

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 2, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>A resolution rescinding the Planning Commission's action in denying a Conditional Use Permit to allow a multisectional modular home on the R-3, Single-Family District, zoned property located at 2605 Brown Street. (Z-9312)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Ordinance √ Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Aaron Agnew is appealing the Planning Commission's denial of a Conditional Use Permit application to allow a multisectional modular home on the R-3, Single-Family District, zoned property that he owns located at 2605 Brown Street.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the resolution and denial of the Conditional Use Permit. The Planning Commission reviewed this item at their April 19, 2018, meeting and voted 0 ayes, 9 nays and 2 absent to deny the Conditional Use Permit.</p>	
BACKGROUND	<p>The applicant is requesting approval of a Conditional Use Permit to allow for placement of a multisectional modular home on this vacant, 0.537± acre site. The applicant acquired six (6) modules that had previously been joined together to make a non-residential building.</p>	

**BACKGROUND
CONTINUED**

The applicant had the modules brought to a vacant property he owns at the southwest corner of West 26th and Allis Streets with intent of joining them together to make a 6,000± square-foot single-family residence. The modules were placed on the property without prior approval. Staff initiated enforcement and the applicant filed for a Conditional Use Permit. On January 25, 2018, the Planning Commission denied the Conditional Use Permit (CUP) to allow for the placement of modular home on the property at the southwest corner of West 26th and Allis Streets.

The applicant is now requesting approval to place the modular home on the property he owns at the southeast corner of West 26th and Brown Streets; directly west of the original site. The modules are still located on the original 26th and Allis Streets site.

The applicant proposes to arrange the six (6) modules into a hollow square with a courtyard in the center. The proposed single-family residence will contain approximately 6,000 square-feet. The exterior of the structure will be refinished with lapsiding or stucco, brick and stone. A new, modern roof will be installed. Roofing materials will be either PVC with solar panels or asphalt shingles. An eight (8)-foot tall wrought iron fence with dry stack stone columns is proposed to enclose the property.

A two (2)-car garage structure (either attached or detached) will be located on the south side of the proposed home, with access off of Brown Street. The concrete paved driveway will accommodate an additional 4 vehicles, if needed. The applicant submitted an architect's renderings of the proposed finished structure and has stated those renderings represent the structure proposed under this CUP application.

The current right-of-way for both West 26th and Brown Streets is a total of thirty (30) feet, or fifteen (15) feet from centerline. The Master Street Plan requires the dedication of an additional ten (10) feet on both streets to twenty-five (25) feet from centerline. Based on the dimensions on the plan submitted by the applicant, the resulting building setback will be Four (4)+ feet on the 26th Street perimeter and fifteen (15) feet on the Brown Street perimeter.

**BACKGROUND
CONTINUED**

A rear-yard setback of 11.9 feet to 22.1 feet is proposed due to a portion of the alley at the rear of the site having been previously abandoned.

The Planning Commission reviewed this item at their April 19, 2018 meeting, and there were several registered objectors present.