



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: AMELIA GRIFFIN

Hearing Date May 24, 2021

Case Number: ZONE-34268-2021

Project Description: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.03 to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS).

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS).

Suggested Motion: Move to **APPROVE** the text amendment ZONE-34268-2021 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS).

Staff Analysis: The proposed text amendment would allow site-built homes within the Manufactured Housing Subdivision District (MHS). Manufactured housing is generally defined as factory assembled structures. Historically, manufactured housing has been less expensive than site-built dwellings and has shown to be an economically efficient method of providing housing needs. However, staff has recently seen an increase of requests to allow site-built homes within the Manufactured Housing Subdivision District (MHS). The proposed text amendment is similar to the Recreation Vehicle Subdivision District (RVS), which allows both types of housing options.

Currently, site-built homes are not permitted within the Manufactured Housing Subdivision District (MHS), limiting property owners to manufactured housing. The proposed text amendment would expand housing options and encourage redevelopment in existing Manufactured Housing Subdivisions.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes. The Housing Element of the General Plan identifies the need for a variety of housing options.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. The amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

Yes. This amendment will permit the addition of site-built homes within the Manufactured Housing Subdivision District (MHS).

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

No. The proposed text amendment will not change the development standards of the zoning ordinance.

5. What are the potential impacts of the proposed amendment?

There are no potential negative impacts that have been identified with the proposed text amendment.

This proposed amendment will encourage redevelopment in older Manufactured Housing Subdivisions and expand housing opportunities.

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

N/A

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

N/A

Public Comments Received: None received.

External Agency Comments: None received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | No Conditions of Approval |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

A	B
Draft Text	Agency Notification

Prepared By:

Amelia Griffin

Associate Planner



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Date: 04/26/21**Approved By:**

Alyssa Linville

Assistant Director Community Development

**Date:** 04/27/2021

ATTACHMENT A
DRAFT TEXT

That the Yuma City Code, Title 15, Chapter 154, Section: 06.03 Manufactured Housing Subdivision District (MHS) be amended to insert the following bolded text:

§ 154-06.03 Manufactured Housing Subdivision District (MHS).

- (A) *Purpose.* This district is intended to accommodate manufactured homes **and site-built homes**, together with schools, parks and other services, in a suitable residential environment. Manufactured homes **and site-built homes** on individual lots within manufactured home subdivisions are permitted, provided they meet the minimum requirements of this district.
- (B) *Principal permitted uses.*
 - (1) Manufactured home subdivisions:
 - (a) **Manufactured homes; or**
 - (b) **Site-built homes;**

ATTACHMENT B
AGENCY NOTIFICATIONS

- Legal Ad Published: The Sun (04/16/21)
- 34 Commenting/Reviewing Agencies noticed: (03/25/21)
- Neighborhood Meeting: (N/A)
- Hearing Date: (05/10/21)
- Comments due: (04/05/21)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	3/30/21	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	3/30/21	X		
Yuma County Planning & Zoning	YES	3/31/21	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	YES	3/31/21	X		
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	3/30/21	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	YES	3/23/21	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	4/6/21	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
None Required	N/A

PUBLIC COMMENTS RECEIVED: NONE RECEIVED.