



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Review and discussion of possible amendment to the City Zoning Code to eliminate Mobile Homes and/or Mobile Home Parks as a permitted use under R-3 Zoning

DEPARTMENT: Planning & Zoning

PROPOSED ACTION:

No Council action proposed or requested at this time; This item is for general discussion with Council regarding a possible amendment to city zoning rules that would eliminate Mobile Homes and/or Mobile Home Parks as a permitted use under the R-3 Zoning classification.

BACKGROUND:

Over the past few months, the staff has been working with the owners/developers of Stone Creek Ranch, a single-family residential development in the area of Elgin High School and County Line Road. The owners have requested annexation and R-3 Zoning to develop their project as planned.

In deliberations by the Planning Commission and Council, however, it was realized that R-3 Zoning technically allows for Mobile Home Parks. While not the current plan of the developer, this specific use is not supported by the City at that location and there is a reluctance to grant this zoning request. The action item was tabled at the last Council Meeting in hopes that a compromise could be achieved.

As part of the staff's review of this matter with the City Attorney, it was suggested that the inclusion of Mobile Homes and/or Mobile Home Parks as a permitted use within the under R-3 classification could have simply been a mistake that was overlooked in the original adoption of the Zoning Code. If that were the case, the simplest solution to this current matter would be to simply amend the Code to eliminate Mobile Homes and/or Mobile Home Parks as a permitted R-3 use.

Such an amendment will require an investment of time by the staff and the delay to the developer; so the purpose of this agenda item is to informally gauge Council's interest in supporting such an amendment before we "start down that path".

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {x} N/A

RECOMMENDATION:

Receive and discuss a possible scenario to amend the Zoning Code to eliminate Mobile Homes and/or Mobile Home Parks under R-3 Zoning and direction to staff regarding same as deemed appropriate.

ATTACHMENTS: None.

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.