

FILE NO.: Z-9770

NAME: Rezoning from R-2 to R-7A

LOCATION: 16725 Crystal Valley Road

DEVELOPER:

Julio Reyes Santillan
17224 Crystal Valley Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Julio Reyes Santillan
17224 Crystal Valley Road
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Edward Lofton
15415 Oakcrest Lane
Little Rock, AR 72223

AREA: 1.00 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 17 CENSUS TRACT: 42.21

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.62 acre site located at 16725 Crystal Valley Road from "R-2" Single-Family District to "R-7A" Manufactured Home District to allow for the placement of one (1) single-wide manufactured home. The property is located within the City's Extra-Territorial Zoning Jurisdiction (ETJ).

B. EXISTING CONDITIONS:

The property is currently undeveloped. The majority of the properties to the east, west and south contain R-2 zoning and uses. Several properties to north contain

a mixture of mostly residential zoning and uses, along with some commercial and office zoning.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

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:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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 2012 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:

1. Address will need verification prior to requesting water meter.
2. Provide septic permit or verification that existing septic system is functioning.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Crystal Valley Planning District. The Land Use Plan shows Commercial (C) & Residential Low Density (RL) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. The Residential Low Density (RL) category provides 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 application is to rezone from R-2 (Single Family District) to R-7A (Manufactured Home District).

Surrounding the application area, the *Future Land Use Map* show Residential Low Density (RL) with an area of Commercial (C) at the intersection of Crystal Valley Road/Raines Road with Crystal Valley/Crystal Valley Lateral Road. The C area has an auto parts dealer in a C-3 (General Commercial District) northeast of the Crystal Valley Road intersection. Much of the area shown for Commercial use is still zoned R-2 (Single-Family District) and either undeveloped or has a residence on the land. The RL area is zoned R-2 and has undeveloped tracts and single family residences.

Master Street Plan:

The site is at the southeast corner of the intersection of Crystal Valley Road - Crystal Valley Lateral - Raines Road. The east-west roadway, Crystal Valley Road/Raines Road, is show as a Minor Arterial on the *Master Street Plan Map*.

Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Right of way

(ROW) is 90 feet. Sidewalks are required on both sides. The north-south roadway, Crystal Valley Road/Crystal Valley Lateral, is shown as a Principal Arterial on the *Master Street Plan Map*. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. These roadways may need more ROW and/or paving width.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no historic sites or districts in the vicinity.

H. ANALYSIS:

The applicant is proposing to rezone a 0.62 acre site located at 16725 Crystal Valley Road from "R-2" Single-Family District to "R-7A" Manufactured Home District to allow for the placement of one (1) single-wide manufactured home.

The property is currently undeveloped. The majority of the properties to the east, west and south contain R-2 zoning and uses. Properties to north contain a mixture of mostly residential zoning and uses, along with some commercial and office zoning.

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

The applicant is proposing to place a 76' x 15.75' single-wide manufactured mobile home near front portion of the property. The manufactured home will contain an attached 10' x 20' deck at the front and a 4' x 8' attached deck in the rear.

The manufactured home will be located one-hundred-twenty-nine (129) feet from the front (north) property line. The manufactured home complies with all ordinance required setbacks and provides ample room for decks, porches, steps, etc. The applicant will also place a 10' x 10' storage unit along the northeast corner of the mobile home. The location of the storage unit complies with all required setbacks as per the City's Zoning Ordinance.

The lot will be accessed from a driveway extending from Crystal Valley Lateral which leads to a parking pad. The City's Zoning Ordinance requires one parking space. Staff feels the parking is sufficient to serve the use.

The siting of a manufactured home on a separate lot outside of a manufactured home subdivision shall include the following design consideration 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.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances associated with this application.

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. The property is located within the City's Extra-Territorial Zoning Jurisdiction (ETJ). The proposed rezoning is consistent with the land use pattern within the area. There are existing single-wide manufactured homes in the general area of the proposed site. Crook Mobile Home Park is located approximately 1,025 feet to the west of the proposed site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit to allow for the placement of a single-wide manufactured home subject to the following conditions:

- 1. Compliance with the comments and conditions noted in paragraph E, and the staff analysis, of the agenda staff report.
- 2. Compliance with the manufactured home minimum siting standards as noted in Section 36-262(d)(2) of the City's Zoning Ordinance.

PLANNING COMMISSION ACTION:

(APRIL 13, 2023)

Julio Reyos Santillan was present representing the applicant. There were two (2) objectors present. Staff presented the application with a recommendation of approval.

Tammi Johnson addressed the Commission stating that she was opposed to the application. She stated that the manufactured home was already on the property and was not compatible with the area which is mostly populated with single family homes. She stated that previous attempts for this type of zoning was denied by the commission.

Melody Parsley addressed the Commission stating that she was opposed to the application. She stated that the neighborhood is mostly residential and that there are large homes in the area. She stated that the POA was opposed to the mobile home and that no notification was sent to the property owners or the POA.

Julio Reyos Santillan addressed the Commission stating that he purchased the property, cleaned it up. He stated that he could not understand why the neighbors did not like the improvements he had performed on the property.

There was a discussion by the Planning Commission regarding how long the applicant had owned the property, if a mobile home was on the property when purchased, if notifications were sent to the neighbors and the POA, and what would happen to the property if the application was denied.

There was a motion to approve the application, including all staff comments and conditions. The motion passed by a vote of 6 ayes, 2 nays, 2 absent, and 1 open position. The application was approved.