

FILE NO.: Z-9829

NAME: Bowden Manufactured – Type Home – Conditional Use Permit

LOCATION: 1701 East 21st Street

DEVELOPER:

Fotra Bowden
1720 E. 20th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Fotra Bowden – Owner/Applicant

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 7

CENSUS TRACT: 2

CURRENT ZONING:

R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow the placement of a manufactured-type home on the property to serve as a single family residence.

B. EXISTING CONDITIONS:

The property is currently vacant. A single family residence was recently removed from the property.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Future building permits will be required through the Department of Planning and Development for any new buildings or renovations of existing structures on site and be required to meet all state building codes adopted by the City of Little Rock.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

H. **ANALYSIS:**

The applicant is requesting a conditional use permit to allow the placement of a manufactured-type home on the property to serve as a single family residence. The property is zoned R-3 and is located at the southeast corner of East 21st Street and Security Avenue.

The property is currently vacant. A single family residence was recently removed from the property.

The applicant proposes to place a 275 square foot manufactured-type home on the property, as noted on the attached site plan. The building construction is similar to a "Tuff Shed" or "Morgan Building".

The proposed structure will be located approximately 30 feet back from the front (north) property line and over 30 feet back from the rear property line. The structure will be located 19.6 feet from the east side property line and approximately 27 feet from the west side property line. The structure will be a one-story structure, and will include a small covered porch on its north side. A parking pad is located at the northwest corner of the lot.

If approved, the manufactured-type home must comply with the following minimum siting standards, as per Section 36-255 of the code:

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport elements.
- c. Permanent foundation.
- d. Exterior wall finished so as to be compatible with the neighborhood.
- e. Orientation compatible with placement of adjacent structures.
- f. Underpinning with permanent materials.
- g. All homes shall be multisectional.
- h. Off-street parking per single-family dwelling standard.

Staff does not support the requested conditional use permit. Staff's main concern is with the type of construction involved with the proposed structure. As noted previously, the building is construction is similar to a "Tuff Shed" or "Morgan Building". Staff does not believe that the building's construction is designed for full-time occupancy as residence. Staff does not believe that the building is in conformance with the minimum construction standards of the Federal Mobile Home Regulations. Staff also believes that the exterior appearance of the structure is not compatible with the existing homes in this neighborhood.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested conditional use permit.

PLANNING COMMISSION ACTION:

(OCTOBER 12, 2023)

The applicant was present representing the application. There no persons registered in opposition. Staff presented the item to the Commission with a recommendation of denial. Fotra Bowden was representing the application and explained the project. Mr. Bowden's assistant, Teresa, spoke in support of the application. There was general discussion about the project. There was a motion to approve the application. The motion was seconded. The vote was 0 ayes, 7 nays, 2 absent and 2 open positions. The application was denied.