

Ms. Amy Martin presented the case on behalf of Ms. LaToyana Speed who is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of 0.30 acres (13,068-sf) located at 410 North Barack Obama Boulevard, which is positioned on the west side of the roadway between Cypress Street and Green Street. The property is currently vacant and the applicant is proposing to place a 28'x64' (1,792-sf) doublewide owner-occupied new mobile home on the property.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan.

The surrounding area is primarily developed with single-family residential uses, with some churches and small businesses located in the broader vicinity. Based on a review of the surrounding development pattern, most nearby residential structures are conventional site-built homes, particularly along Cypress Street, Green Street, and North Barack Obama Boulevard. There appears to be only one mobile home in the general vicinity, located southeast of the subject property at 613 Green Street (510 feet away). Therefore, manufactured housing is not a prominent or established housing type within this immediate area.

Historically, requests for mobile homes on vacant residential lots have been more appropriate in neighborhoods where there is already an established mix of housing types, including a notable presence of mobile homes or manufactured housing. In those instances, the placement of an additional mobile home is generally more consistent with the existing development pattern and neighborhood character. In this case, however, the immediate surrounding area is largely composed of site-built homes, and the introduction of a mobile home would represent a housing type that is not commonly found within this block or immediate neighborhood.

The proposed placement of a doublewide mobile home on the subject property would introduce a manufactured housing unit into an area that is predominantly characterized by conventional site-built residential structures. Although the proposed residential occupancy of the vacant lot could contribute to reinvestment and productive use of the property, the specific form of housing proposed is not consistent with the development pattern. It should also be noted that the subject property is located along a visible corridor on North Barack Obama Boulevard and near established residential streets. Therefore, the appearance, placement, and long-term compatibility of the proposed structure are important considerations. Further, the subject property is a deep narrow lot which requires placement of the mobile home to be turned "sideways" and not oriented toward the street.

Staff finds that the request does not align with the existing character of the surrounding neighborhood. The limited presence of mobile homes in the area, combined with the predominance of site-built residential structures, indicates that the proposed mobile home would not be compatible with the established development pattern. For this reason, while the property may be appropriate for residential development, staff finds that a site-built single-family residence would be more consistent with the surrounding neighborhood and the intent of the established residential neighborhood. Even a modular home that resembles a site-built home would be a better