

## **Dogwood Mobile Home Park - Proposed Subdivision Summary**

- Property:** 10 Acres located on Ritchie Highway in Arnold, MD
- Zoning:** R-5 (with a tiny sliver of R-1)
- Current Use:** Mobile Home Park consisting of 25 mobile home spaces. 24 spaces are currently occupied by tenants. Park is 100% privately owned – all tenants are under ground lease arrangement.
- Proposed Use:** 40+/- small single family detached homes in a cluster layout.

### **Relocation Plan and Assistance:**

#### What is required by Law

##### *Relocation Plan:*

- AA County Law requires all mobile home park Owners who propose a change in land use to develop a relocation plan which assists existing tenants with planning and executing the relocation of their mobile home.
- The relocation plan includes a list of all mobile home parks within a given proximity to the existing park, along with a list of relocation contractors.

##### *Monetary Relocation Assistance:*

- Maryland Law requires owners of Mobile Home Parks who propose a change in land use for a park containing 38 mobile homes or greater to provide relocation assistance for mobile home tenants. That relocation assistance must meet a minimum requirement of 10x monthly ground rent.
- For mobile home parks less than 38 units, monetary relocation assistance is not required.

#### What we are proposing

- We will develop a relocation plan in accordance with County requirements and in consultation with Arundel Community Development Services, Inc.
- We will provide relocation assistance directly to each tenant that will exceed the State mandated requirement for parks of 38 mobile homes or greater.

### **Modifications potentially to be requested:**

- Removal of specimen trees
- Wetland and Buffer Disturbance (for sewer work only – working on redesign to potentially eliminate this request)
- Design Manual Compliance – Road Standards (to permit alleys and narrow roads)
- Clearing below the conservation threshold (working on redesign to potentially eliminate this request)

**Alternative Approaches/Layouts:**

- Townhouse and/or Villa layout (single family attached) consisting of 50-53 attached houses.
  - Will greatly reduce the need for modifications
  - May elicit push back from community due to preference for single family detached homes in this location