TO: Mayor and City Council

SUBJECT: ZON2008-28 – Zoning request on a parcel with no zoning to MH Manufactured Housing, generally located 1/2 mile east of Hydraulic Avenue at 55th Street South and abutting the Arkansas River. (District III)

INITIATED BY: Metropolitan Area Planning Department

AGENDA: Planning (Consent)

MAPC Recommendation: Approve, subject to platting within one year (10-0).

MAPD Staff Recommendation: Approve, subject to platting within one year.

DAB Recommendation: None, DAB III did not hear this request.
**Background:** The application area is an unzoned parcel along the Arkansas River. The property is under the same ownership as the mobile home park to the north and west of the site. The applicant wishes to develop the site with storage for the mobile home park and therefore is requesting a rezoning to MH Manufactured Housing (“MH”). The property is currently unplatted; however, the applicant has initiated the platting process.

Property north and west of the site is zoned MH and is developed with manufactured home pad sites. Property south of the site is zoned SF-5 Single-family Residential and utilized as a municipal sewage treatment site. Property east of the site is the unzoned Arkansas River.

**Analysis:** The MAPC approved this request unanimously on June 5, 2008; no one spoke against the request at the public hearing and no protest petitions were filed.

**Financial Considerations:** None.

**Goal Impact:** Promote Economic Vitality.

**Legal Considerations:** The ordinance has been reviewed and approved as to form by the Law Department.

**Recommendation/Actions:**

1. Adopt the findings of the MAPC and approve the zone change subject to platting within one year, withhold publication of the ordinance until the plat is recorded; or

2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a two-thirds majority vote of the City Council on the first hearing.)