



MEMORANDUM

TO: Fayez Kazi, Chair
Planning Commission Members

FROM: Scott Grantham
Planning and Zoning Department

DATE: May 22, 2019

SUBJECT: C14-2019-0028 and NPA-2019-0005.02
Palm Harbor Homes M/H Park - District 3

Staff requests that these two items – zoning case and Neighborhood Plan Amendment - be withdrawn. The cases were initiated by staff in response to Council resolutions to rezone mobile home parks to mobile home residential (MH).

The subject property is within the Airport Overlay, AO-3 zone, which restricts residential development, and permits it only one of the following criteria are met (25-13-45):

- Have a recorded plat before August 20, 2001,
- Be part of a Municipal Utility District, or
- Be part of a neighborhood plan that identifies it as residential, prior to December 31, 2001.

The Montopolis neighborhood plan identifies the subject property as commercial. None of the criteria are met, therefore staff requests that the items be withdrawn and not considered for rezoning at this time.