







**Planning, Development & Transportation**


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**MEMORANDUM**

**DATE:** August 18, 2020

**TO:** Mayor Troxell and City Councilmembers

**THRU:** Darin Atteberry, City Manager   
Kelly DiMartino, Deputy City Manager   
Caryn Champine, Director of Planning, Development & Transportation   
Paul Sizemore, Interim Community Development & Neighborhood Services Director 

**FROM:** Ryan Mounce, City Planner 

**RE:** Read Before Memo: Application of the new Manufactured Housing (M-H) zone district to vacant land

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The purpose of this memo is to provide requested information regarding the proposed Manufactured Housing (M-H) zone district and if it could be used for vacant land and new manufactured housing development.

**Bottom line**

The M-H zone district could be applied to vacant land for new manufactured housing development through a rezoning process. It is anticipated this type of rezoning action would be requested by a property owner, rather than initiated by the City.

**Background**

The new M-H district was designed primarily to help preserve existing manufactured housing communities. If the new district is adopted on second reading, staff would begin a process to rezone properties containing existing manufactured housing communities this fall.

Separately, the M-H district could also be applied to vacant land for new manufactured housing development. A property owner may submit a request to rezone their land in anticipation of new manufactured housing development. In addition, the City also has two other zone districts which permit new manufactured housing development. Due to the limited number of permitted uses available in the proposed M-H district, staff anticipates any rezoning of vacant land would be requested by a property owner, rather than initiated by the City.

In addition to the new M-H district, staff is also ready and interested to discuss new manufactured housing development ideas and incentives as part of the Council Ad Hoc Housing Committee this fall.