

FILE NO.: Z-9264

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Owner: Ramon Sanchez  
Applicant: Maria Elena Almanza Perez  
Location: 3500 Coffey Lane  
Area: 0.38 Acre  
Request: Rezone from R-2 to R-7A  
Purpose: Single wide manufactured home  
Existing Use: Vacant lot

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#### SURROUNDING LAND USE AND ZONING

North – Shopping center; zoned C-2

South – Mobile home park (across Coffey Lane); zoned R-2

East – Single family residence and mobile home park; zoned R-2

West – Single family residence and undeveloped property; zoned R-2

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #23 (Baseline/Southwest Route) runs along Baseline Road and Scott Hamilton Drive to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Upper Baseline and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located Geyer Springs East Planning District. The Land Use Plan shows Residential Medium (RM) for this property. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between (six) 6 and twelve (12) dwelling units per acre. The applicant has applied for rezoning from R2 (Single Family District) to R7A (Manufactured Home District) to allow one (1) single-wide manufactured home.

Master Street Plan: South of the property is Coffey Lane and it is shown as a Local Street on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Ramon Sanchez, owner of the 0.38 acre property located at 3500 Coffey Lane, is requesting to rezone the property from "R-2" Single Family District to "R-7A" Manufactured Home District. The property is located on the north side of Coffey Lane, approximately 600 feet east of Hilary Springs Road. The rezoning is requested to allow placement of one (1) 16 foot by 60 foot manufactured home on the property.

The property is currently undeveloped and mostly grass covered. A small storage building on a concrete slab is located along the east property line near the center of the lot. A gated access drive is located at the southeast corner of the property. The applicant proposes to remove the storage building from the site, and place the 16 foot by 60 foot manufactured home along the east property line, as noted on the attached site plan.

The properties east, west and south of the site are zoned R-2 and contain single family residences. A mobile home park containing approximately 23 manufactured homes is located across Coffey Lane to the south. Single family homes are located immediately east and west of the site, with additional undeveloped property to the west. A second mobile home park is located to the east, at the corner of Coffey Lane and Auxor Road. This mobile home park contains approximately 24 manufactured homes. C-2 zoned property is located immediately north of the site and contains a large multi-tenant commercial building.

The City's Future Land Use Plan designates this property as Residential Medium Density. The requested R-7A zoning does not require a change to the Land Use Plan.

The R-7A Zoning District is a site plan review district. The following are the siting criteria for manufactured homes in the R-7A District as per Section 36-262(d) (2) of the City's Zoning Ordinance:

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport features.
- c. Permanent foundation.
- d. Exterior wall finished in a manner compatible with the neighborhood.
- e. Underpinning with permanent materials.
- f. Orientation compatible with placement of adjacent structures.
- g. Off-street parking per single-family dwelling standards.

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. As noted above, there are a number of other manufactured homes in this immediate residential area. Most of these manufactured homes are nonconforming and have existed as part of the neighborhood for a number of years. Therefore, the placement of the manufactured home at 3500 Coffey Lane is not out of character with the neighborhood. To staff's knowledge the proposed manufactured home will comply with the siting criteria found in Section 36-262(d) (2) of the City's Zoning Ordinance. Additionally, the manufactured home complies with the minimum setback requirements for the R-7A Zoning District. Any additions to the manufactured home (steps, porch, etc.) or accessory structures (carport, storage building, etc.) placed on the site must comply with the minimum ordinance required setbacks from property lines. Staff believes the requested R-7A zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-7A rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 26, 2017)

Staff informed the Commission that the applicant failed to send the required notifications to surrounding property owners. Staff recommended that the application be deferred to the December 14, 2017 agenda.

The application was placed on the Consent Agenda for deferral to the December 14, 2017 agenda. The vote was 11 ayes, 0 nays and 0 absent. The application was deferred.

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PLANNING COMMISSION ACTION:

(DECEMBER 14, 2017)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval.

The application was placed on the Consent Agenda for approval as recommended by staff. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.