



Bend City Council
May 2, 2007 Council Meeting

Issue Summary

Department: Community Development Department
Staff Member: Wendy Robinson

A legislative text amendment to Chapter 5 of the Bend Area General Plan and Chapter 2.7 of the City of Bend Development Code to add an overlay for Manufactured Home Park Redevelopment.

Staff Review and Recommendation to Council: Staff is forwarding the recommendation of the Planning Commission on to the City Council for approval

History:

Presented as discussion item: May 2, 2007

Presented for public hearing: May 2, 2007

Presented for action:

Background: The City Council initiated the Manufactured Home Park Redevelopment Overlay for all existing Manufactured Home Parks within the City of Bend by adopting the Manufactured Home Park Closure Ordinance NS-2036. Within the Closure Ordinance is a provision waiving the relocation requirements when implemented in conjunction with a development agreement.

The Planning Commission opened the public hearing on this topic January 8th, 2007. The hearing was continued to February 26th and again until April 9th. At the February 26th hearing the Planning Commission directed staff to simplify the draft overlay and to reconsider the compatibility standards based on the testimony received. The Planning Commission closed the public hearing on April 9th and has forwarded a recommendation of approval to the City Council for consideration.

Discussion of the Issue: The purpose of the overlay is to capture a portion of the redevelopment potential for the development of affordable housing. The overlay will grant a housing density bonus to allow a maximum RM density of 21 units per acre for properties with existing zoning of RL and RS. Parks with zoning or Plan designation of RM at the date of adoption will be allowed a maximum RH density of 43 units per acre. To assist the park owner in meeting the affordable housing goals, special development standards are proposed to allow increased building heights. Taller buildings on smaller footprints will also aid in tree preservation. The overlay includes strong compatibility standards to mitigate the foreseeable impacts of increased density on the surrounding properties.

Secondary Issues: The State Legislature is considering a number of manufactured home park closure bills which may have impacts on the City's closure ordinance and this proposed overlay ordinance. There is no certainty in the timing or outcome of the State proposals.

The original proposal contemplated adding the manufacture home park locations to the general plan map and the zoning map. Staff has reconsidered this proposal and would prefer adding a map illustrating the Manufactured Home Park locations to the overlay text as a reference.

Budgetary Considerations: No other budgetary impacts are foreseen.