

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 6, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>A resolution rescinding the Planning Commission’s action in denying a Conditional Use Permit titled Bowden Manufactured Home Conditional Use Permit, located at 1701 East 21<sup>st</sup> Street (Z-9829).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>Ordinance √ <b>Resolution</b></p>	<p>Emily Cox Acting City Manager</p>

<b>SYNOPSIS</b>	The applicant, Fotra Bowden, is appealing the Planning Commission’s denial of the Bowden Manufactured Home Conditional Use Permit located at 1701 East 21 <sup>st</sup> Street.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends denial of the CUP request. The Planning Commission voted to recommend denial approval by a vote of 0 ayes, 7 nays, 2 absent and 1 open position.
<b>BACKGROUND</b>	<p>The applicant is requesting a Conditional Use Permit to allow for the placement of a manufactured-type home on the property to serve as a single-family residence. The property is zoned R-3, Single-Family District, and is located at the southeast corner of East 21<sup>st</sup> Street and Security Avenue.</p> <p>The property is currently vacant; a single-family residence was recently removed from the property.</p> <p>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".</p>

**BACKGROUND  
CONTINUED**

The proposed structure will be located approximately thirty (30) feet back from the front (north) property line and over thirty (30) feet back from the rear property line. The structure will be located 19.6 feet from the east side property line and approximately twenty-seven (27) feet from the west side property line. The structure will be a one (1)-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.

The Planning Commission reviewed this request at their November 9, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.