



WINDY KNOLL ZONING MAP AMENDMENT

ZMA 2025-00007

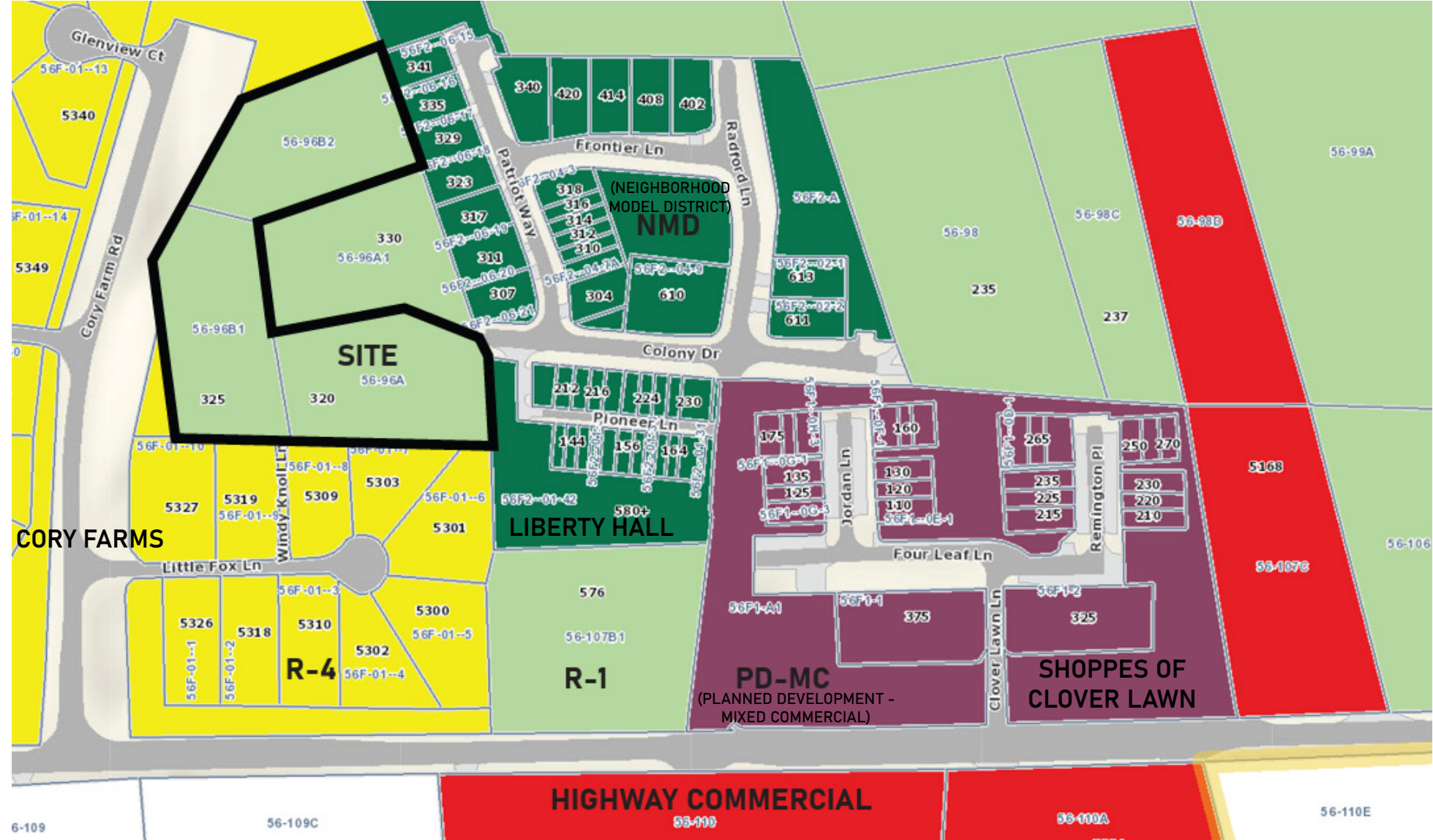
Community Meeting

June 11, 2025

SUMMARY OF THE REQUEST

- Rezoning to permit up to maximum of 22 units on 3.146 acres in the Crozet Growth Area.
- Density of 7 units/acre.
- 20% of units built as affordable to households making 60% of the area median income (AMI) for rental units (estimated at \$2,129 per month) and 80% of the AMI for for-sale units (estimated at \$247,000).
- Infill housing that is in close, walking proximity to amenities including the shops at Clover Lawn.

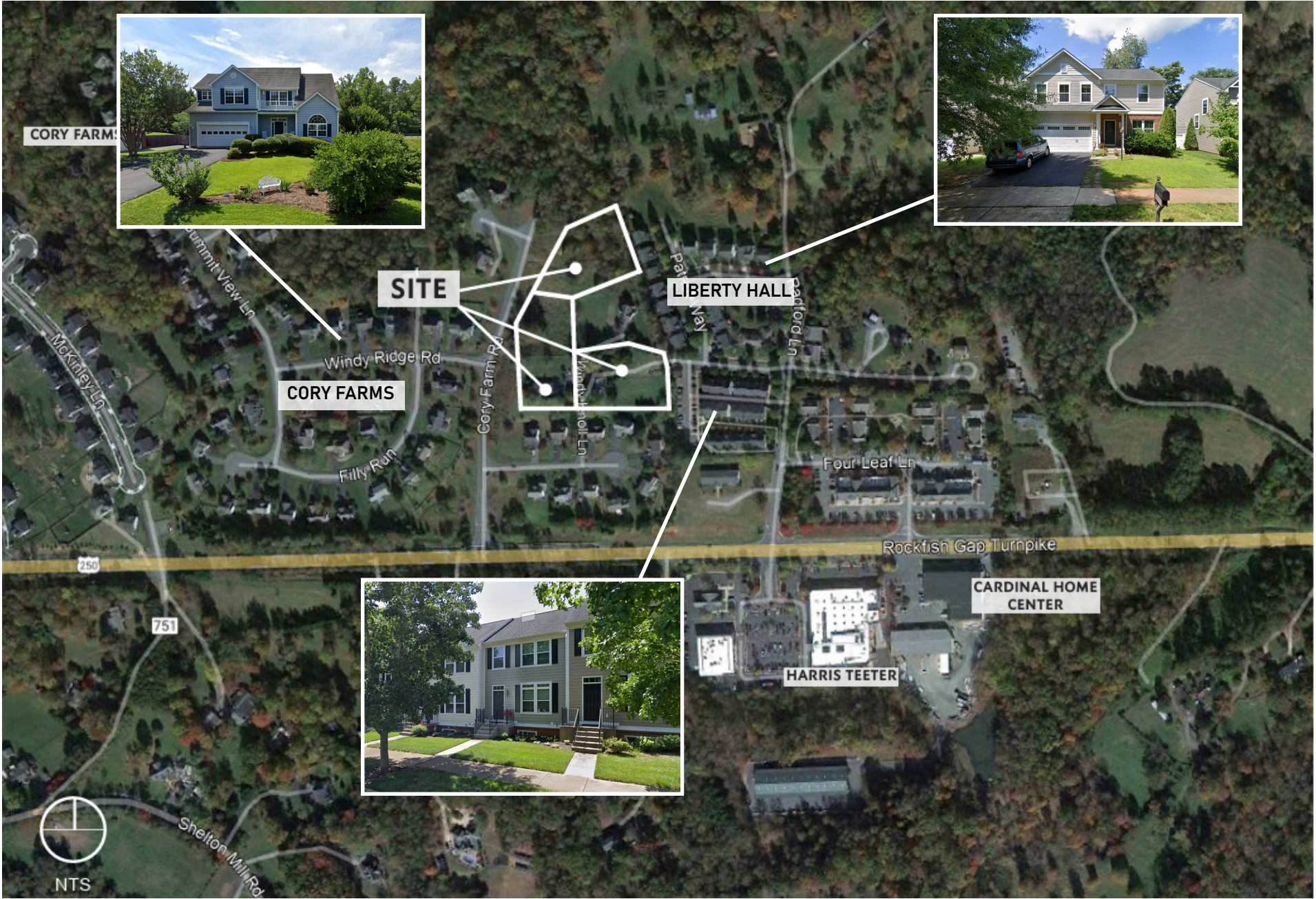
ZONING CONTEXT



CONCEPT PLAN



SURROUNDING DENSITY



INTENT

R-6

VS

R-10

- Provides for compact, medium-density residential development;
- Permits a variety of housing types;
- Provides incentives for clustering of development.

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USES BY-RIGHT

R-6

VS

R-10

- Detached single-family dwellings.
- Semi-detached and attached single-family dwellings such as two-family dwellings, triplexes, quadraplexes, and townhouses.
- Cluster development of permitted residential uses.
- Multiple-family dwellings such as garden apartments.

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BULK

R-6

VS

R-10

- 6 du/acre;
- Height 35 ft;
- 5-25 ft front setback;
- 5 ft side setback;
- 20 ft rear setback.

- 10 du/acre;
- Height 65 ft;
- 5-25 ft front setback;
- 5 ft side setback;
- 20 ft rear setback.

7 DWELLING UNITS/AC JUSTIFICATION

- Windy Knoll is located within the Neighborhood Residential designation of the Master Plan, this designation recommends a density of 3-6 dwelling units per acre.
- Windy Knoll is proposed to develop at a density of 7 dwelling units per acre.
- Crozet Master Plan recognizes that “[w]hen both the Land Use Goals outlined in this chapter and the County’s housing policy are met, it may be appropriate to allow densities to exceed those within recommended density ranges, especially if impacts, such as parking, can be adequately addressed.”
- Windy Knoll proposes a development that is consistent with the Land Use Goals outlined in the Master Plan and provides affordable housing consistent with Housing Albemarle’s policies and therefore additional density above the recommendation for Neighborhood Residential is justified.
- Rezoning from R-1 (low-density residential) to R-10 (medium-density residential) promotes compact development, which aligns with the Albemarle County Comprehensive Plan’s goals for efficient land use.



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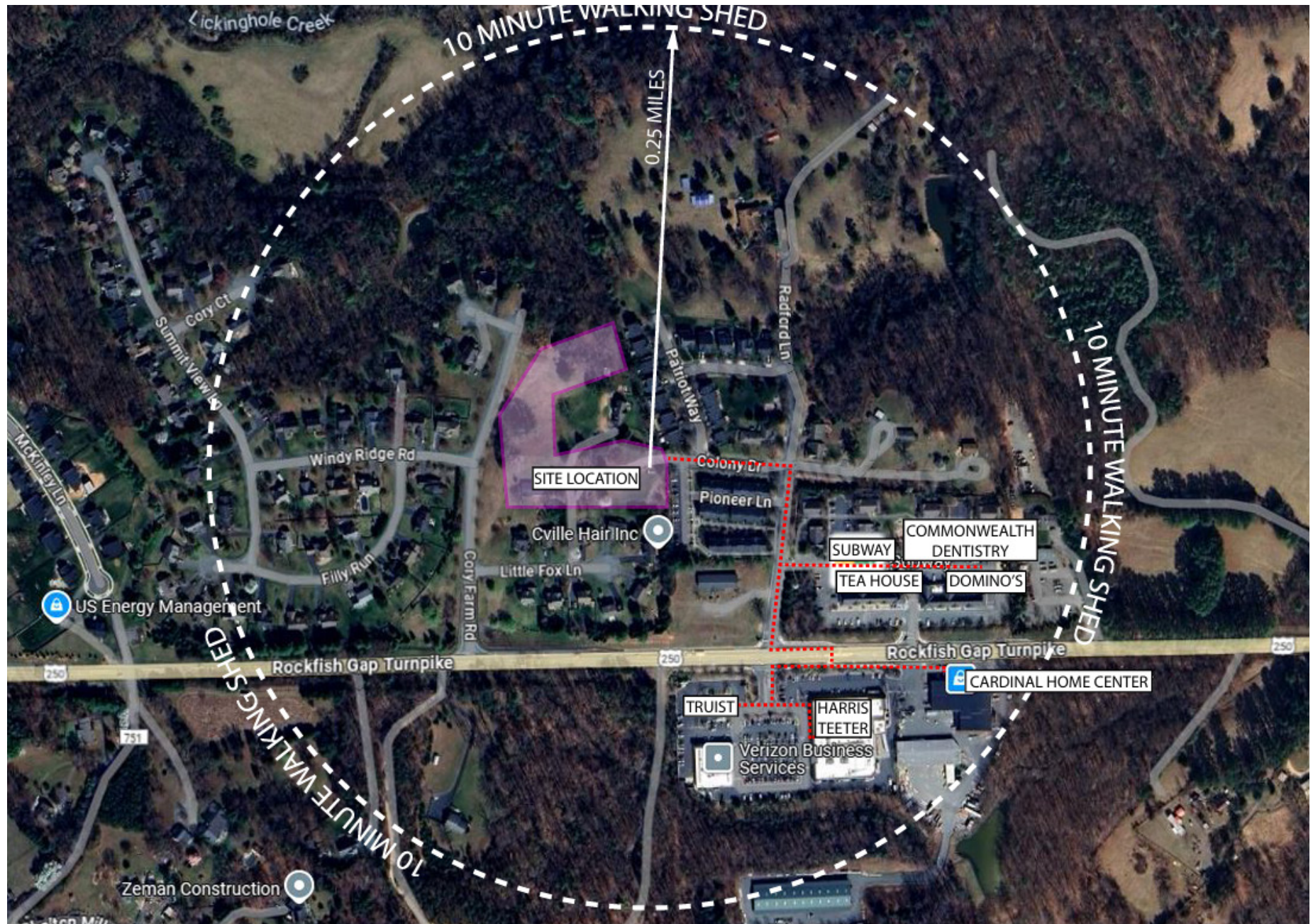
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TRAFFIC IMPACT

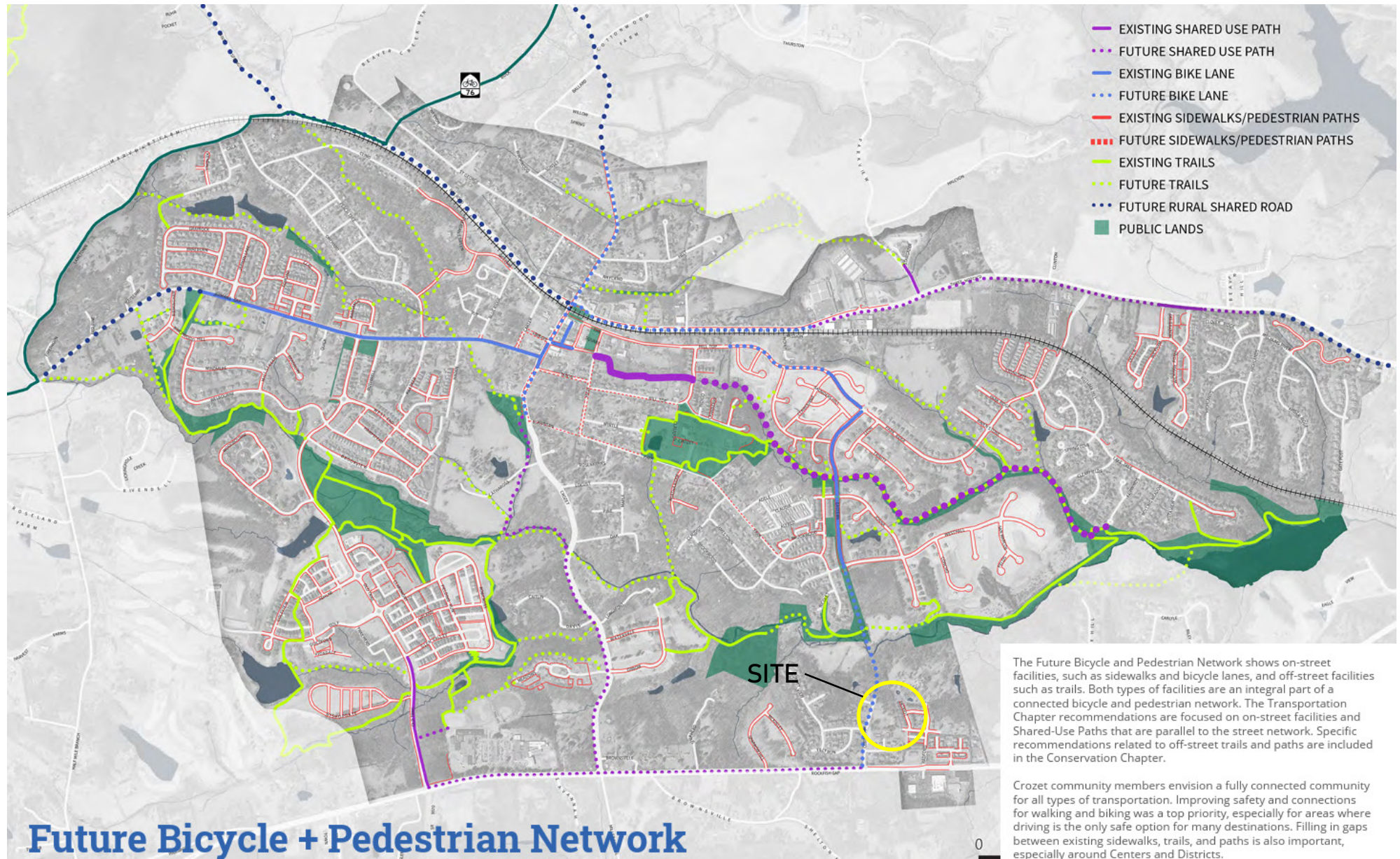
Use	Code	Units	AM			PM			Daily Total
Single Family Attached Housing	215	12	In	Out	Total	In	Out	Total	86
			1	5	6	4	3	7	

Use	Code	Units	AM			PM			Daily Total
Single Family Attached Housing	215	10	In	Out	Total	In	Out	Total	72
			1	4	5	3	3	6	

WALKING SHED



CROZET TRAILS NETWORK



SCHOOLS IMPACT

Name	Multiplier	# of Units	# of Students
Brownsville Elementary	0.06 (townhome)	22	2
Henley Middle School	0.06	22	2
Western Albemarle High	0.14	22	4
Total: 8			

