

Zoning Case ZN8208



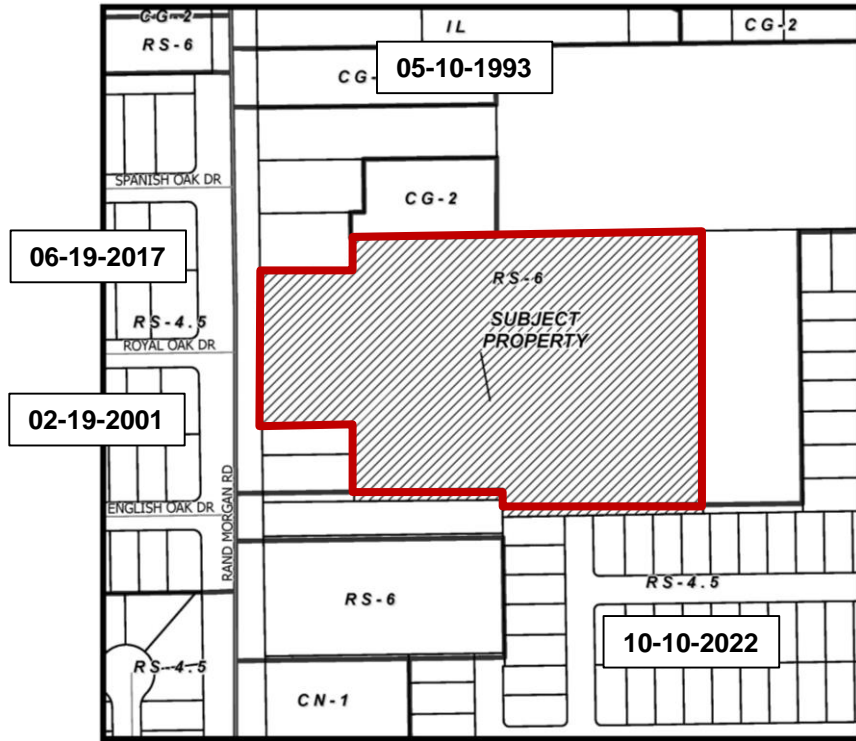
**2130 Rand Morgan Road LLC
District 1**

**Rezoning for a property at or near
2130 Rand Morgan Road
From the "RS-6" Single-Family District
To the "R-MH" Manufactured Home**



City Council
July 16, 2024

Zoning and Land Use



Proposed Use:

To expand an existing non-compliant manufactured home park use.

ADP (Area Development Plan):

Northwest, (Adopted on January 9, 2001)

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"RS-6" Single-Family District

Adjacent Land Uses:

North: Low-Density Residential, Vacant; Zoned RS-6 & CG-2

South: Low-Density Residential, Vacant;
Zoned: RS-4.5/PUD

East: Vacant; Zoned: RS-6

West: Transportation, Low-Density Residential, Vacant;
Zoned: RS-4.5



Public Notification

43 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

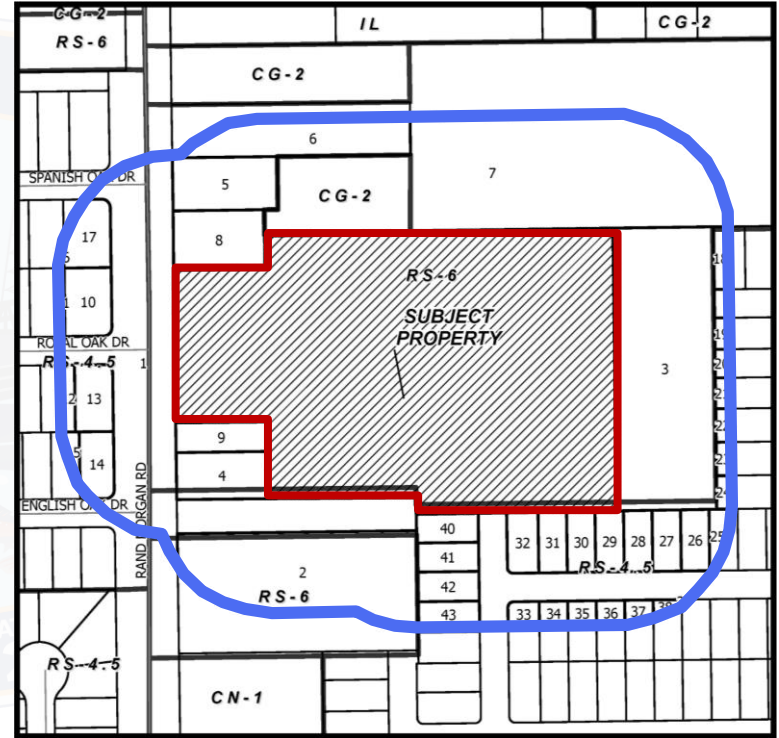
Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O



*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many elements and goals of Plan CC and the FLUM designation of Medium-Density Residential.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The amendment, as proposed, will not have any negative impact upon the surrounding properties and neighborhood. It is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - Staff granted an administrative adjustment to existing non-conformities, as addressing them would create unnecessary hardship. This development will preserve the housing supply and augment it.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE “R-MH” MANUFACTURED HOME DISTRICT**