



Public Hearing

ZC-20-22

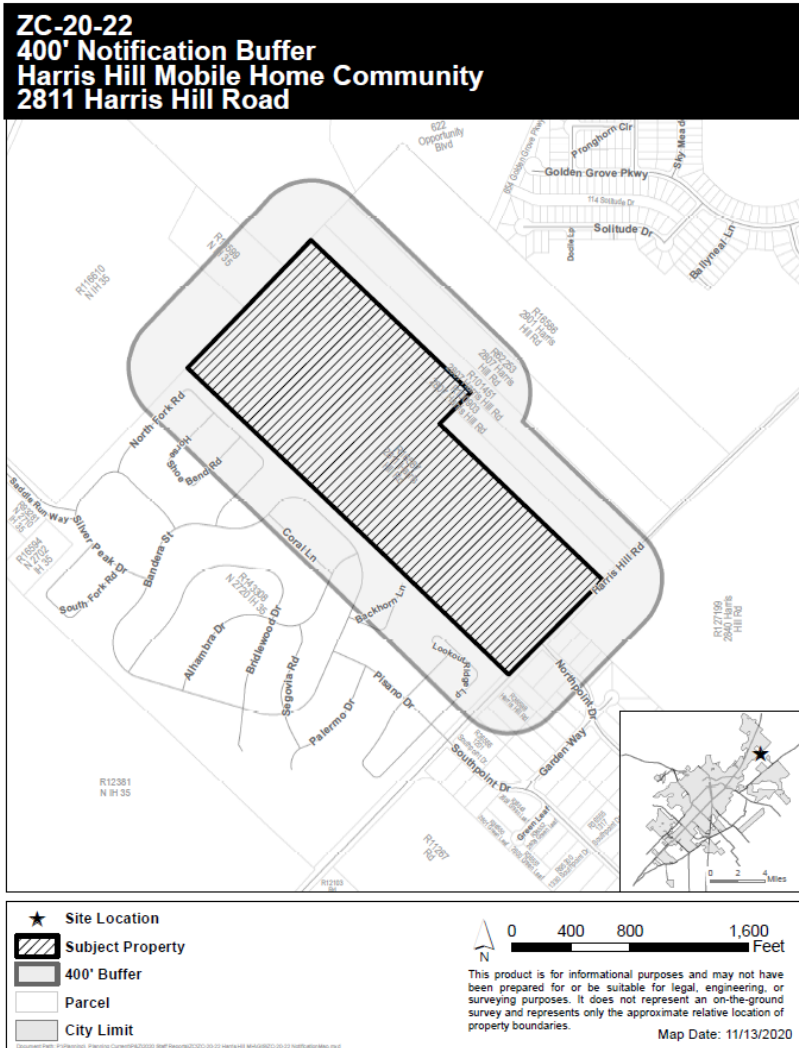
Harris Hill Mobile Homes FD to MH

Receive a Staff presentation and hold a Public Hearing to consider comments for or against Ordinance 2021-02, amending the Official Zoning Map of the City in Case No. ZC-20-22 by rezoning approximately 72.85 acres of land located on Harris Hill Road, approximately one-half mile south of Yarrington Road; from “FD” Future Development District to “MH” Manufactured Home District; including procedural provision; and providing an effective date; and consider approval of Ordinance 2021-02, on the first of two readings.



Property Information

- Approximately 72.293 acres
- Harris Hill Road south of Yarrington Road
- Located outside City Limits





Context & History

- Currently Vacant
- Surrounding Uses
 - Saddlebrook Manufactured Home Community
 - Agricultural
 - Harris Hill Race Track

ZC-20-22
Aerial View
Harris Hill Mobile Home Community
2811 Harris Hill Road

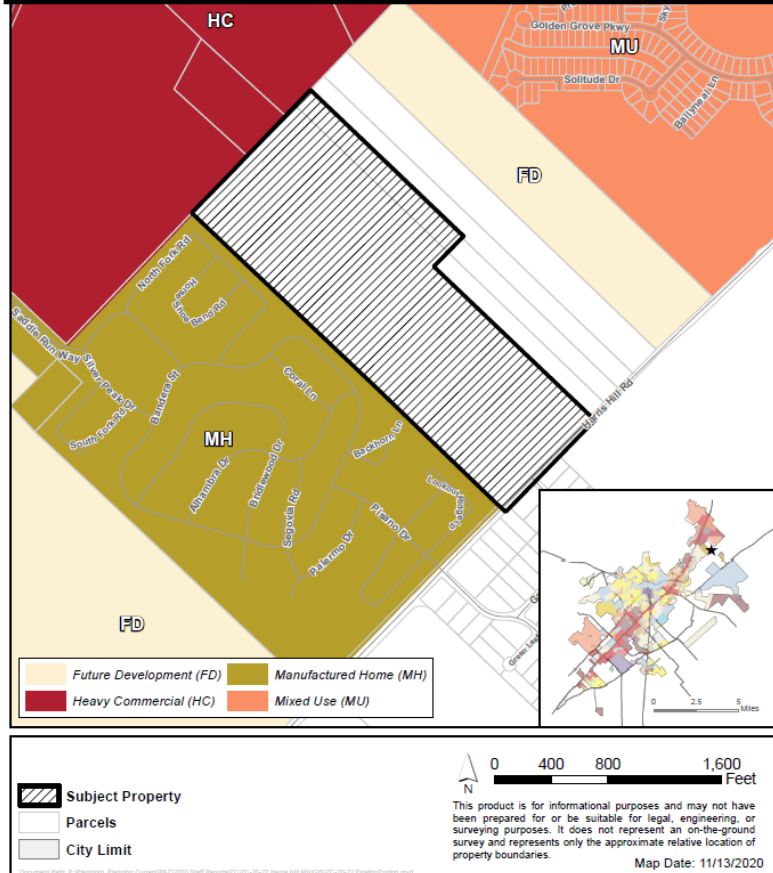




Context & History

- Existing Zoning:
Future Development (FD)
 - Allows very low density residential
- Proposed Zoning:
Manufactured Home (MH)
 - Manufactured Home Community

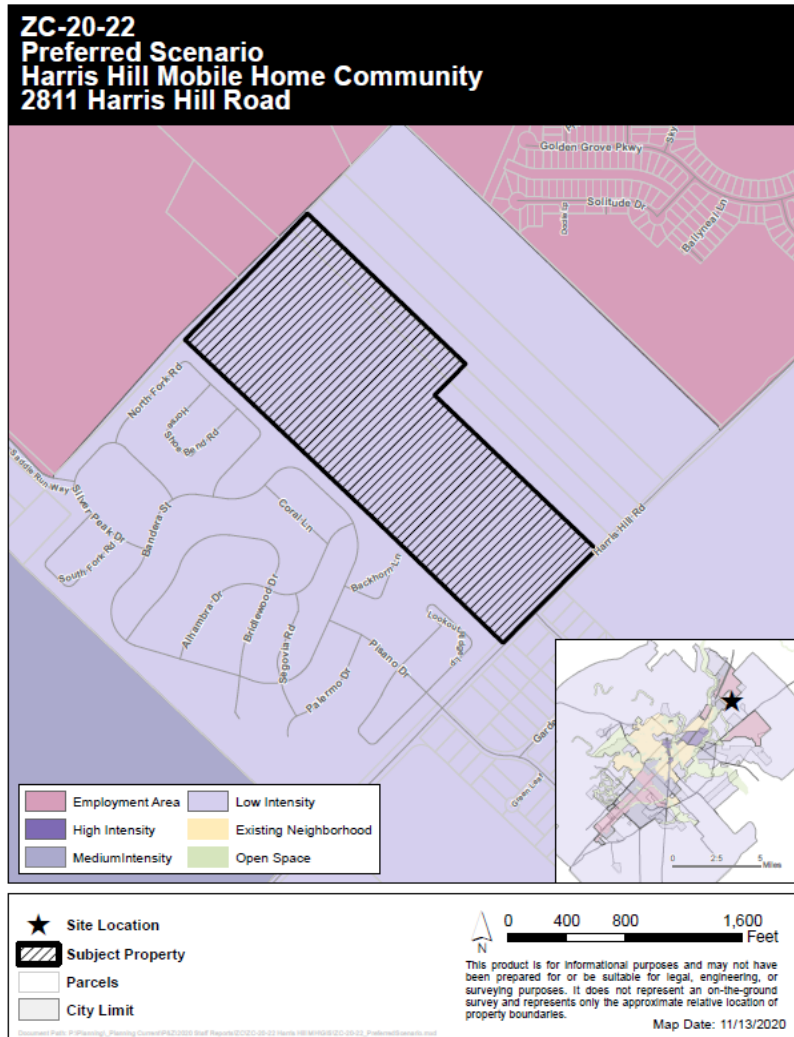
ZC-20-22
Existing Zoning
Harris Hill Mobile Home Community
2811 Harris Hill Road





Context & History

- Existing Preferred Scenario:
Low Intensity
- Proposed Preferred Scenario:
No Change



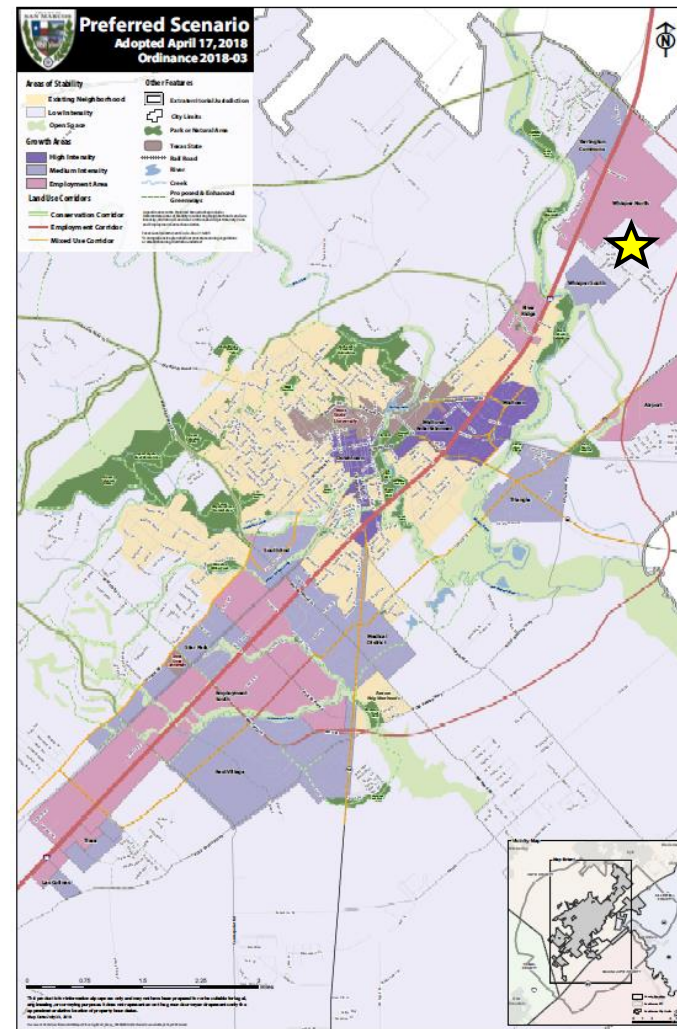


Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Area of Stability–Low Intensity

*“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”
(Comprehensive Plan, pg. 77)*





Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

“Special District” (MH) within Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

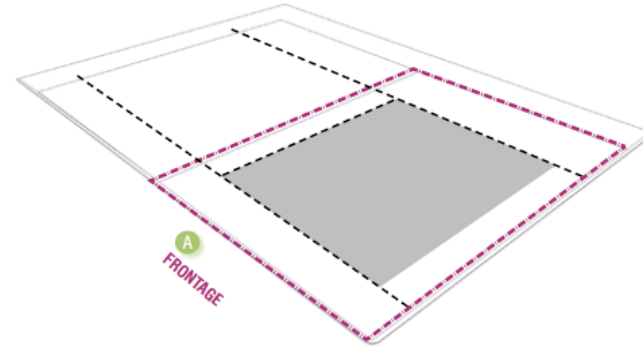


Zoning Analysis

- MH zoning is intended for manufactured homes or manufactured home communities with associated standards
- **Allowable Building Types:** *Manufactured Homes*
- **Allowable Uses:** *Community Garden, Urban Farm, accessory structures, manufactured home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses .*

MH

SECTION 4.4.5.5 MANUFACTURED HOME



KEY

--- Property Line (ROW)
 A Metrics on This and Facing Page

--- Setbacks
 Building Footprint

GENERAL DESCRIPTION

The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.

DENSITY

Units Per Gross Acre	9.0 max.
Impervious cover	75% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

LOT STANDARDS

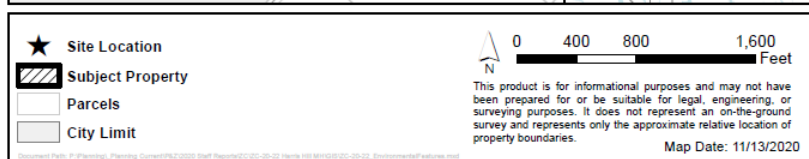
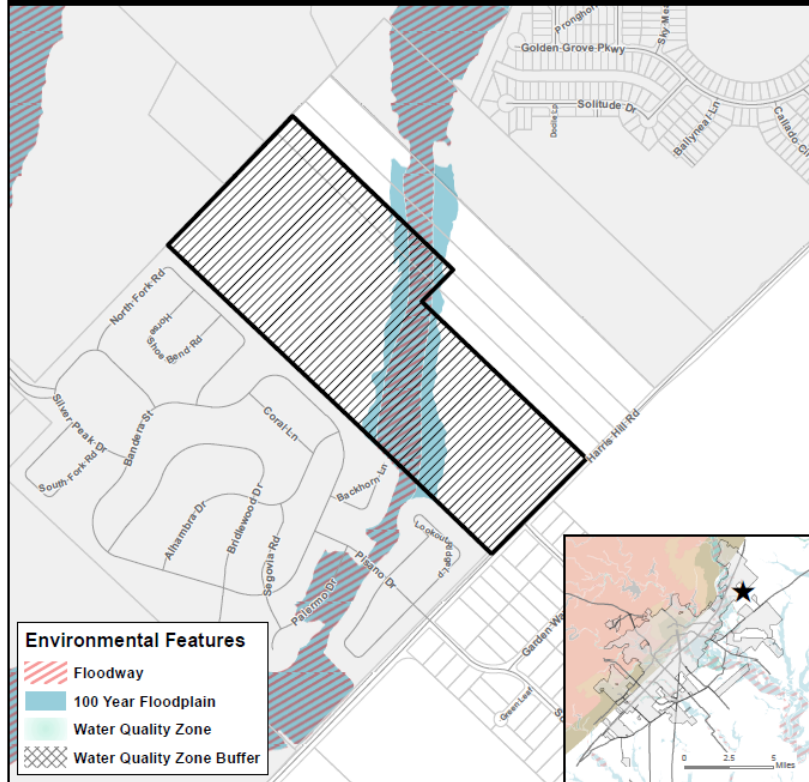
Area of Manufactured Home Lot or Space	
Interior Lot or Space	3,200 sf min.
Corner Lot or Space	4,400 sf min.
Width of Manufactured Home Lot or Space	
Interior Lot or Space	40 ft. min.
Corner Lot or Space	55 ft. min.
Depth of Manufactured Home Lot or Space	
	80 ft. min.



Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

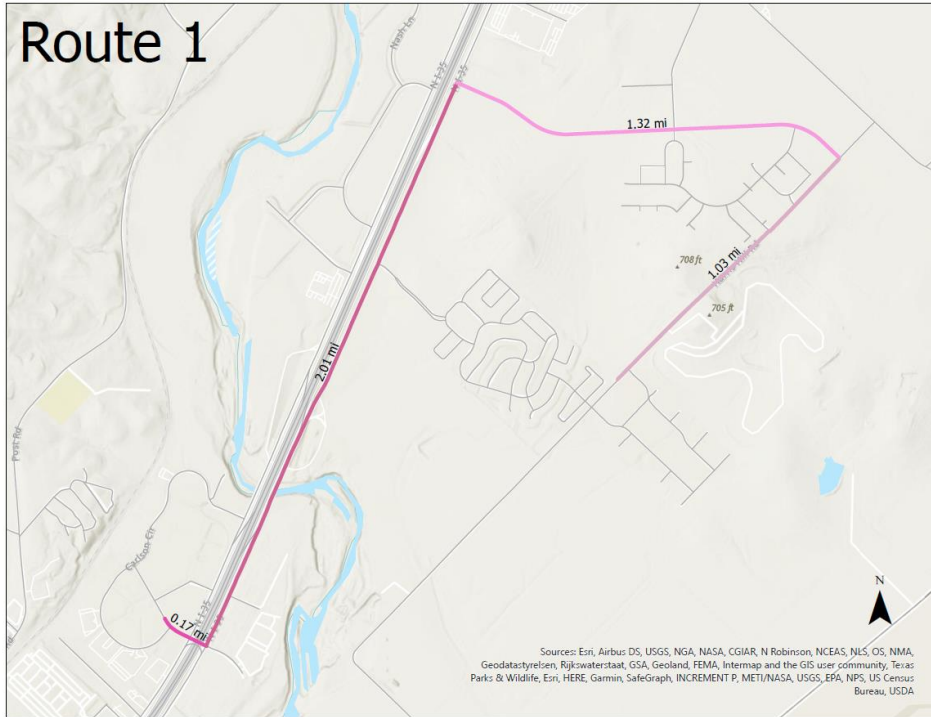
ZC-20-22 Environmental Features Harris Hill Mobile Home Community 2811 Harris Hill Road



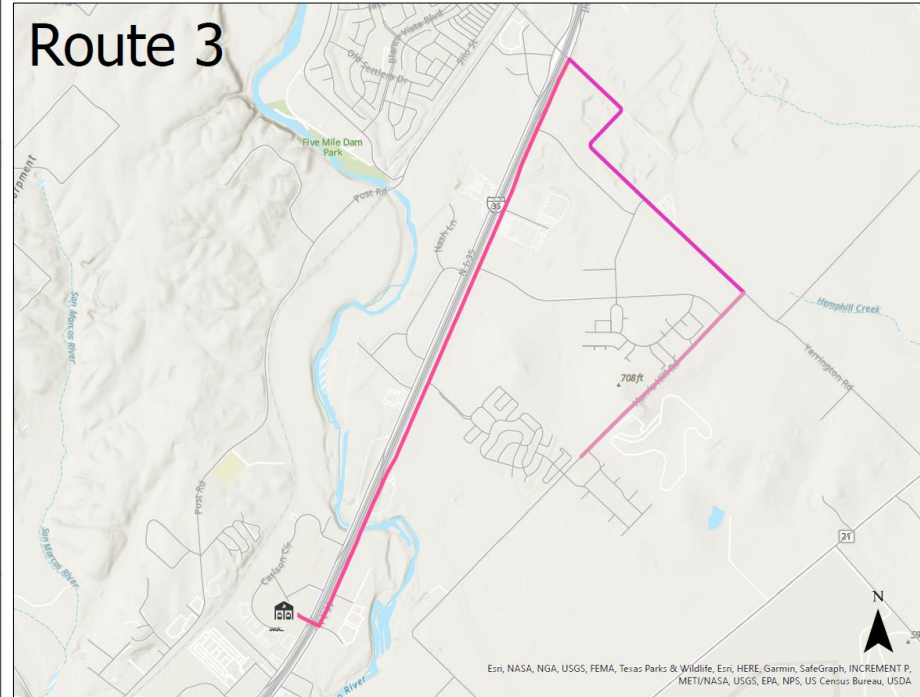


Emergency Response

Route 1



Route 3





Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 8-0 vote.
- City Council heard this item at their May 4 meeting and voted two approve with conditions.
- Staff recommends **approval** of the request as presented.



Proposed Deed Restrictions

- a) While occupied by its owner as the owner's residence, leasing of a manufactured home shall be restricted to the family of the owner and up to one other person who is not related to any of the family members by blood, legal adoption, marriage, or conservatorship.



Proposed Deed Restrictions cont.

- b) As long as the average emergency response time to the Property exceeds the City's then current target emergency response time (seven minutes as of the date hereof), then, at the time of application for, and before execution of, any lease for a lot or space for placement of a manufactured home or lease for a manufactured home, the applicant shall be provided with written notice of the average emergency response time to the Property.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Manufactured Home (MH)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Community Garden, Urban Farm, accessory structures, manufactured home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, two parking spaces are required for each manufactured home site in accordance with the requirements for residential single family dwellings under Section 7.1.2.1 of the Development Code.
Max Residential Units per acre	0.4 units per acre (max)	9 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements based on use	Tree and shrub requirements based on Multi-Family landscape requirements (20% landscape area)
Building Height (max)	2 stories (40 feet)	2 stories
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	Measured from manufactured homes spaces. 10' minimum front; 5' minimum side; 20' minimum rear
Impervious Cover (max)	30%	75%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	3,200 sf minimum lot area; 4,400 sf minimum lot area for corner lot; 40' minimum lot width; 55' minimum lot width for corner lot 80' minimum lot depth
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max