

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 3508 Jones Street from R-3, Single-Family District, to R-7A, Manufactured Home District. (Z-9007)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 0.16-acre property located at 3508 Jones Street is requesting that the zoning be reclassified from R-3, Single-Family District, to R-7A, Manufactured Home District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed this issue at its February 26, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the College Station Neighborhood Association were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions.</p>	
BACKGROUND	<p>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 for the placement of a 15.4-foot by 72.3-foot single-wide manufactured home on the lot.</p>	

**BACKGROUND
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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 (1)-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 forty-five (45) feet back from the front (north) property line, twenty-five (25) feet from the rear (south) property line, five (5) feet from the west side property line and thirty (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.

**BACKGROUND
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- e. Removal of all transport features.
- f. Permanent foundation.
- g. Exterior wall finished in a manner compatible with the neighborhood.
- h. Underpinning with permanent materials.
- i. Orientation compatible with placement of adjacent structures.
- j. 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. In addition, 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.

- k.