

LOCUST GROVE

NEIGHBORHOOD FACT SHEET



2,444
RESIDENTS

City: 45,133

2,107
PEOPLE/SQUARE MILE

City: 4,403

20%
UNDER 18

City: 16%

\$456,000
MEDIAN HOME VALUE

City: \$516,000 (includes condo units)

35%
RENTER OCCUPIED

City: 61%

1.16
SQUARE MILES

City: 10.3 sq mi

The 2nd largest and 7th most
populous among all City
neighborhoods

18%
OVER 65

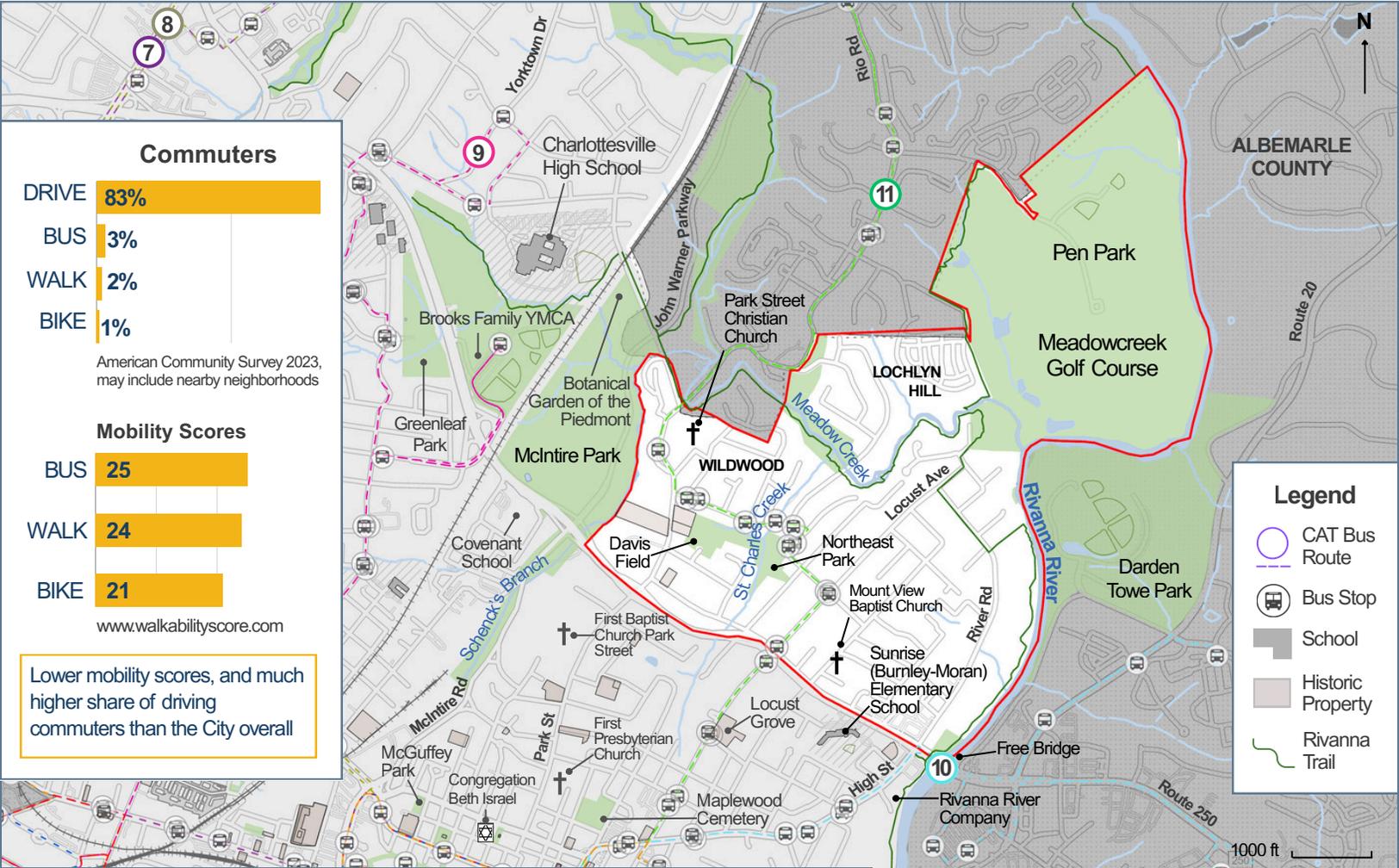
City: 12%

\$2,000
AVERAGE RENT

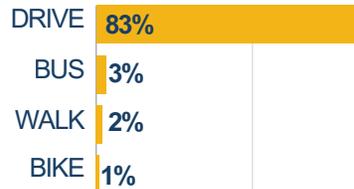
City: \$2,100

Larger share of seniors &
children than the City averages;
3rd lowest share of renters

19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.

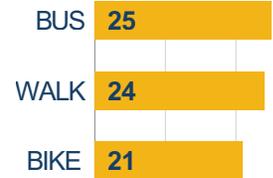


Commuters



American Community Survey 2023, may include nearby neighborhoods

Mobility Scores



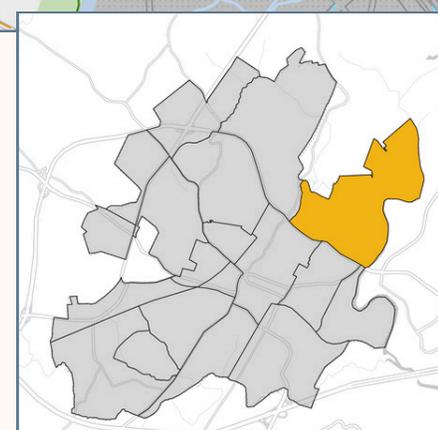
www.walkabilityscore.com

Lower mobility scores, and much
higher share of driving
commuters than the City overall

The land of the Locust Grove neighborhood was once part of the Locust Grove plantation; the original 1844 farmhouse still stands just south of the neighborhood boundary. Though development first started in the 1890s, Locust Grove remained rural in character until the 1940s. The 250 Bypass opened in 1954, and the neighborhood population doubled through the 1970s. Meadow Creek divides most of the neighborhood's residential areas from Pen Park, the City's largest, which takes up nearly half of Locust Grove's total area. The Rivanna River, which forms the eastern boundary, is a significant part of the area's natural and recreational resources, with the Rivanna Trail connecting to trails to the north as well as extending south of Free Bridge, where the site's first bridge was approved in 1762.

To learn more about Historic Preservation, go to: www.charlottesville.gov/264

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. (C) OpenStreetMap contributors and the GIS Community



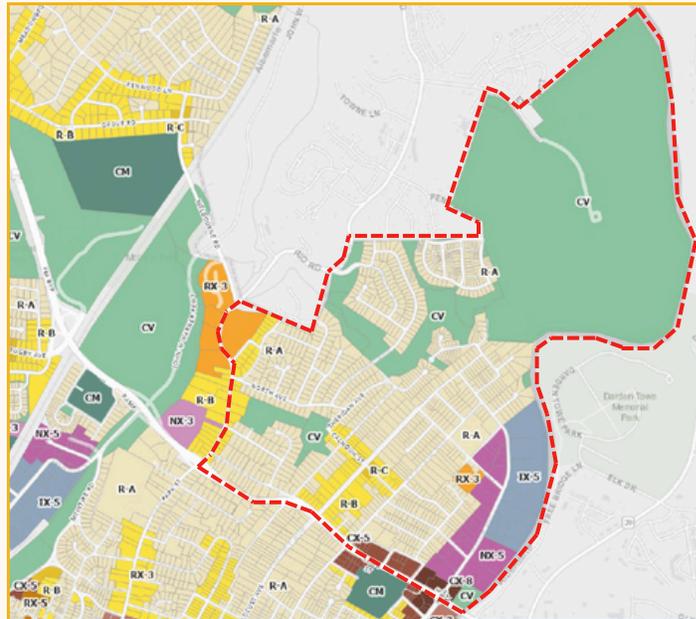
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ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

In early 2024, City Council adopted a new zoning ordinance, the first major overhaul since 2003.

Most of Locust Grove is zoned **R-A**, which allows a base level maximum of 3 units per lot, 4 if the existing house is not torn down.

Some areas along Park St and Locust Ave are zoned **R-B**, similar to R-A but with a base level of maximum of 6 units. A handful of lots are zoned **R-C**, with a base level of 8 units.

Areas along the 250 Bypass and River Rd allow different mixes of commercial, residential, and in the **I-X-5** zones industrial uses as well, with base level limits of 5 or 8 stories. A few parcels zoned **R-X-3** allow mixed uses with a base level limit of 3 stories.

To learn more, go to: www.charlottesville.gov/268/Zoning

NEW & PROPOSED DEVELOPMENTS

To learn more, go to: www.charlottesville.gov/1902

- 900 River Rd - 77-unit apartment building with 1,980 square feet of office space
- 1040 St. Clair Ave - 6-unit multi-family residential
- Lower Meadow Creek Trail - Upgrade current narrow trail to 8-foot-wide stone dust trail, includes one bridge
- Pen Park - Demolition of existing playground and construction of accessible playground, bathroom

NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: www.charlottesville.gov/1912

- East High St at US 250 - Adjust slip lanes, add stop bar, no right on red with button
- Rivervista Ave - Speed cushion/table
- Belleview Ave - Speed cushion/table
- St. George Ave - Speed cushion/table
- North Ave at Sheridan Ave & Calhoun St - Triangle
- Park St at Melbourne Rd - Add bike box northbound

CURRENT LAND USE

Single Family Residential	57%
Government & Nonprofit	32%
Multi-Family Residential	5%
Commercial & Industrial	5%

NEIGHBORHOOD GROUPS

To learn more, go to: www.charlottesville.gov/711

- Locust Grove Neighborhood Association
 - Contact secretary.locustgrove@gmail.com to be added to the email list

NEIGHBORHOOD EVENTS

- Rivanna River Fest - www.rivannariver.org/rivanna-riverfest/

To contact the City of Charlottesville's Neighborhood Administrators, email CvilleNeighborhoods@charlottesville.gov