SPECIAL USE PERMIT

CONCEPT PLAN + EXHIBITS

SP2022-00029

CROZET MOBILE HOME COMMUNITY

TMP 56-48
project ID: 21.075

Revised 02 May 2023
Revised 06 March 2023
Submitted 13 October 2022

Context Map

Sheet 1 of 5

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & SP Details
3 - Existing Conditions
4 - Concept Plan
5 - Exhibit: Access to Crozet Park



Image provided by Google Maps

SHIMP ENGINEERING, P.C.

SPECIAL USE PERMIT
CONCEPT PLAN + EXHIBITS
SP2022-00029

CROZET MOBILE HOME COMMUNITY

SITE & SP DETAILS

OWNER/DEVELOPER
Crozet MHC LLC
703 E Jefferson St.
Charlottesville, VA 22902

TMP(s)
56-48

ACREAGE
14.94 AC

MAGISTERIAL DISTRICT
White Hall

STEEP SLOPES & WATER PROTECTION ORDINANCE BUFFER
A water protection ordinance buffer is present on the property. Preserved steep slopes exist on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary and physical provided by Lotts & Associates, P.C., November 3, 2021, last revised December 8, 2021.
Four (4) foot contour interval topography per Albemarle County GIS.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0229D & 51003C0237D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
Lickinghole Creek (Water Supply Watershed)

WATER AND SANITARY SERVICES
Provided by Albemarle County Service Authority (ACSA)

ZONING
EXISTING: R-6 Residential
OVERLAY: Steep Slopes - Preserved
PROPOSED: R-6 Residential w/ special use permit [see below]
See attached special exception waiver request to amend requirements per Sec. 5.3 of the Albemarle County Zoning Ordinance

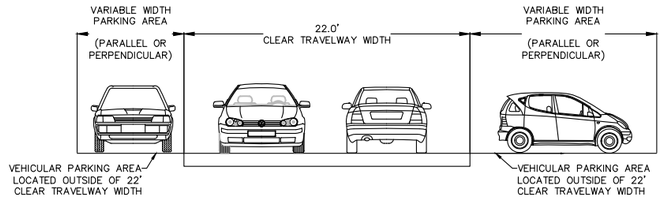
USE
EXISTING: Manufactured Home Park [non-conforming], 73 existing manufactured home units
COMPREHENSIVE PLAN DESIGNATION: Neighborhood Density Residential, Middle Density Residential, Green Systems
PROPOSED: Manufactured Home Park w/ 14 new manufactured home units, for a total of 87 manufactured home units

DENSITY
Maximum 87 units
Gross Density [14.94 AC] = 5.82 DUA ≈ 6 DUA
Net Density [13.83 AC] = 6.29 DUA ≈ 7 DUA

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Mobile Home Park	240	14 units [new]	1	3	4	4	2	6	70

STREET SECTION (TYP.)



Scale: 1"=10'

TMP 56-48

Revised 02 May 2023
Revised 06 March 2023
Submitted 13 October 2022

project: 21.075

SHIMP ENGINEERING, P.C.

SPECIAL USE PERMIT
CONCEPT PLAN + EXHIBITS
SP2022-00029

CROZET MOBILE HOME COMMUNITY

EXISTING CONDITIONS

Sheet 3 of 5

Adele Street
Adele Street
Agatha Drive
Claudia Street
Claudia Street
Park Road
Alfred Street
Alfred Street

100 0 100 200 300
Graphic Scale: 1"=100'

TMP 56-48

Revised 02 May 2023
Revised 06 March 2023
Submitted 13 October 2022

project: 21.075

SHIMP ENGINEERING, P.C.

SPECIAL USE PERMIT
CONCEPT PLAN + EXHIBITS
SP2022-00029

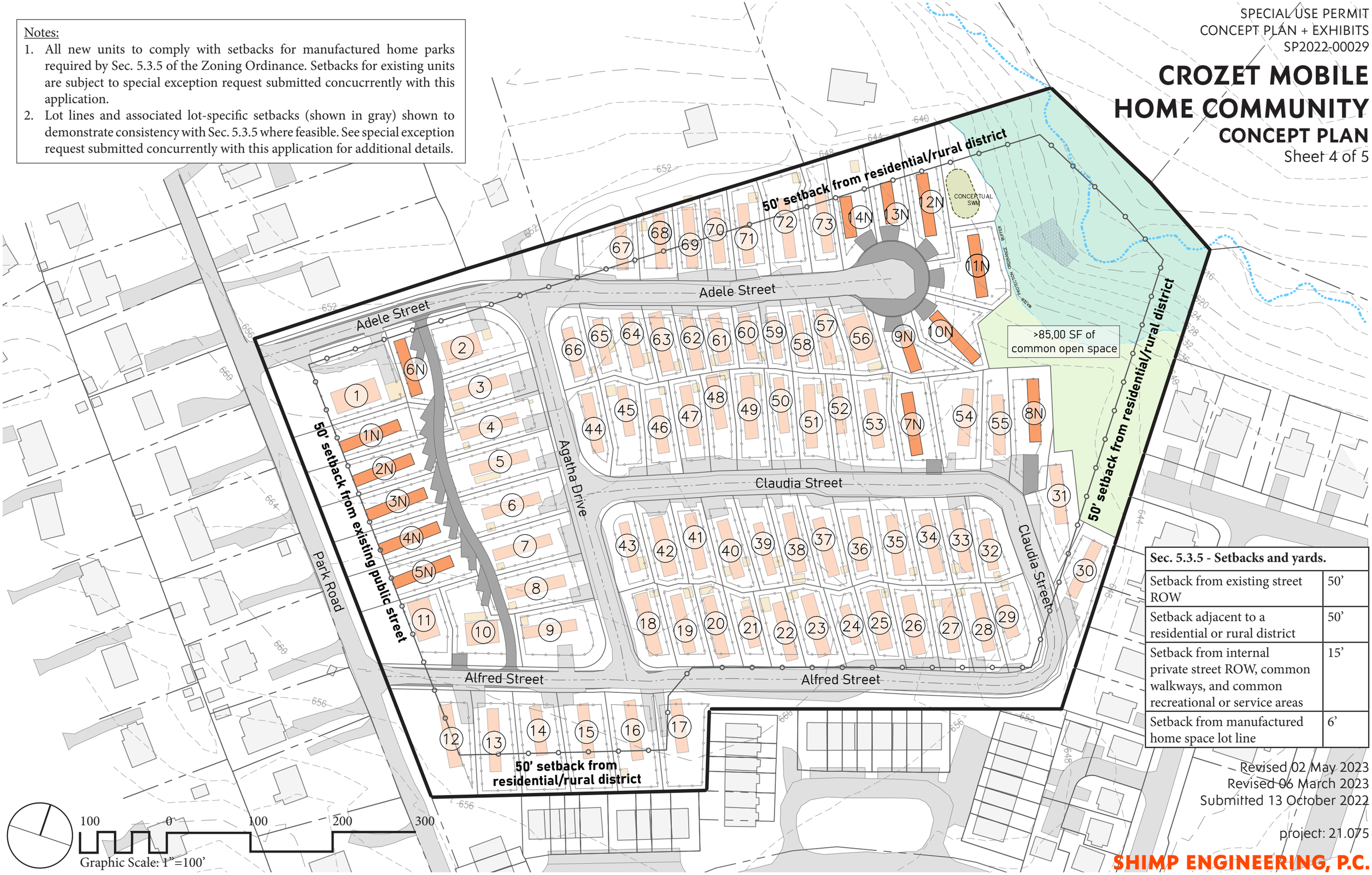
CROZET MOBILE HOME COMMUNITY

CONCEPT PLAN

Sheet 4 of 5

Notes:

1. All new units to comply with setbacks for manufactured home parks required by Sec. 5.3.5 of the Zoning Ordinance. Setbacks for existing units are subject to special exception request submitted concucrrently with this application.
2. Lot lines and associated lot-specific setbacks (shown in gray) shown to demonstrate consistency with Sec. 5.3.5 where feasible. See special exception request submitted concurrently with this application for additional details.



Sec. 5.3.5 - Setbacks and yards.	
Setback from existing street ROW	50'
Setback adjacent to a residential or rural district	50'
Setback from internal private street ROW, common walkways, and common recreational or service areas	15'
Setback from manufactured home space lot line	6'

Revised 02 May 2023
Revised 06 March 2023
Submitted 13 October 2022

project: 21.075

SHIMP ENGINEERING, P.C.

SPECIAL USE PERMIT
CONCEPT PLAN + EXHIBITS
SP2022-00029

CROZET MOBILE HOME COMMUNITY

EXHIBIT: ACCESS TO CROZET PARK

Sheet 5 of 5

Indigo Rd

Cladius Crozet Park

Owned by County of Albemarle

Arboleda Dr

Dunwood Dr

Eastern Ave

Leon Ln

Public access trail dedicated to County of Albemarle per DB 5608 PG 539

Owned by County of Albemarle

Pedestrian access to Claudius Crozet Park

Proposed trail & access easement for residents

Eastern Avenue Public ROW

Jonna St

Jonna Street Public ROW (existing sidewalks on both sides of street)

Adele St

Claudia St

TMP 56-48

Revised 02 May 2023
Revised 06 March 2023
Submitted 13 October 2022

project: 21.075

SHIMP ENGINEERING, P.C.