



## Legislation Text

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**File #:** REZ2020-10001, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve a Zoning Atlas amendment from the Medium Density Residential (MDR) District to the Mobile Home Park (MHP) District for 1298 Lakeview Road and pass Ordinance 9426-21 on first reading. (REZ2020-10001)

### **SUMMARY:**

This Zoning Atlas amendment involves a 0.141-acre property on the north side of Lakeview Road, approximately 1250 feet east of Missouri Avenue. The parcel is currently owned by Cobblestone I CTC, LLC. The applicant is requesting to rezone the property from the Medium Density Residential (MDR) District to the Mobile Home Park (MHP) District. The applicant has submitted a Future Land Use Map amendment, which is being processed concurrently with this case (see LUP2020-10001).

The proposed Mobile Home Park (MHP) District is compatible with the surrounding zoning districts and single-family and multifamily uses in the vicinity of the subject property. The applicant's intent is to convert the existing office building on the property to a clubhouse for use by the residents of the abutting 113-unit mobile home park, while making minor improvements to the site. The requested amendment could allow the parcel to be redeveloped with one dwelling unit or limited non-residential uses, including retail or office uses intended to serve the residents of the mobile home park.

The Planning and Development Department has determined that the proposed Zoning Atlas amendment is consistent with the provisions of the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding properties and character of the neighborhood.
- The available uses in the Mobile Home Park (MHP) District are compatible with the surrounding area.
- The proposed amendment will not adversely impact or unreasonably affect the use of other property in the area.
- The proposed amendment will not adversely burden public facilities, including traffic carrying capabilities of streets in an unreasonably or disproportionate manner, and
- The proposed Mobile Home Park (MHP) District boundaries are appropriately drawn in regard to location and classification of street, ownership lines, existing improvements and the natural environment.

The Community Development Board reviewed this application at its December 15, 2020 public hearing and made a unanimous recommendation of approval to the Council.

**APPROPRIATION CODE AND AMOUNT:** N/A

**USE OF RESERVE FUNDS:** N/A