

July 10, 2025

ITEM NO.: 5

FILE NO.: Z-10118-A

NAME: Fuentes Multi-Sectional Manufactured Home – Conditional Use Permit

LOCATION: 8800 Block of Bunch Road

OWNER/AUTHORIZED AGENT:

Ruth Fuentes (Owner)  
7009 Talmage Drive  
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Stan Cunningham, Jr.  
2105 Lorance Drive  
Little Rock, AR, 72206

AREA: 1 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.05

CURRENT ZONING: R-2

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow for the placement of a double-wide, multi-sectional, manufactured home. A single-wide manufactured home previously located on the property has been removed from the property.

B. EXISTING CONDITIONS:

The subject property is located on the south side of Bunch Road near the western end before it veers in a southwest direction, terminating through the adjacent property to the west. Properties surrounding the site contain R-2 zoning and uses with relatively large tracts that are densely covered with mature trees and vegetation.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Ensure the driveway meets city specs when tying in.
2. If a culvert is required, the minimum size is 18-inches, but the applicant should hire an engineer to confirm the flow can be carried by the minimum size.

ENGINEERING COMMENTS (PUBLIC WORKS): 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:

1. Reference Ex. 10' wide CAW easement centered on ex. 3" PVC main, instrument #860131

Fire Department:

**Must Comply with Arkansas Fire Prevention Code 2021 edition**

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

**Building Codes:**

1. Anchor hold down plan by a structural engineer is required. Statement on Hold Down Anchor plan that current wind load and snow load requirements are being met are also required.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

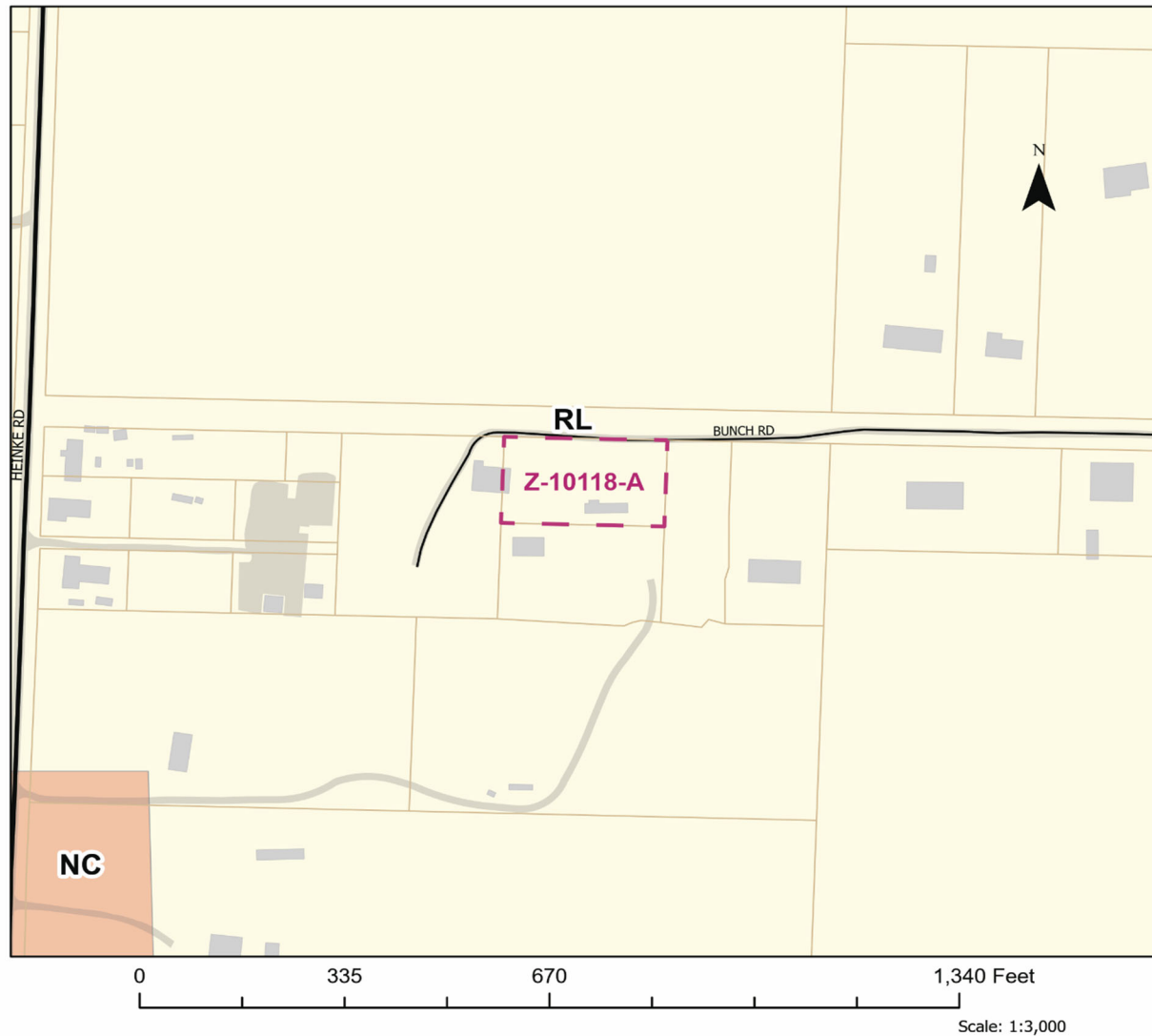
Rock Region Metro: No comments received.

**Planning Division:**

The request is in the Geyer Springs West Planning District, District 15. The development principles of the district, specifically for the southern section, include the use of the area primarily for low density residential use and the improvement of transportation and drainage infrastructure. The Land Use Plan shows Residential Low Density (RL) use for the requested area. 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 remains less than 6 units per acre. The application is for a Conditional Use Permit (CUP) for a Manufactured Home.

## Future Land Use Plan for Z-10118-A



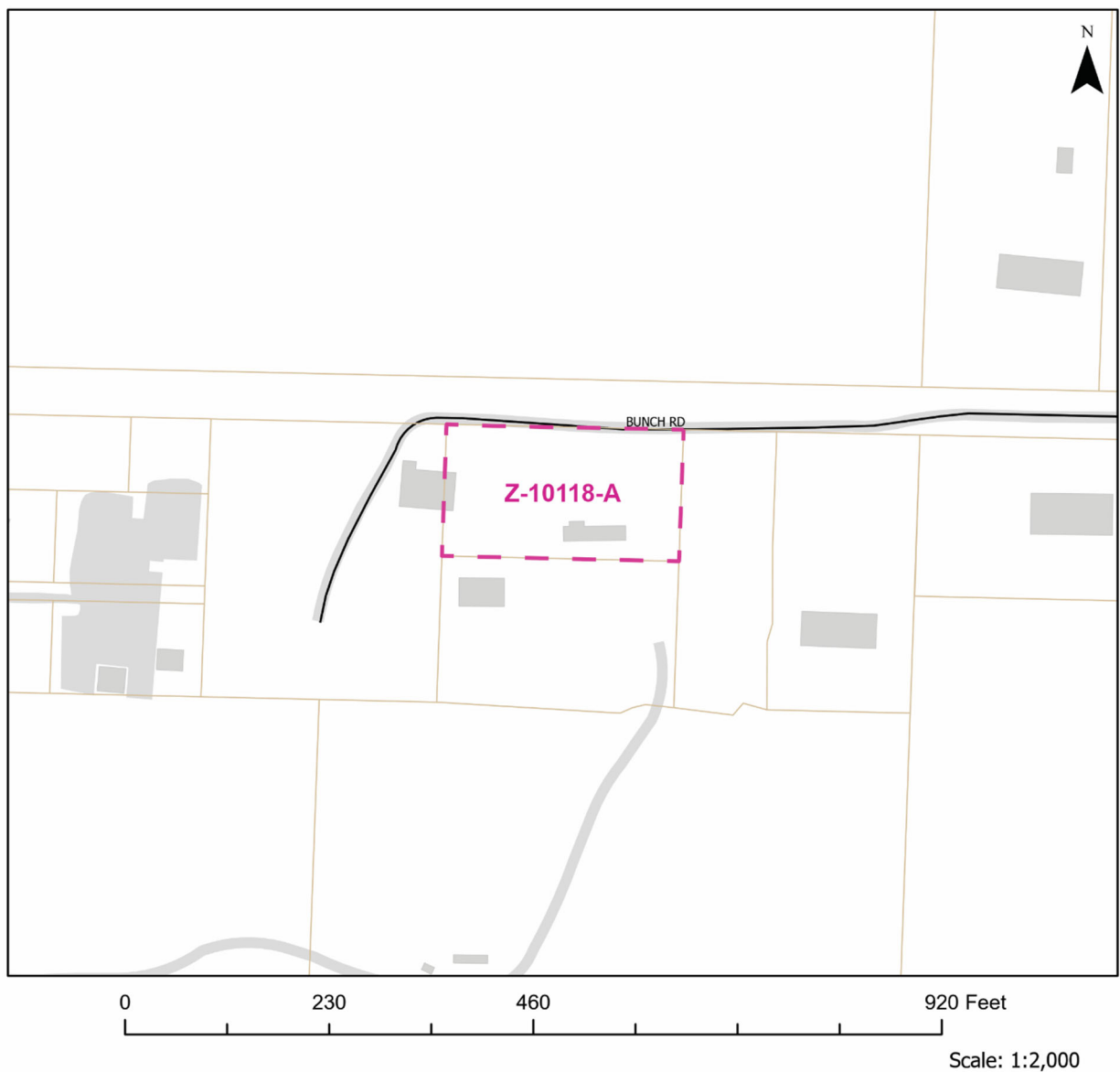
The area surrounding the site is designated for Residential Low Density (RL) use and is characterized by single family residences on large tracts.

This site is not located in an Overlay District.

Master Street Plan:

Bunch Road is designated as a Local Street by the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan for Z-10118-A



Bicycle Plan:

Bunch Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

ANALYSIS:

The applicant is requesting a conditional use permit to allow for the placement of a double-wide, multi-sectional, manufactured home. A single-wide manufactured home previously located on the property has been removed from the property.

The subject property is located on the south side of Bunch Road near the western end before it veers in a southwest direction, terminating through the adjacent property to the west. Properties surrounding the site contain R-2 zoning and uses with relatively large tracts that are densely covered with mature trees and vegetation.

The site plan shows a front (north) setback of approximately one hundred (100) feet, approximately forty (40) feet from the rear (south) property line, twenty (20) feet from the side (east) property line and over one hundred fifty (150) feet from the west property line.

The applicant proposes to place a 16' x 80', double-wide, multi-sectional manufactured home near the southeastern corner of the property. The applicant will extend a driveway from the north along Bunch Road and provide at least one (1) parking space on the property. The applicant is not proposing to place any accessory structures on the property at this time.

The applicant notes that the manufactured home will comply with all required setbacks regarding the addition of porches, stairs, decks etc.

The manufactured home must comply with the following minimum siting standards as per Section 36-254(d)(5) 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 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 multi-sectional.
- h. Off-street parking per single-family dwelling standard.

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 not requesting any variances with this application.

Staff is supportive of the requested conditional use permit to allow a multi-sectional, manufactured home on the property. Staff views the request as reasonable. Staff feels that a multi-sectional, manufactured home will not be out of character in this area of the city that contains relatively large tracts of land in the general area. Some of the properties in the general area appear to contain manufactured homes.

STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit to allow a multi-sectional, manufactured home, subject to the following conditions:

1. Compliance with the manufactured home minimum siting standards as noted in Section 36-254(d)(5) of the City's Zoning Ordinance.
2. Compliance with the comments and conditions noted in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.