & creation of a “green moat”
- ~600’ of road frontage untouched, another ~1200’ natural or planted
- Better preservation of rural character than other developments in Crozet area

40 to 75’ Buffer w/ Preserved & Newly Planted Trees



~1500' of road frontage; ~1200' of frontage tree covered



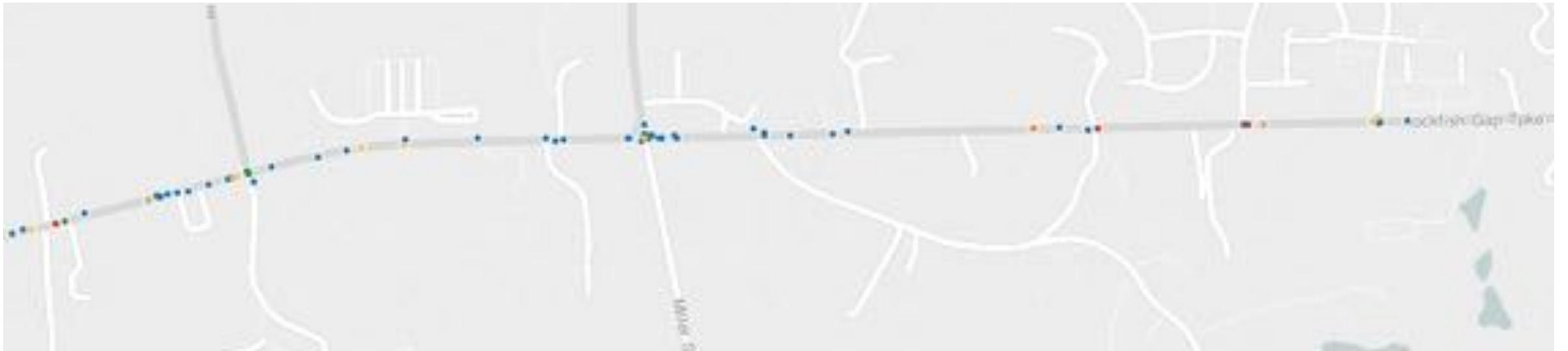
Picture standing in the ROW looking down the street.

Property line is near the telephone pole, so we have 15' or so of mature vegetation in the ROW that will stay (except for entrance)

Summary of Key Changes to Adelaide

Type	Old Submission	New Submission	Notes
Unit Count	93	80	
Units per Acre (Developable Area)	5.97	5.14	*based on 15.57 Acres
Units per Acre (Entire Site)	4.65	4	* based on 20 Acres
Unit Mix	100% Attached	50% Attached	Added 40 Detached Homes
Park Space		New 2/3 rd Acre Pocket Park	Better integrates with natural buffers
Layout		Open, Engaging, More Livable	
Buffer	~ 40'	40' to 75'	Preservation of a lot of Existing Tree Line + Additional Trees
Design		Much Better & Well-Received	Well-received by Architecture Review Board

**Since 2010, 4 Accidents
along Adelaide Frontage**



Since 2010, Many More Accidents to West and East of Adelaide Frontage