



Zoning Committee Recommendation

Rezoning Petition 2026-029

September 1, 2026

REQUEST

Current Zoning: MHP (Manufactured Home Park District)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 3.06 acres located west of Henderson Circle,
south of Henderson Valley Lane, and north of Judal Lane
(Council District 2 - Graham)

PETITIONER

Rachel Regalado

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and
policies of the *North Middle Community Area Plan* based on the
information from the staff analysis and the public hearing, and
because:

- The petition is in alignment with the *2040 Policy Map*
recommendation for the Neighborhood 1 Place Type.

Therefore, we find this petition to be reasonable and in the
public interest, based on the information from the staff
analysis and the public hearing, and because:

- The requested N1-C zoning district is intended to
accommodate lower-density residential development
and is compatible with the established Neighborhood 1
development pattern located around the site.
- The petition updates the zoning district of the site from
the existing Manufactured Home Park zoning, a legacy
district from the previous ordinance, to a UDO
Neighborhood 1 zoning district that is consistent with
the adopted land use.
- The single-family lots to the north of the site along
Henderson Circle are developed out to lot standards that
are similar to the Neighborhood 1-C district. This
petition will allow for continuity with such lot
characteristics.
- The site is located within an area containing a mix of
residential, manufactured housing, commercial, and
manufacturing/logistics uses, and the proposed zoning is

compatible with the evolving development pattern in the surrounding area.

Motion/Second: Blumenthal / Neeley

Yeas: Welton, Neeley, Gaston, Millen, Blumenthal, and Russell

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *North Middle Community Area Plan*.

Commissioner Russell requested clarification regarding Council's concerns about changing the zoning from a manufactured home designation to N1-C, specifically asking about potential differences in permitted lot sizes or housing types. Staff explained that Council's broader concern focused on preserving flexibility for affordable housing options. Under the N1-C district, the petitioner retains the ability to develop single-family homes, duplexes, or triplexes, offering greater flexibility under the new ordinance compared to previous single-family zoning regulations.

Staff noted that these questions are being addressed separately via a potential Council referral and outside the context of this specific petition.

Chairperson Welton emphasized that the subject area consists of approximately 300 acres of existing Manufactured Home Park District (MHP) development and that no mobile home park is being displaced. The area currently includes a mix of mobile homes and single-family residences. Any perceived concern about the loss of mobile homes, he noted, appears to stem from misunderstanding. Chairperson Welton then asked whether MHP converted to a different district under the UDO. Staff clarified that the UDO now includes a manufactured home overlay district. Typically, to establish new mobile home developments, petitioners must undergo the rezoning process to apply this overlay.

There was no further discussion of this petition.

PLANNER

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