

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 3, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 17911 Colonel Glenn Road from R-2, Single-Family District, to R-7A, Manufactured Home District. (Z-8989)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the 0.78-acre property located at 17911 Colonel Glenn Road is requesting that the zoning be reclassified from R-2, Single-Family District, to R-7A, Manufactured Home District.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed this issue at its December 4, 2014, meeting, and there were no objectors present. All owners of property located within 200 feet of the site were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning (with condition). The vote was 8 ayes, 0 nays and 3 absent.</p>	
<b>BACKGROUND</b>	<p>Donna Zimmerman, owner of the 0.78-acre property located at 17911 Colonel Glenn Road, is requesting to rezone the property from R-2, Single-Family District, to R-7A, Manufactured Home District. The property is located on the south side of Colonel Glenn Road, between Rocky Lane and Jack Mann Road. The rezoning is requested to allow placement of one (1) single-wide manufactured home on the site.</p>	

**BACKGROUND  
CONTINUED**

The applicant recently tore down an old single-family home which existed on the property and replaced it with a 13.63-foot by 60.92-foot single-wide manufactured home (2002 model). The manufactured home is currently vacant. Debris from the old home removal is located behind the manufactured home near the center of the overall property. The applicant has been in the process of removing the debris from the property.

The manufactured home exceeds the minimum required building setbacks from all property lines. The front setback will be approximately thirty-three (33) to thirty-five (35) feet after right-of-way dedication for Colonel Glenn Road. Other improvements including a front deck, carport, storage building, paved/gravel driveway and fencing are shown on the proposed site plan. All other improvements appear to meet ordinance requirements. The manufactured home will be required to meet the following siting criteria as per Section 36-262(d) (2) of the City's Zoning Ordinance:

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport features.
- c. Permanent foundation.
- d. Exterior wall finished in a manner compatible with the neighborhood.
- e. Underpinning with permanent materials.
- f. Orientation compatible with placement of adjacent structures.
- g. Off-street parking per single-family dwelling standards.

Single-family residences, including manufactured homes, are located north, east and west of the subject property. Single-family residences, including manufactured homes, and undeveloped property are located to the south. A church is located further to the west. Commercial uses, zoned PCD, are located further east at the intersection of Colonel Glenn Road and Rocky Lane.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested R-7A zoning does not require an amendment to the plan.

**BACKGROUND  
CONTINUED**

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. The R-7A zoning is a single-family zoning which allows placement of one (1) single-wide manufactured home on the site. The R-7A zoning is also a site plan review zoning. All of the improvements shown on the applicant's site plan appear to comply with ordinance standards. The applicant will need to comply with the above-referenced siting criteria for manufactured homes as per Section 36-262(d) (2) of the City's Zoning Ordinance. Staff believes rezoning this property to R-7A to allow placement of one (1) single-wide manufactured home on the site will have no adverse impact on the adjacent properties or the general area.