

Owner: Donna Zimmerman
Applicant: Brian Hinson, II
Location: 17911 Colonel Glenn Road
Area: 0.78 Acre
Request: Rezone from R-2 to R-7A
Purpose: Placement of one (1) single-wide manufactured home
Existing Use: Vacant

SURROUNDING LAND USE AND ZONING

North – Single family residences, including manufactured homes
(across Colonel Glenn Road); zoned R-2

South – Undeveloped property and single family residences,
including manufactured homes; zoned R-2

East – Single family residences; zoned R-2

West – Single family residences, including manufactured homes,
and a church; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Colonel Glenn Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows for single family homes at densities not to exceed six dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than six units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to R-7A (Manufactured Home District) to allow for the placement of a manufactured home on the site.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lane is shown along Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Donna Zimmerman, owner of the 0.78 acre property located at 17911 Colonel Glenn Road, is requesting to rezone the property from "R-2" Single Family District to "R-7A" Manufactured Home District. The property is located on the south side of Colonel Glenn Road, between Rocky Lane and Jack Mann Road. The rezoning is requested to allow placement of one (1) single-wide manufactured home on the site.

The applicant recently tore down an old single family home which existed on the property and replaced it with a 13.63 foot by 60.92 foot single-wide manufactured home (2002 model). The manufactured home is currently vacant. Debris from the old home removal is located behind the manufactured home near the center of the overall property. The applicant has been in the process of removing the debris from the property.

The manufactured home exceeds the minimum required building setbacks from all property lines. The front setback will be approximately 33 to 35 feet after right-of-way dedication for Colonel Glenn Road. Other improvements including a front deck, carport, storage building, paved/gravel driveway and fencing are

shown on the proposed site plan. All other improvements appear to meet ordinance requirements. The manufactured home will be required to meet the following siting criteria 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.

Single family residences, including manufactured homes, are located north, east and west of the subject property. Single family residences, including manufactured homes, and undeveloped property are located to the south. A church is located further to the west. Commercial uses, zoned PCD, are located further east at the intersection of Colonel Glenn Road and Rocky Lane.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested R-7A zoning does not require an amendment to the plan.

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. The R-7A zoning is a single family zoning which allows placement of one (1) single-wide manufactured home on the site. The R-7A zoning is also a site plan review zoning. All of the improvements shown on the applicant's site plan appear to comply with ordinance standards. The applicant will need to comply with the above-referenced siting criteria for manufactured homes as per Section 36-262(d) (2) of the City's Zoning Ordinance. Staff believes rezoning this property to R-7A to allow placement of one (1) single-wide manufactured home on the site will have no adverse impact on the adjacent properties or the general area.

F. SUBDIVISION COMMITTEE COMMENT: (NOVEMBER 5, 2014)

Brian Hinson was present, representing the application. Staff described the proposed R-7A rezoning, noting that the site plan submitted by the applicant appeared to comply with ordinance standards. Staff noted that the required siting criteria would need to be complied with. The right-of-way dedication requirement was briefly discussed. After the discussion, the committee forwarded the application to the full Commission for resolution.

G. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-7A rezoning, subject to compliance with the following siting criteria 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.

PLANNING COMMISSION ACTION:

(DECEMBER 4, 2014)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.