

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 21, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 16725 Crystal Valley Road from C-3, General Commercial District, to C-4, Open Display District (Z-9770)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 8.05-acre property, located at 600 Colonel Glenn Plaza Loop, is requesting that the property be rezoned from R-2, Single-Family District, to R-7A, Manufactured Home District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the R-7A Rezoning. The Planning Commission recommended approval by a vote of 6 ayes, 2 nays, 2 absent and 1 open position.</p>	
BACKGROUND	<p>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 on the property.</p> <p>The property is currently undeveloped, and 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.</p>	

**BACKGROUND
CONTINUED**

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 seventy-six (76)-foot x 15.75' single-wide manufactured mobile home near front portion of the property. The manufactured home will contain an attached ten (10)-foot x twenty (20)-foot deck at the front and a four (4)-foot x eight (8)-foot attached deck in the rear.

The manufactured home will be located 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 ten (10)-foot x ten (10)-foot 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.

The Planning Commission reviewed this request at their April 13, 2023, meeting and there were three (3) objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.