

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202200029 Park Rd Manufactured Home Park (Crozet Mobile Home Community)	AGENDA DATE: August 16, 2023
SUBJECT/PROPOSAL/REQUEST: Request for expansion of an existing 73-unit legally non-conforming manufactured home park to add 14 units, for a total of 87 units, at a gross density of 5.82 dwelling units/acre. Associated with this application is a proposed special exception (SE202300010) for multiple waivers/variations to the manufactured home park supplemental regulations in County Code §18-5.3.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale, McCollum
	PRESENTER(S): Kevin McCollum, Senior Planner
	SCHOOL DISTRICT: Crozet Elementary, Henley Middle, and Western Albemarle High

BACKGROUND:

At its meeting on June 27, 2023, the Planning Commission (PC) voted 6:0 to recommend approval of SP202200029 Park Rd Manufactured Home Park for the reasons stated in the staff report, with all but one of the conditions recommended in the staff report. Several members of the public spoke and were generally supportive of the application. Attachments A, B, and C are the PC staff report, action letter with the revised conditions, and meeting minutes.

DISCUSSION:

Overall, the PC unanimously supported the proposed special use permit. The PC's discussion largely focused on whether to require a sidewalk and street trees along Park Road, as well as adequate recreational amenities, as conditions of development. The PC ultimately recommended a revision to Condition #2 to allow a path rather than a sidewalk along Park Road. The PC also recommended that staff re-examine special exceptions #21 (Recreation), #22 (Sidewalk), and #23 (Street Trees).

After the PC's public hearing, the Applicant submitted a revised Application Narrative and Concept Plan (Attachment D and E). The updated Application Narrative states that a path and trees along Park Rd will be provided at site plan. A note was added to the Concept Plan to address a comment associated with a special exception waiver/modification (#16-Stormwater). The applicant did not provide any new information about provision of additional recreational amenities.

Based on the PC's discussion and the Applicant's revisions, Staff has also revised the Special Exception Matrix with Staff Comments and Recommendations (Attachment F). As mentioned above, the PC supported special exceptions #1-20, but suggested Staff revisit #21 (Recreation), #22 (Sidewalk), and #23 (Street Trees). Staff believes that the proposed special use permit conditions address the previous concerns and comments regarding special exceptions #22 and #23. As long as a path and trees are provided along Park Rd from Adele St. to Alfred St., staff will work with the Applicant to finalize those details at site plan review.

However, staff still does not support special exception #21 (Recreation). Staff believes that additional on-site recreational amenities should be provided. The PC discussed and encouraged recreation, but did not include it in its motion, believing that final design should be left to a resident process. Staff remains concerned. Staff believes that waiving the requirement would not satisfy the purposes of the Zoning Ordinance to at least an equivalent degree. Based on County Code §18-4.16, a total of 87 units would require a minimum of 17,400 square feet of recreational area and two tot lots. Because of the proximity to Crozet Park and the trails system, staff is supportive of reducing on-site amenities to one tot lot or equivalent. Staff recommends a condition be added to the special use permit.

Below are PC and staff-recommended conditions, with slight modifications made by the County Attorney's Office:

1. Development of the use must be in general accord with the revised conceptual plan titled "Crozet Mobile Home Community," prepared by Shimp Engineering and submitted 7/26/2023. To be in general accord with this Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of buildings;
 - b. Location of parking areas;
 - c. Location of roads, alleys, and cul-de-sacs; and
 - d. Location of trail and access easementMinor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Prior to final site plan approval, the owner must provide a pedestrian path and trees along Park Road from Adele Street to Alfred Street.
3. The manufactured home park must not exceed eighty-seven (87) manufactured homes.
4. Final site plan design must include on-site recreational amenities, including a minimum of one tot-lot, or equivalent substitutions as may be approved by the Director of Planning, in accordance with *County Code* Section 18-4.16.2.1.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolutions (Attachment G and Attachment F) to approve SP202200029 and Special Exceptions 1-20, 22, and 23 of SE202300010 Park Rd Manufactured Home Park, with the revised conditions. Staff also recommends that the Board adopt the attached Resolution (Attachment I) to disapprove proposed Special Exception 21.

PROPOSED MOTIONS:

To approve Special Use Permit SP202200029:

I move to adopt the resolution attached to the staff report as Attachment G.

To approve Special Exceptions 1-20, 22, and 23 of SE202300010:

I move to adopt the resolution attached to the staff report as Attachment H.

To disapprove proposed Special Exception 21 of SE202300010:

I move to adopt the resolution attached to the staff report as Attachment I.

ATTACHMENTS:

A – June 27, 2023 Planning Commission Staff Report

A1: Location Map and Existing Conditions

A2: Application Narrative

A3: Concept Plan

A4: Special Exception Application Matrix

A5: Special Exception Matrix with Staff Comments and Recommendations

A6: Concept Plan and Exhibits

A7: County Code §18-5.3 Manufactured Home Parks

B – June 27, 2023 Planning Commission Action Letter

C – June 27, 2023 Planning Commission Minutes

D – Revised Application Narrative

E – Revised Concept Plan

F – Revised Special Exception Matrix with Staff Comments and Recommendations

G – Resolution to Approve Special Use Permit

H – Resolution to Approve Special Exceptions 1-20, 22, and 23

I – Resolution to Disapprove Special Exception 21