

PLANNING COMMISSION CASE REPORT

Case Number: 2016-044

PC Meeting Date: 04-11-16

Applicant Request**Special Permit for a Single-Wide Manufactured Home**

Property Location:	7126 Moses Road
Property Owner:	William K. Friar
Applicant:	William K. Friar

Project Description

- Proposal: Place a single-wide manufactured home on property.
- Proposed Access: Access provided from Moses Road.

Site Analysis**Site Description**

- Location: The approximately 1 acre site is located on the east side of Moses Road approximately 20 feet northeast from the Hillcrest Road and Mises Road intersection.
- Current Access: Access provided from Moses Road.
- Current Development form: The area consists of small lot one-story dwellings in subdivisions and individual large lot dwellings and manufactured homes.
- Current Land Uses: The properties surrounding the site are low-density residential.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The property to the north is zoned A-1 Agricultural District and R-5 Single-Wide Manufactured Home District. The properties to the east are zoned R-2A Rural Residential District. The property to the south is zoned A-1 Agricultural District. The properties to the west are zoned A-1 Agricultural District and R-2A Rural Residential District.
- The nearest single-wide manufactured home is on an adjacent parcel north of the site.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.

Key Findings

- The proposed use is consistent with surrounding uses based on other single-wide manufactured homes within proximity of this site.
- The proposal is consistent with the development form of the area based on setbacks, massing of structure, and size of lot.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve