

Owner: Mary Buckley
Applicant: Mary Buckley
Location: 3508 Jones Street
Area: 0.16 Acre
Request: Rezone from R-3 to R-7A
Purpose: Placement of a single-wide manufactured home
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Undeveloped property (across East 35th Street); zoned R-3

South – Single family residence; zoned R-3

East – Undeveloped property (across Jones Street); zoned R-3

West – Single family residences, including manufactured homes; zoned R-3

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Bus Route #20 (College Station Route) runs along Frazier Pike to the south.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the College Station Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the College Station/Sweet Home Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to R-7A (Manufactured Home District) for placement of a manufactured home on this site.

Master Street Plan:

Jones and 35th Streets are a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Mary Buckley, owner of the 0.16 acre lot located at 3508 Jones Street (College Station), is requesting to rezone to property from "R-3" Single Family District to "R-7A" Manufactured Home District. The property is located at the southwest corner of Jones Street and East 35th Street. The rezoning is proposed to allow placement of a 15.4 foot by 72.3 foot single-wide manufactured home on the lot. The property is located outside the Little Rock city limits, but within the City's extraterritorial jurisdiction.

The subject property, along with the lot immediately to the east (separate ownership), is occupied by a one-story single family residence located within the south half of the property. A 15.4 foot by 72.3 foot single-wide manufactured home was recently placed with the north half of the property. The applicant notes that the one-story single family residence will be removed from the property. At that time the manufactured home will reoriented to run north/south on the corner lot only. The site plan submitted shows the manufactured home located 45 feet back from the front (north) property line, 25 feet from the rear (south) property line, five (5) feet from the west side property line and 30 feet back from the east side property line. Small sets of steps will be located the

front and back doors of the manufactured homes. There will be no porch/deck or other structures constructed on the site. A gravel driveway from Jones Street will be located near the southeast corner of the site. The gravel driveway/parking area will be bordered as per ordinance requirements.

All surrounding properties are zoned R-3. Single family residences are located west and south of the site. Vacant lots are located east and north. There are a number of other vacant lots in the area. There are a number of other manufactured homes of various sizes and ages in this general area.

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

The R-7A Zone District is a site plan review district. The following are the siting criteria for manufactured homes in the R-7A District 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.

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. As noted above, there are a number of other manufactured homes in this immediate residential area. Most of these manufactured homes are nonconforming and have existed as part of the neighborhood for a number of years. Therefore, the placement of the manufactured home at 3508 Jones Street is not out of character with the neighborhood. To staff's knowledge the proposed manufactured home will comply with the siting criteria found in Section 36-262(d)(2) of the City's Zoning Ordinance. Additionally, the manufactured home complies with the minimum setback requirements for the R-7A Zoning District. Staff believes the requested R-7A zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-7A rezoning.

SUBDIVISION COMMITTEE COMMENT:

(FEBRUARY 4, 2015)

Mary Buckley was present, representing the application. Staff presented the rezoning request and explained the proposed manufactured home placement on the site. Staff noted that the home met all setback requirements. Staff noted that a deck, porch or steps needed to be shown on the site plan, if desired. Staff also noted the siting criteria for manufactured homes. There was brief additional discussion. After the discussion, the Committee forwarded the application to the full Commission for resolution.

PLANNING COMMISSION ACTION:

(FEBRUARY 26, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes, 1 absent and 2 open positions.