Attachment 5 - SE Matrix with Staff Comments and Recommendations

italic text is zoning ordinance language
regular text is comments by the applicant
bold font is staff comments and recommendations

Number	Requested Waiver	Regulation	Existing Lots (Lots not meeting regulation)	Proposed Lots (Lots not meeting regulation)	Staff Recommendation
Staff is recommending denial of ZMA202400007 or SP202400021 and as such is recommending denial of SE202400020. However, should the Board of Supervisors approve the ZMA and SP applications, specific staff recommendations on the SE application are included below.					
1	Sec. 5.3.3(a) Minimum Lot Sizes	*Manufactured home lots shall consist of at least 4,500 square feet, and shall have a width of at least 45 feet.*	Lots under 4,500 sf: 1-5, 11, 14-24, 28-34, 36-42 Lots less than 45' in width: 2-5, 7, 8, 10, 14-20, 28-34, 36-40 **Staff has no objections to this special exception for existing lots.**	**All proposed lots meet these regulations.**	**Staff recommends approval as proposed.**
2	Sec. 5.3.4(d) Location of Manufactured Homes	*The minimum distance between manufactured homes shall be 30 feet. The Albemarle County Fire Marshal may require additional space between manufactured homes if public water is not available or is inadequate for fire protection.*	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 10-12, 14-20, 22, 24, 28-31, 33, 35-39, 42, 43 Proposed structures on existing lots: 3, 6, 9, 21, 23, 27, 32, 34, 40, 41 **Staff has no objections to this special exception for existing structures.**	**All proposed lots meet these regulations.**	**Staff recommends approval with the condition that all proposed units must comply with the requirements of Sec. 5.3.4(d).**

			Fire Rescue has stated that they have concerns over avialable fire flow for the property, both as it exists and as proposed. Due to these concerns, Staff recommends approval with the condition that all proposed units must comply with the requirements of Sec. 5.3.4(d).		
3	Sec. 5.3.5(b) Setbacks and Yards	*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.*	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 10-12, 14-20, 22, 24 Proposed structures on existing lots: 3, 6, 21, 23 There are 20 existing structures that are set back less than 50 feet from the property line, where the property line is adjacent to a residential or rural areas district. Lots 1, 11, 22-24 contain structures that are very close to the adjacent property, with the existing structure on lot 22 located 3.0’ from the property line with tax map parcel 56-69B. The location of these structures is pre-existing and would not create an additional detriment on the neighboring parcels.	1N-20N, 41N The applicant is proposing a setback reduction to 35'.	**Staff recommends approval with the condition that landscape screening as required by Section 5.3.8(g) along the property boundary with TMPs 56-69B and 57-7.**

			Staff has no objection to this request given these lots are existing and homes have no reasonable area to be moved to on their existing "lot".	**Staff has no objection to the reduced setbacks provided that landscape screening as required by Section 5.3.8(g) along the property boundary with TMPs 56-69B and 57-7.**	
4	Sec. 5.3.5(c) Setbacks and Yards	*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.*	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 14-20, 24 Proposed structures on existing lots: None	Lots 1N-20N are proposed to have 4' setback. Lots 21N-39N, 42-49N are proposed to have 10' setback.	**Staff recommends approval as proposed.**
			Staff has no objections to existing manufactured homes that do not meet this regulation.	**Staff has no objection to this special exception provided Fire-Rescue and Building Inspections approval.**	
5	Sec. 5.3.5(d) Setbacks and Yards	*Manufactured homes and other structures shall be set back at least six feet from any manufactured home space lot line.*	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 14-20, 24 Proposed structures on existing lots: None	**All proposed lots meet these regulations.**	**Staff recommends approval as proposed.**
			Staff has no objections to existing manufactured homes that do not meet this regulation.		

6	Sec. 5.3.7(c) Improvements Required - Manufactured Home Lots	*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.*	Some existing lots have a hardscaped outdoor living area, such as attached porches or deck areas. These areas may be added at the discretion of the tenant, if desired. Existing residents may not want a newly paved area within their lot.	All proposed lots. The hardscaped outdoor living area is requested to be waived. Similar to the existing lots, if desired by the resident, outdoor living space may be added at the discretion of the tenant. Any new storage buildings associated with the creation of the 49 new lots shall not exceed 150 square feet.	**Staff recommends approval as proposed.**
			Staff has no objection to waiving the outdoor living area requirement.		
				Proposed lots are required to meet the 150 sf standard for storage buildings. No objection from staff.	
7	Sec. 5.3.8(a) Improvements Required - Manufactured Home Park	*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. Parking for manufactured homes may be provided on individual lots, or in convenient bays, in accordance with section 4.12.16. Additional parking*	All existing lots. While some existing lots have gravel parking areas, most residents park on the street. The manufactured home park has been established since the 1970s and has successfully managed parking without issue for decades.	All proposed lots. Proposed lots shall have off-street parking areas within their designated lots, however, the material of these parking areas is proposed as gravel. The applicant is requesting to waive the requirement for additional parking area for recreational vehicles in the common area at a rate of one space per ten units. Residents are not permitted to store recreational vehicles on site.	**Staff recommends approval as proposed.**

		area for recreational vehicles shall be provided in a common area at a rate of one space per ten units.	**Staff has no objection to waiving this requirement for existing lots. Parking will be analyzed during the site plan review stage to esnure there is adequate parking, whether on street or off-street.**	**All proposed lots will have off-street parking.**	
			Staff has no objection to the proposed gravel parking areas.		
			Staff has no objection to waiving the parking requirement for recreational vehicles.		
8	Sec. 5.3.8(b) Improvements Required - Manufactured Home Park	*Internal Street. A minimum 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.*	Beaver Hill Dr, Beaver Hill Lake Dr. Private roads are pre existing and are proposed to remain. Private roads will be improved, with Beaver Hill Dr ROW as 34' and Beaver Hill Lake Dr ROW as 28'.	All proposed private streets are shown with 34' ROW. The internal travelway section is proposed to consist of two 10' travel lanes, two 4' shoulders, and a 2' ditch and 4' pedestrian path on one side of the travelway.	**Staff recommends approval as proposed.**
			Engineering staff has evaluated this request and provided no objections.		

9	Sec. 5.3.8(b)(3)(e) Improvements Required - Manufactured Home Park - General Design Notes	*Minimum horizontal centerline curve radius is 250 feet.*	Beaver Hill Dr, Beaver Hill Lake Dr. The horizontal centerline curve radius at the existing turns is less than 250.	All proposed private streets are shown with 125' centerline radius curve. All proposed private streets are designed with a 125-foot centerline radius curve, which is consistent with the character and constraints of the surrounding area. Existing streets in the vicinity also have centerline radii of less than 250 feet, and the proposed design allows for a logical and seamless connection to this existing network. Given the small scale of the development and the expectation of low traffic volumes, the reduced curve radius is appropriate. Additionally, vehicles will travel at low speeds within the development, supported by private speed limit signage, further ensuring safe and manageable traffic flow.	**Staff recommends approval as proposed.**
			Engineering and Fire Rescue staff has evaluated this request and provided no objections.		

10	Sec. 5.3.8(b)(3)(h) Improvements Required - Manufactured Home Park - General Design Notes	*Roadside ditches shall be designed to contain the ten-year storm below the shoulder using Mannings "n" of 0.06 if lined with grass*.	Beaver Hill Dr, Beaver Hill Lake Dr. The private roads are pre-existing and proposed to remain. There is not a known record of flooding issues on the property as a result of road design and road conditions.	None.	**Staff recommends approval as proposed.**
			Engineering staff has evaluated this request and provided no objections.		
11	Sec. 5.3.8(b)(3)(j) Improvements Required - Manufactured Home Park - General Design Notes	*Driveways shall be paved the same as streets to the right-of-way line. Aggregate base may be four inches thick*.	All existing lots. The applicant is proposing to keep existing driveways in their current state. For most existing lots, this is gravel surface.	All proposed lots. New lots are proposed to have gravel driveways.	**Staff recommends approval as proposed.**
			Staff has no objection to this request.	**All proposed lots must have off-street parking, but Staff has no objection to the proposed gravel material as mentioned above.**	

12	Sec. 5.3.8(b)(3)(k) Improvements Required - Manufactured Home Park - General Design Notes	*Curb drop inlets shall be placed along the tangent portions of the street or at the points of curve at intersections. Curb drop inlets shall be sized and located to prevent overtopping of the curb during the ten-year storm. Curb drop inlets shall be VDOT DI-3A, 3B, or 3C with a type "A" nose.*	Shoulder and ditch section is proposed and therefore curb drop inlets will not be provided.	Shoulder and ditch section is proposed and therefore curb drop inlets will not be provided.	**Staff recommends approval with the condition that a note will be added to the application plan that states "no known drainage issues exist on the subject parcel and grading and drainage will be addressed with the VESMP Plan and shall meet all state and county requirements."**
			Engineering staff has evaluated this request and provided no objections.		

13	Sec. 5.3.8(c) Recreation Requirements	*See Section 4.16.*	All existing lots. Recreational equipment per Sec. 4.16 is not currently present on the property. Per Sec. 4.16, 43 units would require two tot lots, each within a 2,000 sq. ft. fenced-in area, for a total of 4,000 SF of playground area.	Per Sec. 4.16, 92 units would require three tot lots, each within a 2,000 sq. ft. fencedin area, for a total of 6,000 SF of playground area. One 2,000 SF tot lot with all the required equipment equivalent to one swing, one slide, two climbers, one buckabout or whirl, and two benches, will be provided on site. 21,800 SF of passive recreational area is proposed with this expansion, as shown on the concept plan. Additionally, a primitive recreational trail is proposed to be constructed in the stream buffer.	**Staff recommends approval of this request with the condition that a note be added to the application plan stating "One 2,000 SF tot lot with all the required equipment equivalent to one swing, one slide, two climbers, one buckabout or whirl, and two benches, will be provided on site. 21,800 SF of passive recreational area is proposed with this expansion, as shown on sheet 5-7."**
			Staff has no objection to this request for the existing units.	**Staff generally has no objection to the substitution of passive recreation for other amenities as required by Sec. 4.16.**	

14	Sec. 5.3.8(d) Pedestrian Access	*The requirements of Section 32.7.2.3 shall be met.*	Beaver Hill Dr, Beaver Hill Lake Dr. Sec. 32.7.2.3 of the Albemarle County Zoning Ordinance states that the agent may require sidewalks on one or both sides of the street. The agent may require additional sidewalks or pedestrian walkways between buildings, to adjacent properties, and, where appropriate, to private areas of recreation and open space, and to offsite public areas of recreation and open space. Per Sec. 32.7.2.3, it is in the agent's discretion to determine whether sidewalks would be required on the property. As an established manufactured home park, the community has adequately facilitated pedestrian movement throughout the property without sidewalks for over 50 years. Due to the existing geometry of the private streets without separate pedestrian infrastructure, vehicles travel at significantly lower speeds upon entering the property and anticipate pedestrians within the shared space of the street. Furthermore, the private streets do not provide interparcel connectivity and vehicles traveling on these roads are slowing down to find a parking space.	4' Pedestrian access path will be provided along rights side of the extension of Farm Road, as well as all new private streets in the Northern section of the parcel.	**Staff recommends approval of this request with the condition that the proposed 4' pedestrian path is extended along Beaver Hill Lake Dr. to Three Notch'd Rd on the application plan.**

			Additionally, proposed concept incorporates a primitive trail stretching throughout the property and connecting existing manufactured homes to proposed units, as well as the tot-lot. This ensures logical and safe flow of pedestrians throughout the property.		
			Staff has no objection to this request for the existing units.	**Staff generally has no objection to this request provided that the proposed 4' pedestrian path is extended along Beaver Hill Lake Dr. to Three Notch'd Rd.**	
15	Sec. 5.3.8(g) Landscaping and Screening.	*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 entire 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).*	All existing lots. Screening around the perimeter of the park is not present and is not proposed. As an existing manufactured home park that was established well before the development of the surrounding properties, screening of this existing community is not warranted.	Ample landscaping is proposed throughout the site, including street trees and plantings within the stream buffer that will screen the new lots in the northern section of the property. Given this extensive landscaping, additional perimeter screening is not proposed.	**Staff recommends approval with the condition as stated in SE request # 3, above.**

			Staff has no objection to this request for existing units provided the landscaping adjacent to Three Notch'd Rd on the application plan is installed at the illustrated location.	**Staff feels that landscape screening should be provided as required by Section 5.3.8(g) along the property boundary with TMPs 56-69B and 57-7.**	