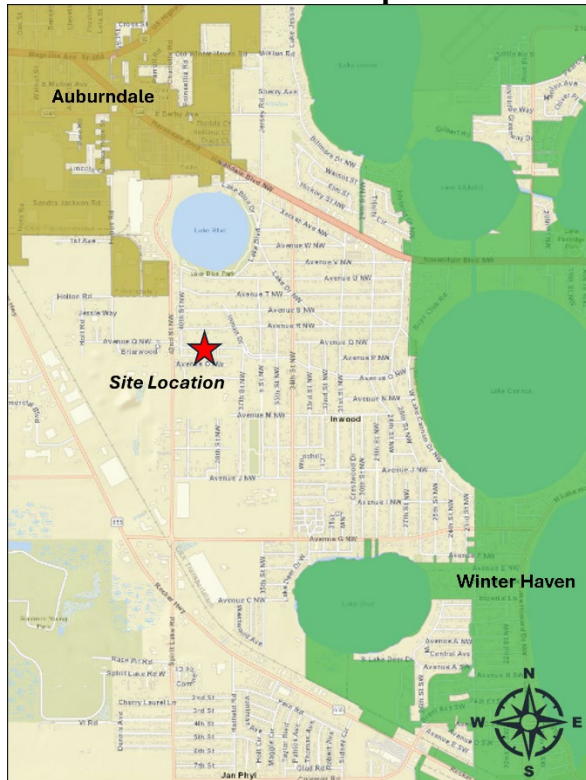


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
CASE OVERVIEW**

DRC Date: August 29, 2024	Level of Review: Level 3 Review
PC Date: November 6, 2024	Type: Conditional Use Approval
BoCC Date: N/A	Case Numbers: LDCU-2024-26
Sign ID # 152	Case Name: Angel Roman MH
Applicant: Angel Roman	Case Planner: Kyle Rogus, Planner I

Request:	The applicant is requesting a Conditional Use (CU) approval for a mobile home to be located in the Inwood Unit 6 subdivision, where fewer than 50% of developed lots have mobile homes.
Location:	The subject site is located north of Avenue P NW, south of Avenue Q NW, east of 42nd St NW, west of Avenue 37 th St NW in Section 13, Township 28, Range 25.
Property Owners:	Angel Roman
Parcel Size (Number):	±0.10 acres Parcel IDs (#252813-343500-003591)
Future Land Use:	Residential Medium (RM)
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	N/A
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2024 Satellite Photo



Summary:

Chapter 2, Table 2.1 (Use Table for Standard Land Use District) of the Land Development Code (LDC) indicates the placement of mobile homes within RM land use district requires Conditional Use Approval via a Level 1 Review (via staff only). In order to meet current development approval conditions, mobile home requests are subject to the standards found in Section 303 of the LDC, which states an individual mobile home is permitted within any platted residential subdivision in which 50% or more of the developed lots contain mobile homes.

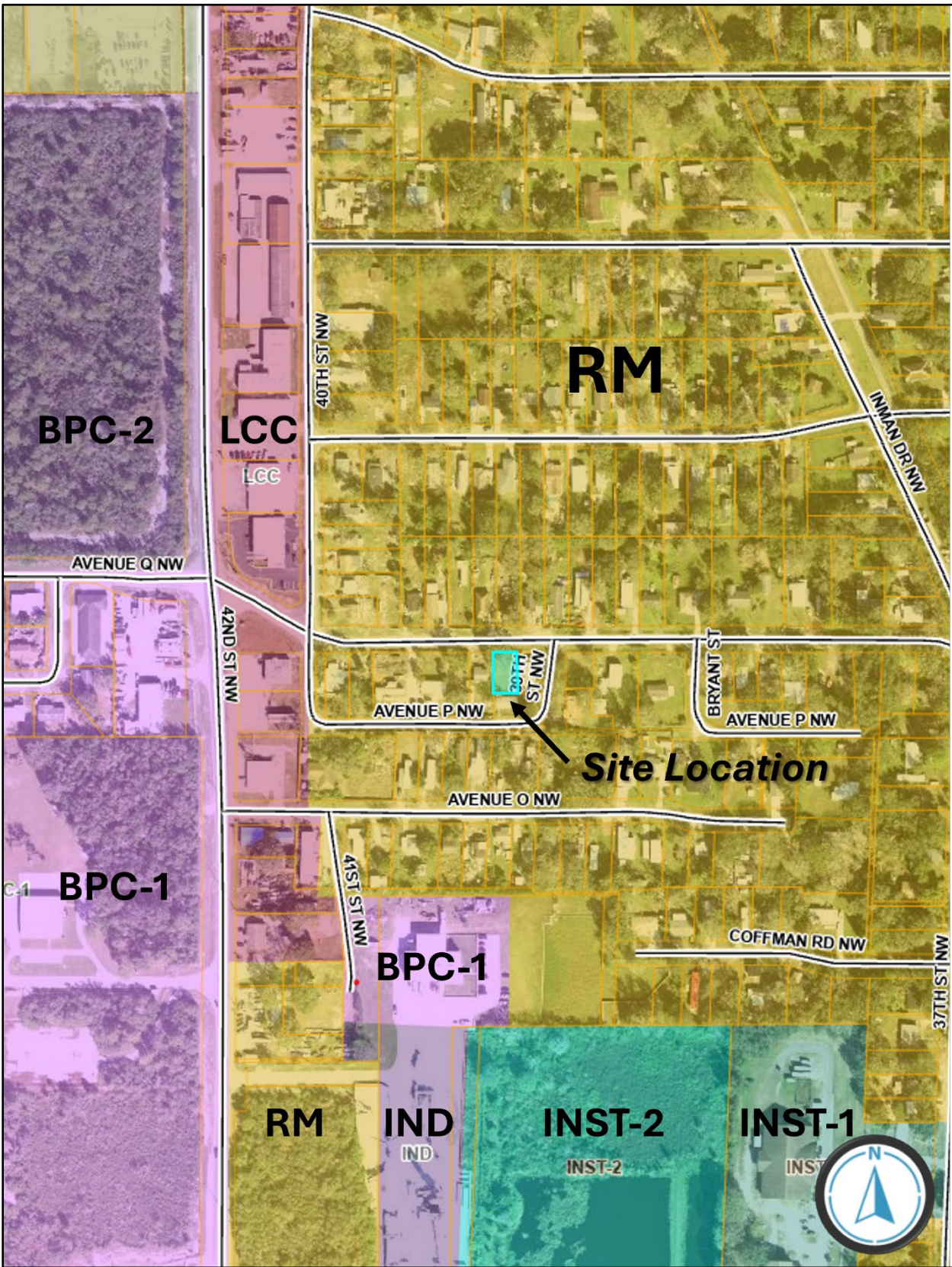
The applicant proposes the development of a mobile home in the Residential Medium (RM) land use district. According to current information from the Property Appraiser's website, the parcel is within the Inwood Unit 6 subdivision with 306 total residential parcels, 56 of which have a mobile homes. Approximately 18% of the subdivision is comprised of mobile homes, which is below the 50% minimum required in Section 303 of the Polk County Land Development Code. In order to accommodate the development of the mobile home, conditional use approval is required via a Level 3 review by the Planning Commission.

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2023 Satellite Photo (Context)
- Exhibit – 4 2023 Satellite Photo (Close-up)
- Exhibit – 5 Site Plan
- Exhibit – 6 Surrounding Developed Mobile Homes



Location Map



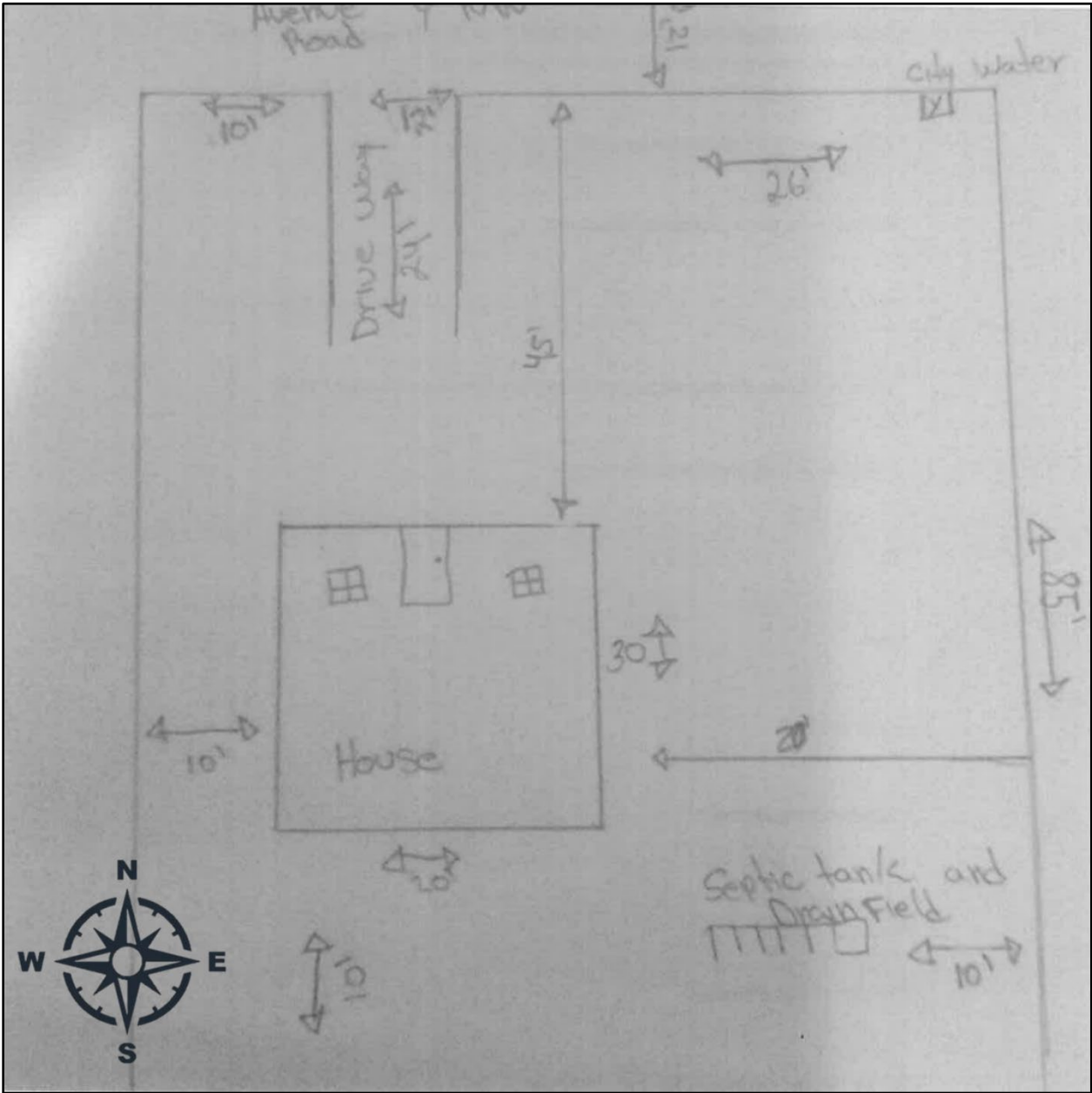
Future Land Use Map



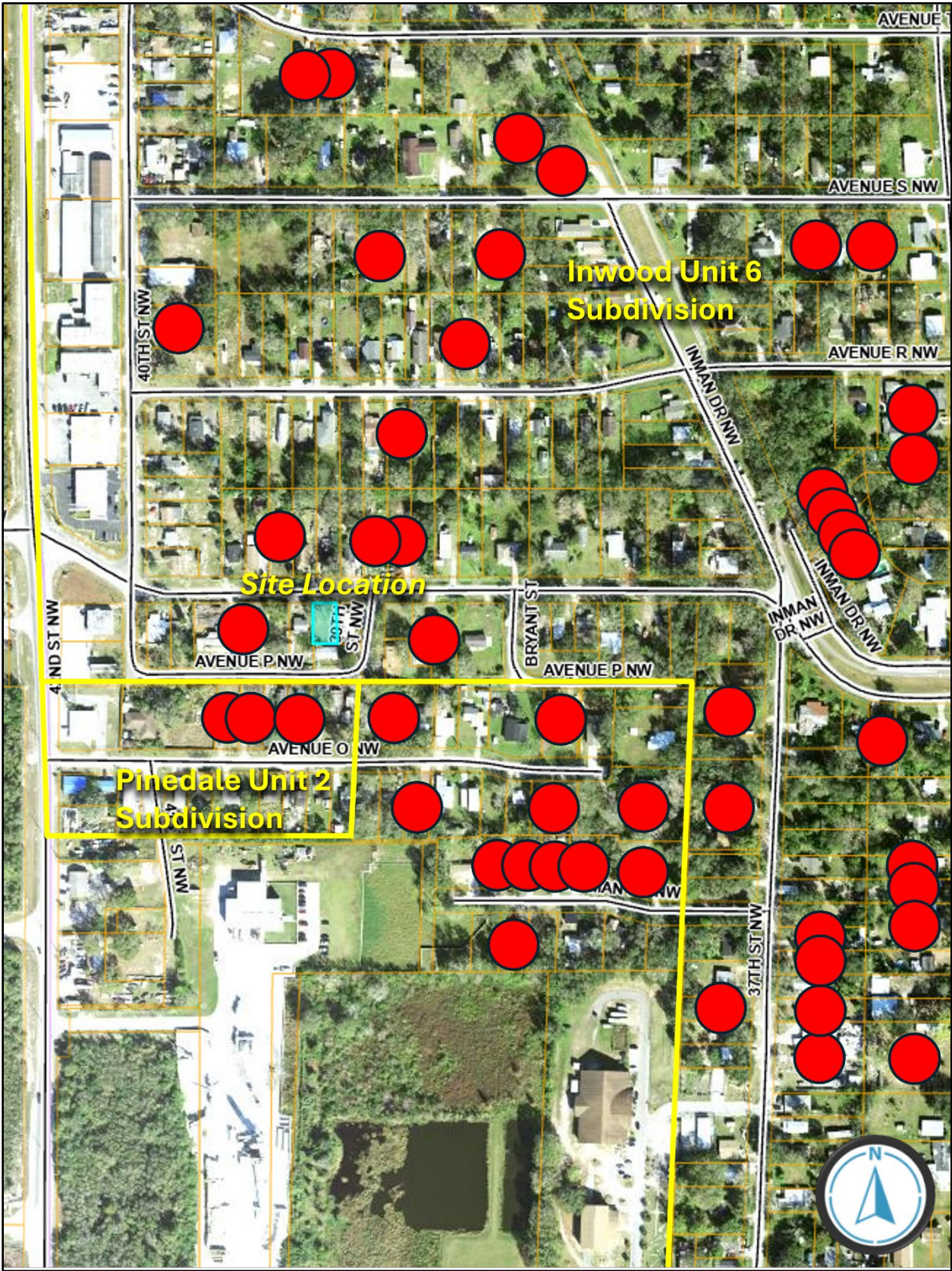
2023 Satellite Photo (Context)



2023 Satellite Photo (Close-up)



Site Plan



Surrounding Developed Mobile Homes