

PLANNING COMMISSION CASE REPORT**Case Number: 2016-123****PC Meeting Date: 09-12-16****Applicant Request****Special Permit for a Single Wide Manufactured Home**

Property Location:	2015 Ell Road
Property Owner:	Raymond Swanson
Applicant:	Raymond Swanson

Project Description

- Proposal: Place one single wide manufactured home on a portion of a 30-acre site.
- Proposed Access: Entrance on Ell Road.

Site Analysis**Site Description**

- Location: The site is located at the end of Ell Road.
- Current Access: Ell Road
- Current Development form: The area is sparsely developed with predominately large undeveloped acreage.
- Current Land Uses: The area is predominately agricultural uses with sparse large lot residential dwellings. There are several other single-wide manufactured homes within a quarter mile of this site.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties surrounding the site are zoned A-1 Agricultural District. There are several R-5 Single-Wide Manufactured Home District properties within a quarter mile 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.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 2. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 2 describes the development potential appropriate for low-intensity development based on the limited infrastructure.

Key Findings

- The proposal is supported by the adopted Development Policy from the Comprehensive Plan 2030 update which recommends low-intensity development.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- 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