

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 3500 Coffey Lane from R-2, Single-Family District, to R-7A, Manufactured Home District. (Z-9264)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the 0.38-acre property located at 3500 Coffey Lane is requesting that the property be reclassified from R-2, Single-Family District, to R-7A, Manufactured Home District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested R-7A zoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>Ramon Sanchez, owner of the 0.38-acre property located at 3500 Coffey Lane, is requesting to rezone the property from R-2, Single-Family District to R-7A, Manufactured Home District. The property is located on the north side of Coffey Lane, approximately 600 feet east of Hilario Springs Road. The rezoning is requested to allow placement of one (1), sixteen (16)-foot by sixty (60)-foot manufactured home on the property.</p> <p>The property is currently undeveloped and mostly grass-covered. A small storage building on a concrete slab is located along the east property line near the center of the lot.</p>

BACKGROUND

A gated access drive is located at the southeast corner of the property. The applicant proposes to remove the storage building from the site, and place the sixteen (16)-foot by sixty (60)-foot manufactured home along the east property line, as noted on the attached site plan.

The properties east, west and south of the site are zoned R-2 and contain single-family residences. A mobile home park containing approximately twenty-three (23) manufactured homes is located across Coffey Lane to the south. Single-family homes are located immediately east and west of the site, with additional undeveloped property to the west. A second mobile home park is located to the east, at the corner of Coffey Lane and Auxor Road. This mobile home park contains approximately twenty-four (24) manufactured homes. C-2, Shopping Center District, zoned property is located immediately north of the site and contains a large multi-tenant commercial building.

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

The R-7A Zoning 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.

**BACKGROUND
CONTINUED**

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 3500 Coffey Lane 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. Any additions to the manufactured home (steps, porch, etc.) or accessory structures (carport, storage building, etc.) placed on the site must comply with the minimum ordinance required setbacks from property lines. Staff believes the requested R-7A zoning will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its December 14, 2017, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Upper Baseline and SWLR United for Progress Neighborhood Associations were notified of the public hearing.