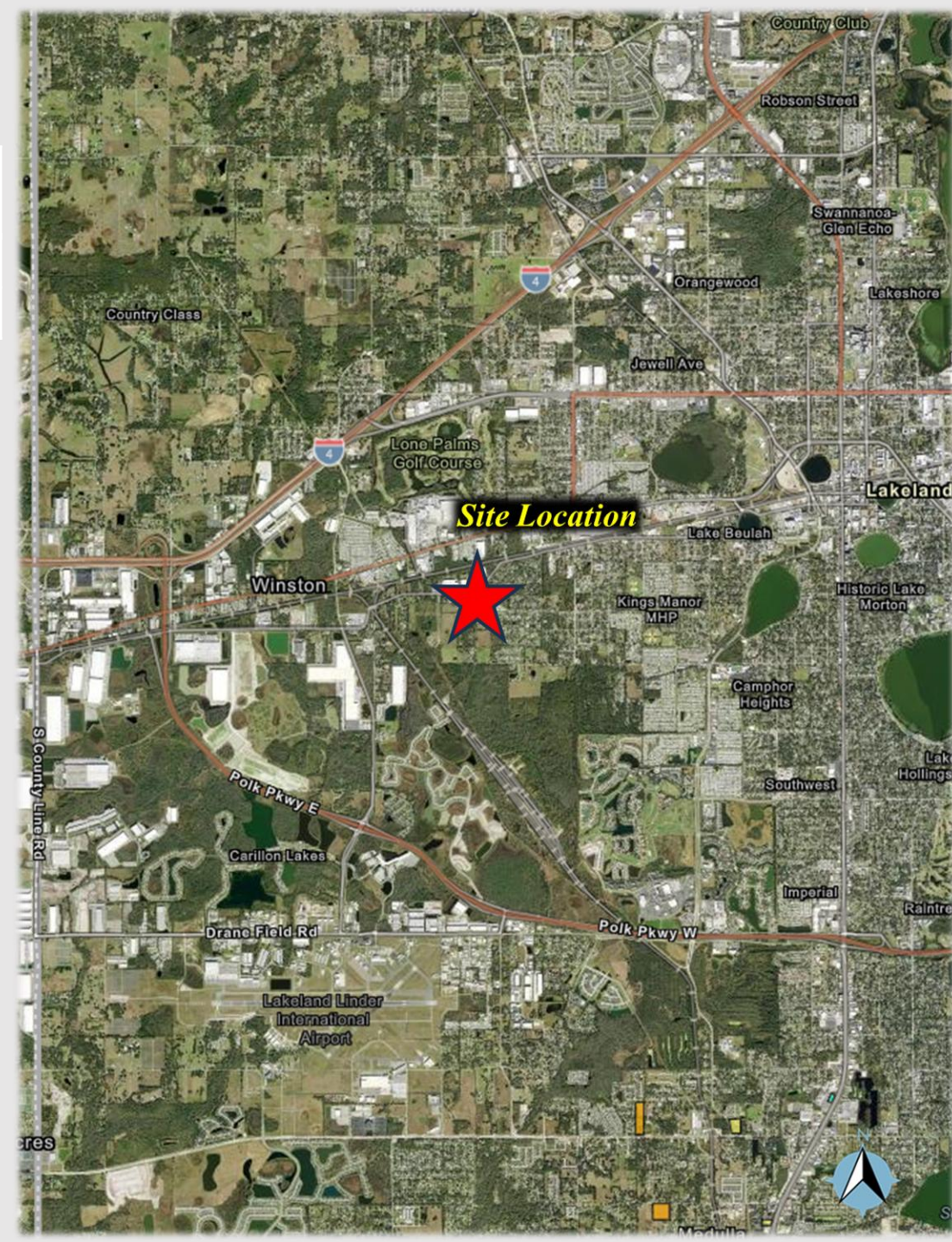


The applicant is requesting Conditional Use approval for a 19-unit Mobile Home Park in a Residential Low-4 future land use district.

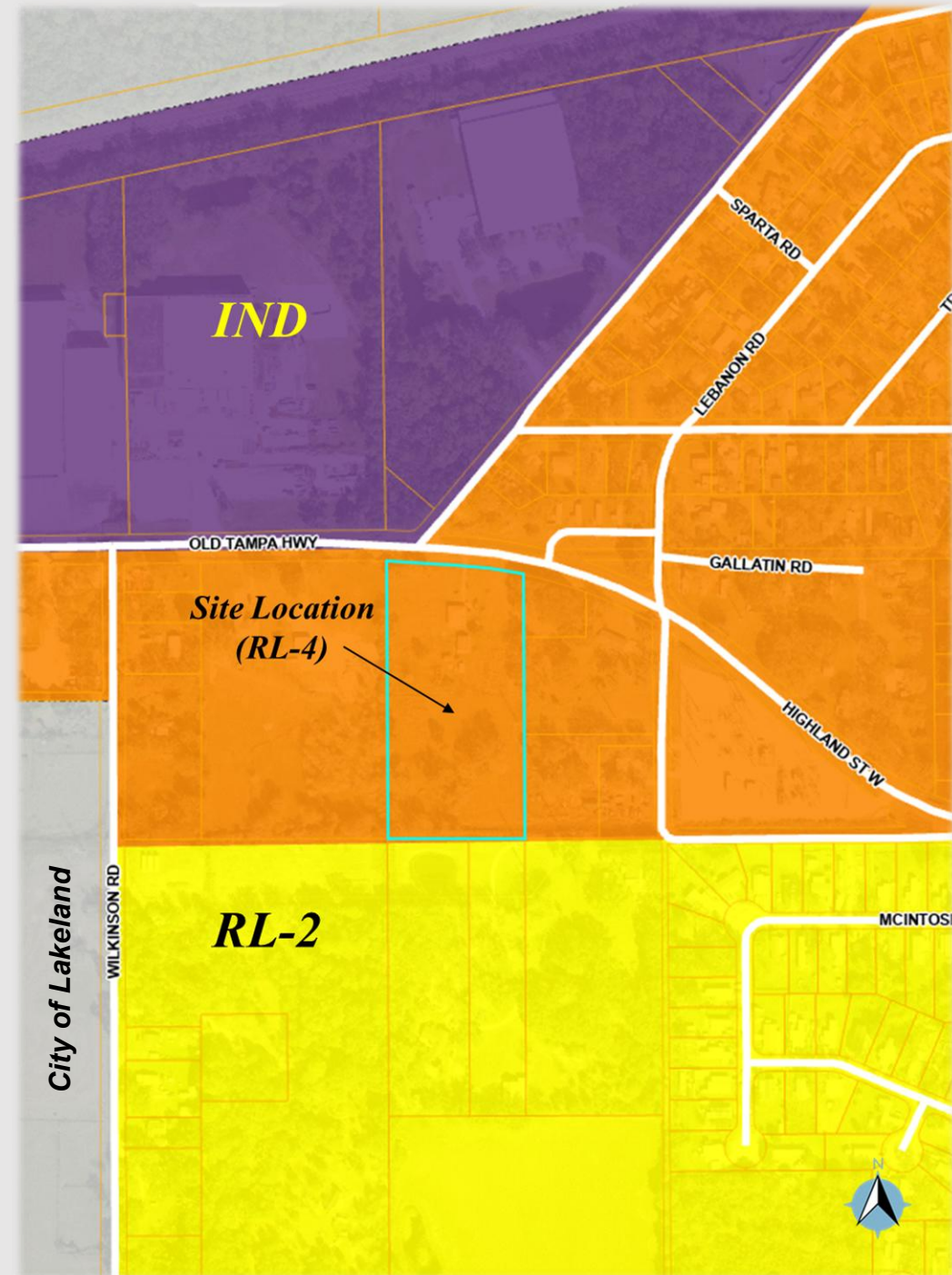
FLUM	Residential Low-4 (RL-4) in the Transit Supportive Development Area (TSDA)
DRC	Recommends Approval

- ***19-unit Mobile Home Park near the city of Lakeland on 4.93 acres.***
 - ***3.85 DU/AC meets RL-4 & TSDA density limits (up to 7 DU/AC)***
 - ***2,160 sq. ft. mobile homes on minimum “lot” areas of 5,900 sq. ft.***
- ***Setbacks of 68-70 feet from property lines; Type “B” Landscaping to east and west.***
- ***100-year/24-hour stormwater pond with hiking path.***
- ***City of Lakeland’s Utility Service Area***
 - ***Potable Water Available.***
 - ***Waiver needed for the use of septic.***
- ***Located near major thoroughfares and mass transit route; employment and commerce areas; single-family uses, including mobile homes.***
- ***Application is consistent with the Comprehensive Plan and LDC.***
- ***Site Plan demonstrates Compatibility with Surrounding Uses.***



Future Land Use Map

- *Residential Low-4 and Transit Supportive Development Area.*
- *Allows up to 7 DU/AC.*
- *MHPs are “C3” Conditional Uses regardless of density.*
- *Requires connection to centralized potable water and wastewater.*



Site Location

- Located on West Highland Street, an Urban Collector roadway with capacity.
- 2.5 miles from Polk Parkway & I-4.
- Mass transit stop near site.
- Incomplete sidewalk network.
 - Sidewalk required along frontage.
 - Pedestrian safety lights and shielded lighting required.
- In city of Lakeland's Utility Service.
 - Potable water lines along frontage.
 - Will utilize private septic.
 - Waiver to wastewater connection is required.
- Proximity to employment centers and commerce.
- Surrounding single-family development include site-built and mobile homes.
 - Surrounding homes date to 1940s and 50s.
 - Redevelopment Opportunity (Near Wabash Redevelopment Area).

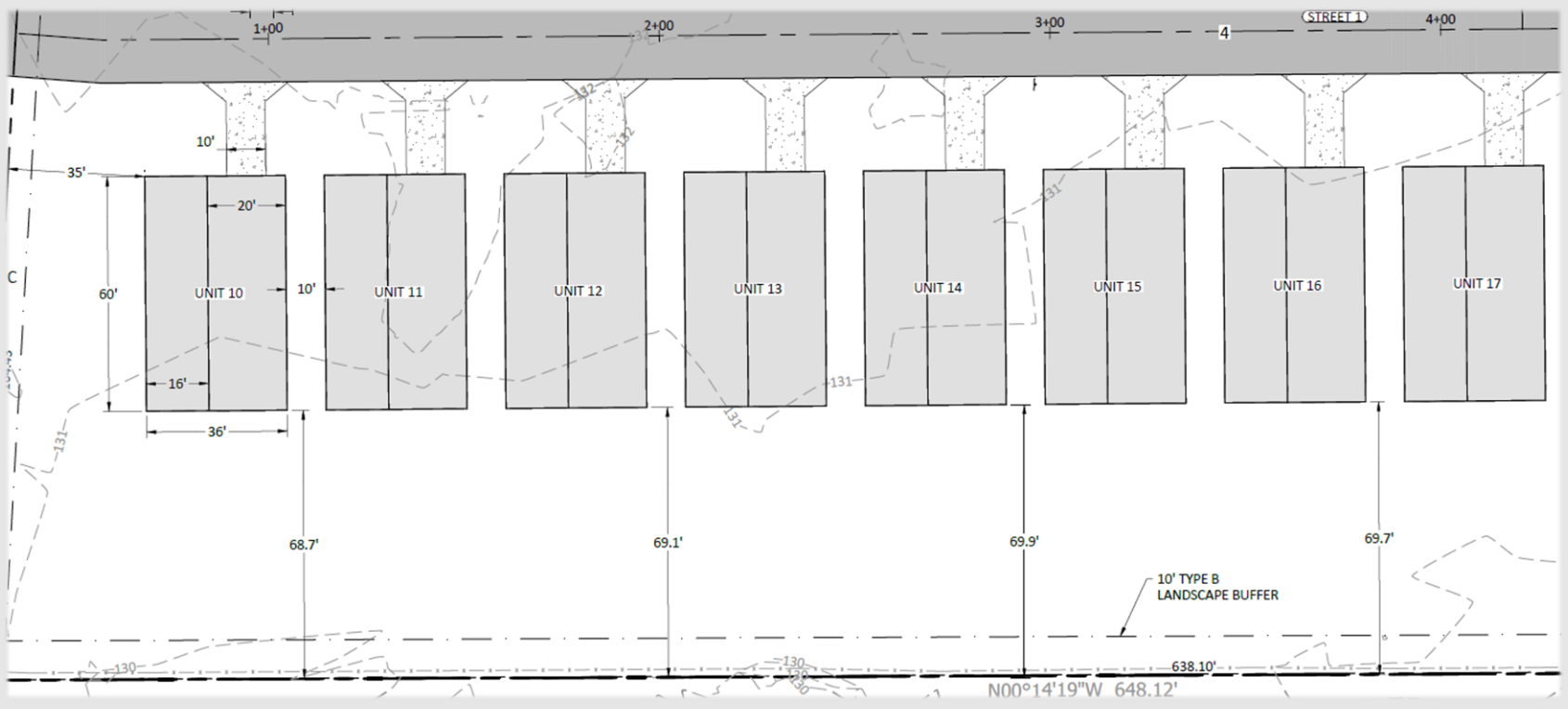


Northwest: IND West Highland Street Warehousing/Distribution	North: IND & RL-4 West Highland Street MHP & Vacant IND	Northeast: RL-4 West Highland Street MHP & Site-Built Homes
West: RL-4 Site-Built Home +/- 6.80 Acres	Subject Property: RL-4 Site-Built Home +/- 4.93 Acres	East: RL-4 Mobile Homes & Site-Built Home Multiple Properties
Southwest: RL-2 Vacant Residential +/- 14.37	South: RL-2 Mobile Home & Site-Built Homes Multiple Properties	Southeast: RL-2 Site-Built Home +/- 4.98 Acres

Site Plan & Request

- 19 MH Units on 4.93 acres.
- 3.85 DU/AC.
- Meets minimum 4,000 sq. ft. "lot" area (5,900 sq. ft.).
- 10 feet between homes.
- 68-70 feet from side property lines.
- Type "A" landscaping along frontage.
- Type "B" landscaping along perimeter.
- 100-year/24-hour pond to be used for recreation area.
- Easement for County access to existing ditch.

SITE CHARACTERISTICS	
DEVELOPMENT STATISTICS:	
PARCEL ID:	23-28-22-091000-000901
PROPOSED USE:	MOBILE HOME PARK
FLOOD AREA:	ZONE X
EXISTING LAND USE:	RL-4
PROPOSED LAND USE:	RL-4
PARCEL AREA:	4.93 AC
PROPOSED UNIT COUNT:	19 UNITS
PROPOSED DENSITY:	3.85 DU/ACRE
RECREATION AREA REQ:	9,500 SQ FT
RECREATION AREA PROVIDED:	44,927 SQ FT (WALKING PATH AROUND POND)



The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”



Staff Recommends Approval:

- **Compatible with surrounding uses** – Single-Family uses in an area of historic single-family developments near the city.
- Meets LDC Criteria for Mobile Home Parks.
- Sufficient public services available to the site.
- **Consistent with Comprehensive Plan & LDC.**

Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.12 of the LDC:

Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with The LDC, specifically Sections 906.D and 303</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area, as demonstrated within the staff report.</i>
How the concurrency requirements will be met, if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed.</i>

