



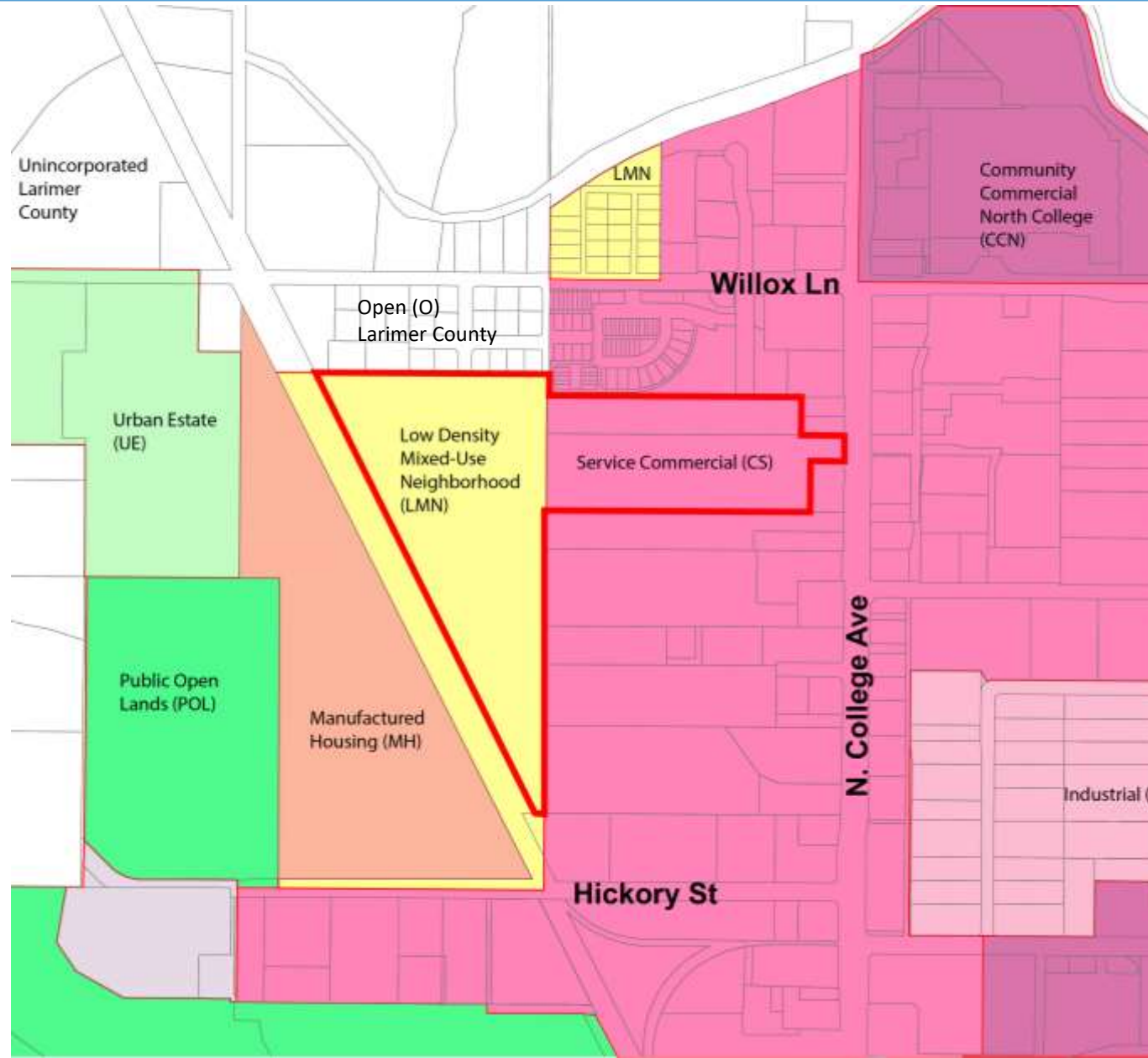
North College Mobile Home Park Rezoning - #REZ230002

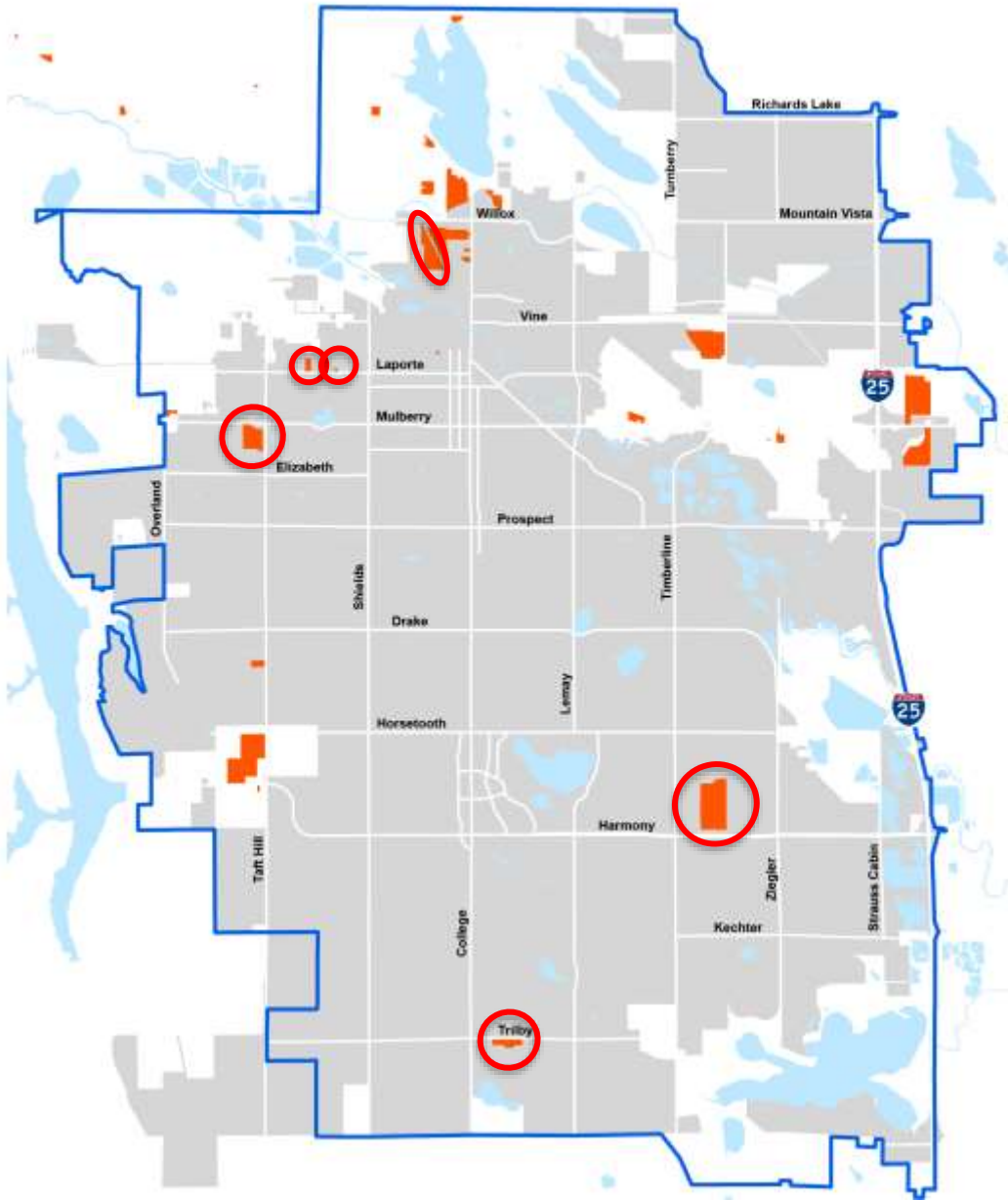
City Council – 05.02.23



Proposal

- Rezone 32.8 acres from (LMN) & (CS) to (MH) zone district
- City initiated request
- Continues City policy goals for mobile home park rezoning & preservation began in 2020





	City	GMA	Total
Communities	9	14	23
Home Sites	1,400	2,137	3,537

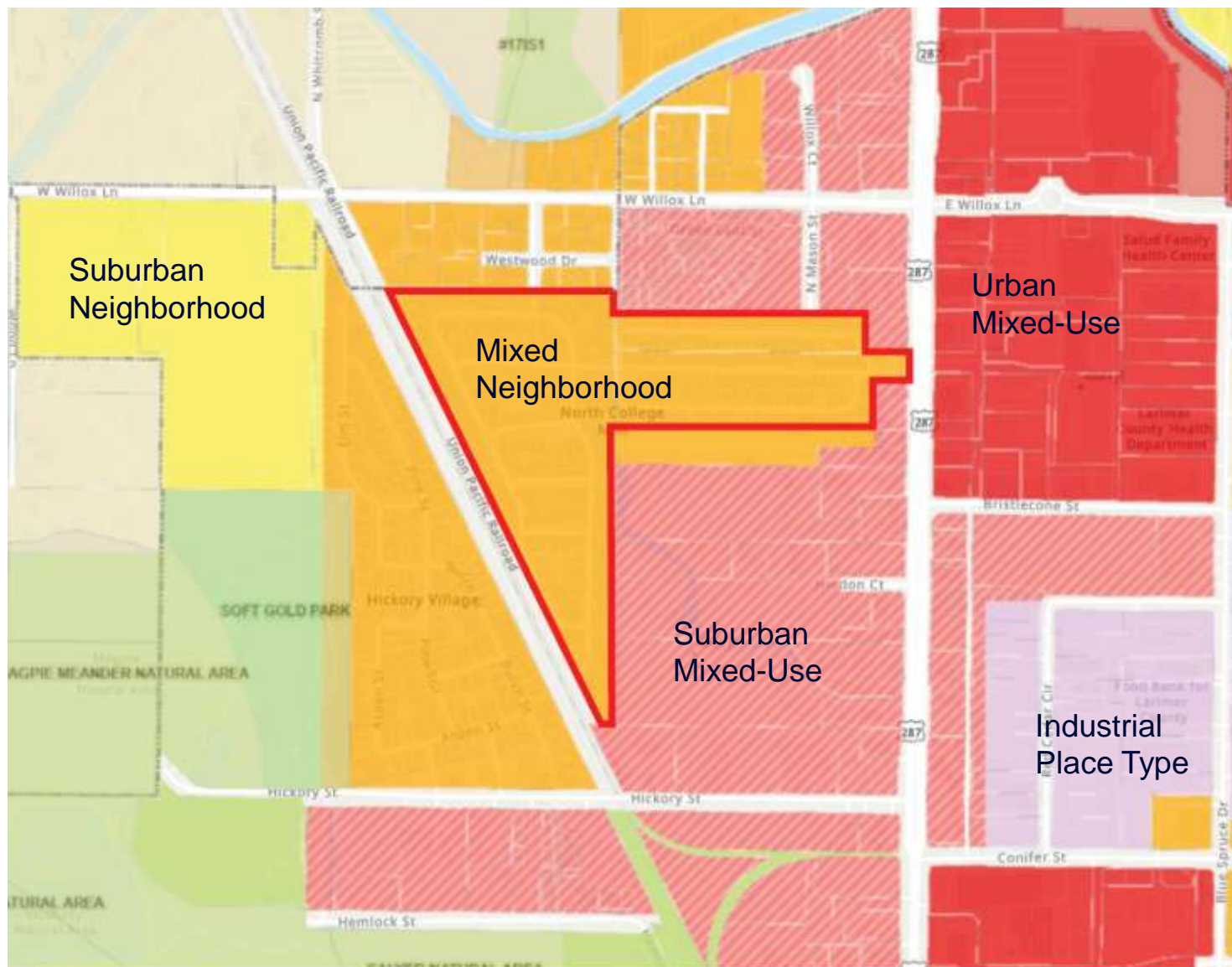
- City Limits
- Manufactured Home Community
- GMA Boundary
- Previous MHC Rezoning

Any amendment to the Zoning Map involving the rezoning of land shall be recommended for approval by the Planning and Zoning Commission or approved by the City Council only if the proposed amendment is:

- Consistent with the City's Comprehensive Plan; and/or
- Warranted by changed conditions within the neighborhood surrounding and including the subject property.

Additional considerations for rezoning parcels less than 640 acres (quasi-judicial):

- Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land.
- Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.
- Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.



Mixed



Principal Land Use

Single-family detached homes, duplexes, triplexes and townhomes

Supporting Land Use

ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship

Density

Between five and 20 principal dwelling units per acre (typically equates to an average of seven to 12 dwelling units per acre)

Key Characteristics/Considerations

(New Neighborhoods)

- » Provide opportunities for a variety of attached and detached housing options and amenities in a compact neighborhood setting; some neighborhoods also include (or have direct access to) small-scale retail and other supporting services.
- » Neighborhood Centers should serve as focal points within Mixed-Neighborhoods (see Neighborhood Mixed-Use District).
- » Typically located within walking/biking distance of services and amenities, as well as high-frequency transit.
- » Mixed-Neighborhoods built in a greenfield context should include a mix of housing options (lot size, type, price range, etc.).



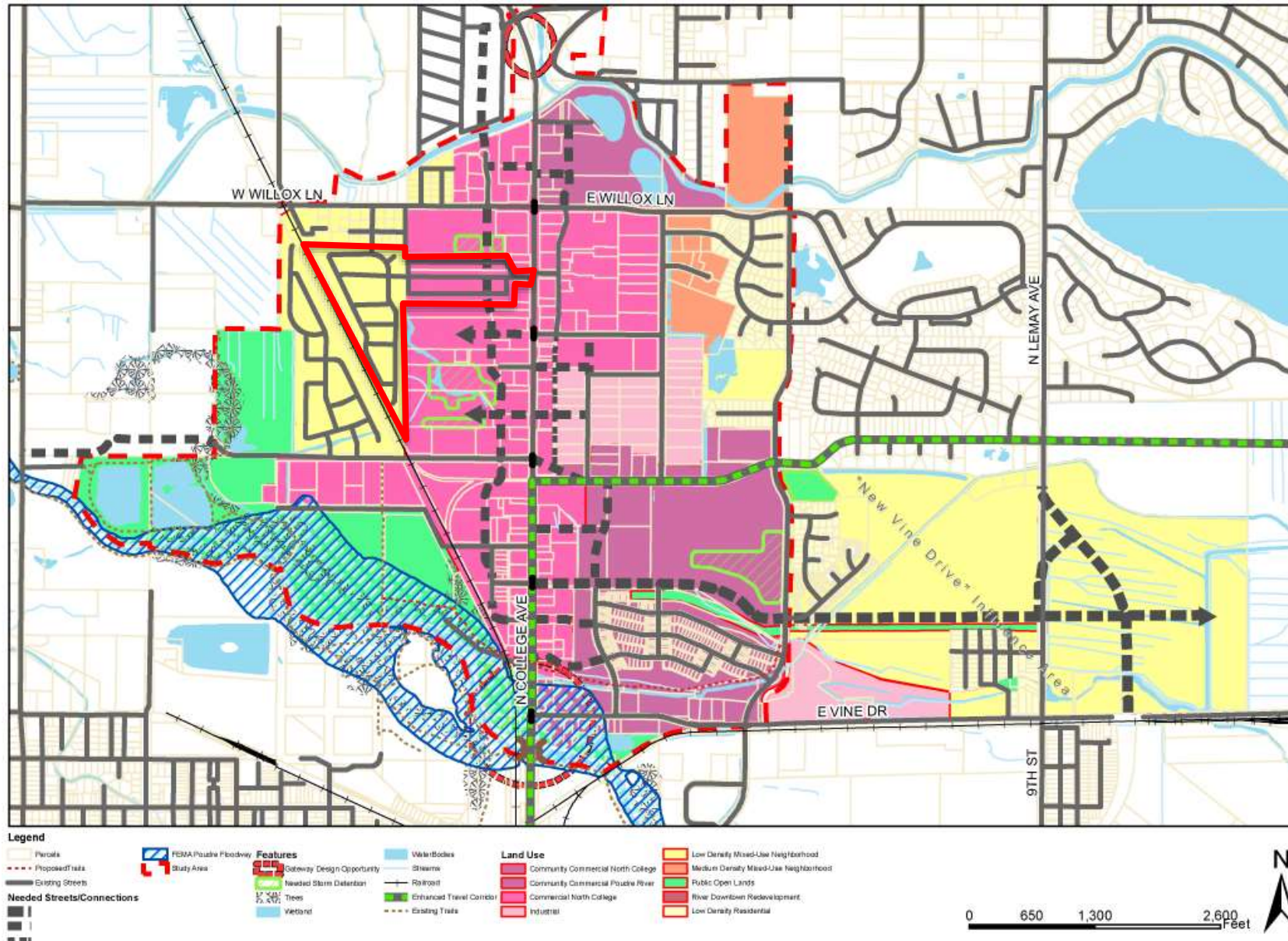
(Existing Neighborhoods)

- » While many existing Mixed-Neighborhoods may consist predominantly of single-family detached homes today, opportunities to incorporate ADUs or other attached housing options of a compatible scale and intensity may be feasible in some locations.
- » The introduction of larger townhome or multifamily developments into existing single-family neighborhoods should generally be limited to edge or corner parcels that abut and/or are oriented toward arterial streets or an adjacent Neighborhood Mixed-Use District where transit and other services and amenities are available.
- » Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.
- » As existing neighborhoods change and evolve over time, rezoning of some areas may be appropriate when paired with a subarea or neighborhood planning initiative. See the Priority Place Types discussion on page 107 for more details about changes in existing neighborhoods over time.
- » While reinvestment in existing mobile home parks is encouraged, redevelopment of existing parks is not.

Typical Types of Transit

In areas on the lower end of the density range, service will be similar to Suburban Neighborhoods; as densities approach 20 dwelling units per acre, fixed-route service at frequencies of between 30 and 60 minutes becomes viable.

- Consistent with Mixed Neighborhood Place Type land uses, density, proximity to services/transit
- Mixed neighborhood encourages preservation of existing mobile home parks



- Consistent with residential designation on western half of property
- Conflicts with commercial designation on eastern half of property

North College BRT Study

- Recommends rezoning the North College Mobile Home Park to MH District
- Recommends amendments to the Master Street Plan to shift the extension of Mason Street so it no longer travels through the North College & Poudre Valley Mobile Home Parks
- Recommends excluding the site from inclusion in a proposed expanded Transit Oriented Development Overlay
- Most recent land use policy guidance relevant to property

AFFORDABLE HOUSING STRATEGIES AND INCENTIVES

PRESERVATION OF MOBILE HOME PARKS

The City has already taken an important step in maintaining the affordable housing inventory in the corridor by rezoning the existing Hickory Village mobile home park to Manufactured Housing District (MH). The other mobile home park in the North College area, North College Mobile Home Park, is currently zoned as Low Density Mixed-Use. To help maintain the existing affordable housing inventory in the corridor, the North College Mobile Home Park is also recommended to be rezoned to MH. This zoning action would give greater protection to this inventory of affordable housing and would require a landowner or developer to rezone the property if it were to propose redevelopment.

City's Manufactured Housing Preservation Goals:

- Identified as policy priority in City Plan and 2022 Strategic Plan
 - Help preserve an affordable, unique, and limited type of housing
 - Address community concerns about displacement / redevelopment of parks
- Complements other recent local & state efforts to address manufactured housing issues

City Plan

LIV 5.2 – Supply of Attainable Housing

Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other “missing middle” housing types.

LIV 6.4 – Permanent Supply of Affordable Housing

Create and maintain an up-to-date inventory of affordable housing in the community. Pursue policy and regulatory changes that will encourage the rehabilitation and retention of affordable housing in perpetuity.

2022 Strategic Plan

Neighborhood Livability & Social Health – 1.8

Preserve and enhance mobile home parks as a source of affordable housing and create a safe and equitable environment for residents.

- Five mobile home parks have closed since 2008, primarily due to redevelopment
 - Led to study on manufactured housing displacement
 - Recommendation to create a mobile home zone district
- Land use guidance for the North College corridor encouraging infill and redevelopment
- New policy goals also seeking preservation of existing affordable housing and mobile home parks

- No proposed changes to long-established development and land-uses with the rezoning
- Surrounding zoning and current zoning permit a mix of residential and commercial land-uses

- No proposed changes or new development as a result of rezoning
- No sensitive natural features located within site

- Maintains existing pattern of development and use
- Maintains options for a limited type and price-point of housing
- North College Bus Rapid Transit study recommends changes to Master Street Plan to shift alignment of future Mason Street extension.
 - Aligns with goals to discourage redevelopment of the site

Rezoning Criteria	Staff Evaluation
Consistent with the City's Comprehensive Plan	Complies
Warranted by changed conditions within the neighborhood surrounding and including the subject property	Complies
Proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land	Complies / N/A
Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment	Complies / N/A
Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern	Complies / N/A

RESOURCES

CS (east half)

- 95 permitted land uses; mostly commercial & light industrial
- No density maximum
- 3-story height limit

LMN (west half)

- 43 permitted land uses; mostly residential
- Up to 9 units/acre
- 3-story height limit

MH (proposed)

- 17 permitted land uses; manufactured housing & accessory uses
- Up to 12 units/acre
- 3-story height limit

Standards closely mirror the City's former mobile home park zone districts

- MHCs in city limits located predominantly in two zone districts:
Low Density Mixed-Use Neighborhood (LMN) & Service Commercial (CS)
- These zone districts permit a broad range of uses and intensities:

RESIDENTIAL USES	NONRESIDENTIAL USES	INSTITUTIONAL USES
<ul style="list-style-type: none"> ▪ Single-family ▪ Duplex ▪ Townhomes ▪ Mobile Home Parks ▪ Multifamily ▪ Group Homes 	<ul style="list-style-type: none"> ▪ Childcare ▪ Retail ▪ Office/clinics ▪ Gas stations ▪ Restaurants / Brewpubs ▪ Indoor Recreation ▪ Light Industrial (CS only) ▪ Workshops (CS only) 	<ul style="list-style-type: none"> ▪ Parks ▪ Schools ▪ Community Facilities ▪ Places of worship

Manufactured Housing Zoning

- Manufactured housing zoning permits a narrow range of land uses and intensities:

RESIDENTIAL USES	NONRESIDENTIAL USES	MISC. USES
<ul style="list-style-type: none">■ Manufactured Housing Communities■ Group Homes / Domestic Violence Shelter	<ul style="list-style-type: none">■ Childcare■ Respite Care Centers	<ul style="list-style-type: none">■ Parks■ Schools■ Community Facilities■ Places of worship

Zone Standards

- Set base levels for intensity, compatibility, safety
- Designed to reduce nonconformities (match existing development)
- General Development Standards (Article 3) also apply

Density: 6 – 12 dwelling units per acre

Setbacks: 15' front, 10' side/rear, 10' between units

Height: 3-stories max.

Footprint: 5,000 sf max. (nonresidential)

Parking: 1-space per unit in manufactured housing community