

FILE NO.: Z-9292

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NAME: McVay Multisectional Manufactured Home –  
Conditional Use Permit

LOCATION: 13324 Colonel Glenn Road

OWNER/APPLICANT: Earl McVay

PROPOSAL: A conditional use permit is requested to allow for  
placement of a multisectional manufactured home on  
this R-2 zoned, 1 acre lot.

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1. SITE LOCATION:

The property is located outside of the city limits, in the City's extraterritorial jurisdiction. The site is located on the north side of Colonel Glenn Road, approximately ¾ mile west of Lawson Road.

2. COMPATIBILITY WITH NEIGHBORHOOD:

The property is located outside of the city limits, in an area that is rural and primarily residential in use. Uses in the area include a variety of single family residences on varying sizes of properties. There are also larger tracts of undeveloped properties. Home styles range from modest, one-story frame or brick homes to very large, estate-type residences. The proposed multisectional manufactured home has a horizontal siding exterior, a front porch and a pitched, metal roof. The style is not out of character with other homes in the area.

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site. There is no neighborhood association in this area.

3. ON SITE DRIVES AND PARKING:

The single family residence requires one on-site parking space. The site contains an existing driveway with access to a detached, two-care carport. There is more than sufficient space for on-site parking.

4. SCREENING AND BUFFERS:

No comments.

5. PUBLIC WORKS:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

6. UTILITIES AND FIRE DEPARTMENT/BUILDING CODES:

Little Rock Reclamation Authority: Outside Service Boundary – No Comment.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property with no apparent conflicts with existing facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comments received.

AT&T: No comments received.

Central Arkansas Water: No comments received. Contact CAW.

Fire Department: Contact Crystal VFD and provide a statement of acknowledgement and acceptance of the proposed use. (17325 Lawson Road, Little Rock, AR 72210)

Building Codes: No comments.

7. TRANSPORTATION/PLANNING:

County Planning: No comment.

Rock Region METRO: There is no bus route in this area.

Planning Division: No comment.

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SUBDIVISION COMMITTEE COMMENT:

(JANUARY 3, 2018)

The applicant was present. Staff presented the item and noted little additional information was needed. The applicant was asked to provide the model year of the manufactured home. In response to a question, the applicant stated the new home would be tied onto the existing septic system. Staff noted the siting criteria from Section 36-254(d) (5). The applicant was directed to contact the local VFD to obtain a statement of acknowledgement and acceptance of the proposed manufactured home.

Public Works staff discussed the right-of-way dedication requirement. Other Agency Comments were noted.

The applicant was instructed to provide responses to staff comments by January 10, 2018. The Committee forwarded the item to the full Commission.

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STAFF ANALYSIS:

The R-2 zoned, 1 acre tract located at 13324 Colonel Glenn Road is located outside of the city limits, within the City's extraterritorial jurisdiction. A single-wide manufactured home was located on the property for many years. In June 2017, that home burned. The property owners removed the vestiges of the previous home and recently placed a multisectional manufactured home on the property. The home has been placed in the location on the property previously occupied by the single-wide. A conditional use permit should have been obtained prior to placing the new home on the property. City staff became aware of the violation and instituted enforcement. The applicants filed the CUP to allow the home to remain.

As previously mentioned, the new home has been placed on the property in the location occupied by the previous home. A septic system was in place and is being used for the new home. The new home is a 2005 model, 28 X 66, two-section structure. The home has a colored, standing seam, metal roof. The exterior is horizontal siding. A front porch has been added. The site also contains a detached accessory structure, which includes a two-car carport.

Staff is supportive of the requested CUP. As noted earlier, housing types in the general area range from similarly-sized, one-story ranch style homes to large, multistory, estate-type homes. This one-story, ranch style home is similar in style and orientation to other homes in the area. The home must be brought into compliance with the siting criteria of Section 36-254(d) (5) which include the requirements to remove all transport elements and to install underpinning with permanent materials. The required right-of-way dedication will result in a substantially reduced front yard setback. It is highly unlikely that any actual physical widening of the roadway will occur in the near future. If deemed necessary at that time, the home can be moved back. There is no bill of assurance for this acreage tract.

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STAFF RECOMMENDATION:

Staff recommends approval of the requested CUP subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in Sections 5 and 6 of the agenda staff report.

2. Compliance with the following siting criteria from Chapter 36, Section 36-254(d) (5):
  - a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
  - b. Removal of all transport elements.
  - c. Permanent foundation.
  - d. Exterior wall finished so as to be compatible with the neighborhood.
  - e. Orientation compatible with placement of adjacent structures.
  - f. Underpinning with permanent materials.
  - g. All homes shall be multisectional.
  - h. Off-street parking per single-family dwelling standard.

Staff recommends approval of the reduced front yard setback once the required right-of-way for Colonel Glenn Road is dedicated.

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PLANNING COMMISSION ACTION:

(JANUARY 25, 2018)

The applicants were present. There was one registered objector present. Staff presented the item and a recommendation of approval as outline in the “staff recommendation” above.

Earl McVay, the applicant, addressed the commission. He stated he did not know he could not bring the new home in to replace the one which had burned. He stated the new structure was a nice home.

Bobbie Highfill, of 13527 Col. Glenn Rd., spoke in opposition. She presented photographs of the McVay property showing that it was not being maintained in a clean manner. Ms. Highfill presented a list indicating that there had been 54 police responses to this property when the previous structure has been on the property. She said there were problems with the previous tenants and the property was a nuisance. Ms. Highfill stated the property was a rental and the McVay’s did not live there. She described the property as trashy and overgrown and said a bigger home would only mean bigger problems.

Mr. McVay said he was working to clean up the property and to make improvements when he was issued a notice by the City. He said he stopped work until the CUP issue was resolved.

Commissioner May asked if there was code enforcement (premise) in the area. Staff responded that the city had zoning and subdivision jurisdiction in the ETJ but not other code enforcement.

Commissioner Thomas asked how long it would take to make the improvements called for in the staff recommendation. Staff responded that they would advise Mr. McVay not to make any further improvements until the appeal period had expired.

A motion was made to approve the application, including all staff comments and conditions. The motion was seconded and approved by a vote of 6 ayes, 4 noes and 1 absent.