

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 20, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>A resolution rescinding the Planning Commission's action in approving a Conditional Use Permit to allow a multisectional manufactured home on the R-2, Single-Family District, zoned property located at 13324 Colonel Glenn Road. (Z-9292)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">Ordinance √ Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>Bobbie Highfill, a record objector, is appealing the Planning Commission's action in approving a Conditional Use Permit to allow a multisectional manufactured home on the R-2, Single-Family District, zoned property located at 13324 Colonel Glenn Road.</p> <p>None.</p> <p>Staff recommends denial of the resolution and approval of the Conditional Use Permit. The Commission voted 6 ayes, 4 nays and 1 absent to approve the Conditional Use Permit.</p> <p>The R-2, Single-Family District, zoned, one (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.</p>	

**BACKGROUND
CONTINUED**

The home has been placed in the location on the property previously-occupied by the single-wide.

A Conditional Use Permit (CUP) 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.

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, twenty-eight (28)-foot x sixty-six (66)-foot, two (2)-section structure. The home has a colored, standing seam, metal roof. The exterior is horizontal siding, and a front porch has been added. The site also contains a detached accessory structure, which includes a two (2)-car carport.

Staff is supportive of the requested CUP. Housing types in the general area range from similarly-sized, one (1)-story ranch style homes to large, multistory, estate-type homes. This one (1)-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.

The Planning Commission reviewed this item at their January 25, 2018 meeting. There was one (1) registered objector present. That approval has been appealed to the Board of Directors. Please see the Planning Commission minutes for a complete description of the proposal and the Planning Commission hearing.