SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: **Park Road Manufactured Home Park | Special Use Permit Request**

Parcel Description: **56-48**

Pre-App Meeting Date: **April 25, 2022**

Initial Submission: **October 13, 2022**

	ACREAGE	EXISTING ZONING	SPECIAL USE PROPOSED	COMP PLAN DESIGNATION
TMP 56-48	**14.94**	**R-6**	**Manufactured Home Park**	**Neighborhood Density Residential, Middle Density Residential, Greenspace**

Additional Zoning Considerations:

Entrance Corridor, Steep Slopes - Preserved

Location:

On Park Road, approximately 1,050 west of Claudius Crozet Park

Surrounding Uses:

This existing manufactured home park is located on Park Road. The property is adjacent to single family detached homes and townhomes, with wooded areas to the north.

Project Proposal:

Crozet MHC LLC (the "owner") is the owner of tax parcel 56-48, a 14.94-acre property in the Crozet Development Area of Albemarle County, Virginia. The property is currently a non-conforming manufactured home park with 73 units, the manufactured home park is non-conforming as it pre-dates the 1980 zoning ordinance. Today, manufactured homes parks are permitted by special use permit in the R-6 districts and the owner seeks to bring the property into conformance by requesting a special use permit for a manufactured home park on the property. Ultimately the owner seeks to increase the number of units on the property by adding 14 additional units for a total of 87 units on the property at a gross density of 6 DUA.

Public Need or Benefit:

The U.S. Department of Housing and Urban Development's Office of Policy Development and Research notes that "manufactured housing is the largest source of unsubsidized affordable housing in the United States," but despite this statistic and the public benefit this housing supply provides, it is incredibly burdensome to realize the establishment or expansion of manufactured housing in Albemarle County as this type of housing is not permitted by-right in *any* of Albemarle's conventional residential zoning

districts.[1] This type of exclusionary zoning has disincentivized the increase of this housing type to the housing stock in Albemarle County.

In a March 2022 article, Charlottesville Tomorrow identified four manufactured home parks that have been sold and redeveloped in the Charlottesville/Albemarle area in the last 15 years, and notes that number is likely an undercount.[2] A search of Albemarle's online project tracking database for "manufactured home parks," yields that only one manufactured home park has sought to expand via the special use permit process in the past 20 years. Despite serving a critical housing need in the community, this type of housing is dwindling in Albemarle County.

This expansion request is a unique opportunity to add 14 manufactured homes into an existing manufactured home community where there is additional land available for incorporation of these units into the community fabric.

Consistency with Comprehensive Plan and Crozet Master Plan:

The Crozet Master Plan has designated these parcels as neighborhood density residential, middle density residential, and greenspace. The Master Plan recommends a density of 3-6 dwelling units per acre within the Neighborhood Density Residential area and 6-12 dwelling units per acre within the Middle Density Residential area. As Crozet continues to grow, "infill of existing areas is likely to become a more significant portion of future housing development" (Land Use 4). The existing units are proposed to remain, and 14 manufactured home sites would be constructed as infill development, contributing to overall housing supply and choice. The guiding principle for the land use section of the Crozet Master Plan is to "support and strengthen Crozet's history as a vibrant community, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members." This proposed expansion is directly consistent with this guiding principle as the proposed new units, being the same scale as the existing units, are compatible in scale and design to the surrounding housing context. In addition, these units will contribute to housing choice in Crozet.

According to the Crozet Master Plan, a sidewalk connection on Park Road, from east of Crozet Park to Brookwood Road, is a top priority sidewalk project. The Master Plan estimates the cost of the sidewalk improvements from Crozet Park to Brookwood Road may be from $3 million to $8 million. With nearly 600' of frontage along Park Road, providing a sidewalk along the property would be not be feasible for the property while maintaining housing costs for residents. As plans for the sidewalk improvements move forward, the owner would be willing to work with County Staff to establish needed right-of-way to realize pedestrian connections along Park Road.

This proposal is consistent with the following goals and objectives of the Adopted 2015 Albemarle County Comprehensive Plan:

Development Areas Objective 4: Use Development Area land efficiently to prevent premature expansion of the Development Areas

The property is located within the Development Areas and has additional land available that can accommodate 14 additional units.

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[1] "Factory-Built Housing for Affordability, Efficiency, and Resilience" Winter/Spring 2020. U.S. Department of Housing and Urban Development Office of Policy Development and Research
https://www.huduser.gov/portal/periodicals/em/WinterSpring20/highlight1.html

[2] "Affordable Mobile Home Parks are Disappearing from Charlottesville – a new law may bring them back." March 7, 2022. Erin O'Hare

Development Areas Strategy 5c: Encourage developers to build within the density range recommended in the Master Plans on infill sites

The proposed density is within the Master Plan Recommended density range.

Development Areas Objective 6: Promote infill and redevelopment that is compatible with surrounding neighborhoods and uses.

This expansion is compatible with its surroundings.

Development Areas Objective 8: Preserve natural systems which are shown for preservation on Master Plan Land Use Plans

The natural systems shown on the Crozet Master Plan are to be preserved.

Housing Objective 4: Provide for a variety of housing types for all income levels and help provide for increased density in the Development Areas

Although one housing type is proposed with this expansion, there is a mixture of single family detached and single attached housing units in close proximity to the project.

Impact on Environmental Features:

There is an existing stream in the rear of the property and approximately 1,900 SF of preserved slopes adjacent to the stream. The stream and preserved slopes are within the existing wooded areas, which are proposed to remain.

Impact on Traffic:

The addition of 14 new units could add four trips in the morning peak hour and six trips in the evening peak hour.

Impact on Public Safety:

The property is located within the Western Albemarle Rescue Squad, the Crozet Fire Station, and the Blue Ridge Police District, Sector 8, Beat 17.

Impact on Public School Facilities:

School-aged residents of the property would attend Crozet Elementary School, Henley Middle School, or Western Albemarle High School. According to the 2021 Albemarle County Public Schools Subdivision Yield Analysis, 14 additional units could add four students to Crozet Elementary, four students to Henley Middle, and two students to Western Albemarle. With the expansion of Crozet Elementary completed, capacity is readily available for the possible addition of four students. Per the 2021 Long Range Planning Advisory Committee Recommendations for Albemarle County Public Schools, Henley Middle School has moderate capacity conflicts, and generally, a study for the County's middle school capacity should be conducted in the near future. While there are high capacity conflicts for Western Albemarle High School, the top priority identified by the LRPAC is to construct a new centrally-located facility to directly address high school capacity.

Impact on Public Parks:

The property is located approximately 1000' east of the Claudius Crozet Park entrance. Claudius Crozet Park is over 20 acres and new residents from the 14 new units could contribute to the community fostered by publicly available County amenities, located within a 10-minute walking shed of the property.

Identified Exceptions Necessary to Establish Conforming Use + Expansion:

As previously stated, this manufactured home park pre-dates the 1980 zoning ordinance. To bring this property into conformance and to allow for the expansion of the use, several exceptions from Sec. 5.3 of the Zoning Ordinance, which sets forth regulations for Manufactured Home Parks, are needed. Please see the attached spreadsheet that identifies the special exceptions needed on this property to establish a manufactured home park. Concurrent with the special use permit request, the following exceptions are requested:

- *Sec. 5.3.3(A) Manufactured home lots shall consist of at least 4,500 square feet, and shall have a width of at least 45 feet*
- *Sec. 5.3.4(B) Each manufactured home shall front on an internal street.*
- *Sec. 5.3.4(D) The minimum distance between manufactured homes shall be 30 feet. The Albemarle County Fire Marshall may require additional space between manufactured homes if public water is not available or is inadequate for fire protection.*
- *Sec. 5.3.5(A) Manufactured homes and other structures shall be set back at least 50 feet from the right-of-way of an existing public street.*
- *Sec. 5.3.5(B) Manufactured homes and other structures shall be set back at least 50 feet from the manufactured home park property line when it is adjacent to a residential or rural areas district*
- *Sec. 5.3.5(C) Manufactured homes and other structures shall be set back at least 15 feet from the right-of-way of internal private streets, common walkways, and common recreational or service areas. This distance may be increased to 25 feet for manufactured homes or structures at roadway intersections and along internal public streets.*
- *Sec. 5.3.5(D) Manufactured homes and other structures shall be set back at least six feet from any manufactured home space lot line.*
- *Sec. 5.3.7(B) Markers for manufactured home lots. Each manufactured home lot shall be clearly defined on the ground by permanent markers. There shall be posted and maintained in a conspicuous place on each lot a number corresponding to the number of each lot as shown on this site plan.*
- *Sec. 5.3.7(C) Outdoor living and storage areas. An outdoor living area shall be provided on each manufactured home lot. At least 100 square feet shall be hard surfaced. Storage buildings not to exceed 150 square feet shall be permitted in a designated area on each lot. Additional storage facilities may be provided in common areas.*
- *Sec. 5.3.8(A) Off-street parking. Off-street parking for manufactured homes, recreational uses, and service areas shall be provided in accordance with section 4.12 of this ordinance.*
- *Sec. 5.3.8(B) Internal street. A minimum of right-of-way width of 40 feet shall be established on internal private streets for the purpose of measuring setbacks. The right-of-way shall be maintained clear of all obstructions.*
    - *Sec. 5.3.8(B) Minimum typical street sections for internal streets*
        2. *Minimum typical street section for lot frontages of less than 85 feet: 20' travelway + 3' rolltop curb*
        3. *General Design Notes:*
            a. *Streets with no on-street parking serving up to 50 manufactured home sites shall have a minimum width of 20 feet*

b. *Pavement shall be prime and double seal bituminous surface treatment. Base shall be six inches of 21A or 21B aggregate base.*
e. *Minimum horizontal centerline curve radius is 250 feet.* (to be determined prior to SUP submission)
f. *Cul-de-sacs shall have a minimum radius of 45 feet measured to the edge of pavement.*
g. *Minimum radius of edge of pavement is 25 feet.*
h. *Roadside ditches shall be designed to contain the ten-year storm below the shoulder using Mannings "n" of 0.06 if lined with grass*
i. *Driveway entrance culverts and culverts crossing streets shall be designed to contain the ten-year storm below the road shoulder using appropriate VDOT nomographs.*
j. *Driveways shall be paved the same as streets to the right-of-way line. Aggregate base may be four inches thick.*
k. *Curb drop inlets shall be placed along the tangent portions of the street or at the points of curve at intersections.*
l. *Storm sewers shall be designed in accordance with VDOT criteria.*
m. *All construction and materials shall be in accordance with current VDOT road and bridge standards and specifications.*

- *Sec. 5.3.8(C) Recreation requirements. See section 4.16.*
- *Sec. 5.3.8(D) Pedestrian access. The requirements of section 32.7.2.3 shall be met.*
- *Sec. 5.3.8(G) Landscaping and screening. The requirements of section 32.7.9 shall be met. In addition, screening may be required in accordance with section 32.7.9.7 around the perimeter of the park, or part thereof, except where adequate vegetation already exists and a conservation plan has been submitted in accordance with section 32.7.9.4(b).*