

May 9, 2024

ITEM NO.: 14

FILE NO.: Z-9979

NAME: Perez Manufactured Home – Conditional Use Permit

LOCATION: 7702 Mabelvale Pike

OWNER:

David Perez
1 Mavis Circle
Mabelvale, AR 77103
(501) 606-1012

AREA: 8.84-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 9

CENSUS TRACT: 12

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to place a 76'X32' double wide manufactured home on the property.

B. EXISTING CONDITIONS:

The site is currently vacant. The request is in the Geyer Springs West Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area.

C. NEIGHBORHOOD COMMENTS:

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:

1. A Special Flood Hazard Development Permit is required to be obtained to prior to beginning construction. The Special Flood Hazard Development Permit application can be found at:

<https://www.littlerock.gov/city-administration/citydepartments/public-works/>

Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Vince Floriani in Public Works at 501-371-4823 or VFloriani@littlerock.gov to schedule an appointment for issuance or to answer any questions.

2. Due to the proposed structures being located within the 100 year floodplain, an elevation certificate of the finished floor elevation must be provided to the Public Works Department at 701 West Markham Street prior to the issuance of a certificate of occupancy. Contact Vince Floriani in Public Works at 501-371-4823 or VFloriani@littlerock.gov to schedule an appointment for issuance or to answer any questions.
3. Per City Code 29-186 (c), a grading permit is required for land alteration on properties within the designated floodplain without exception. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. Per City Code 13-60 (1)(a)(1), for all new residential structures, the top surface of the lowest floor (including all machinery and equipment) must have an elevation at least one (1) foot or more above the published base flood elevation (BFE). This elevation must be documented on an elevation certificate properly completed by a professional engineer, surveyor or architect licensed to practice in the State of Arkansas.
5. Per City Code Sec 36-341.h.2 "h.(2)Proposed structures. Any structure proposed within a floodplain district shall comply with the following criteria:
 - No structure shall be closer than twenty-five (25) feet to any established floodway line.
 - Floodways shall be kept free of structural involvement including fences, open storage of materials and equipment, vehicle parking and other

impediments to the free flow of floodwater. Exceptions may be granted when existing topography is at or above the existing one-hundred-year flood level and when the velocity of flow is less than three (3) feet per second.

6. In accordance with City Code 31-176 (j), a vehicular access easement shall be provided adjacent to floodways to allow for public maintenance of drainageways. This easement shall not be less than twenty-five (25) feet wide, measured from the edge of the floodway on either side of the drainage channel.
7. A driveway permit will be required from Planning and Development Engineering Division for any future access driveway from Mabelvale Pike to the property. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for more information.
8. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
9. Applicant shall show the location and dimensions of the proposed manufactured home on the land survey submitted to staff for review.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Display easement associated with 24" sewer main.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 –C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal’s Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs West Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential 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 to rezone from R-2 to CUP. MH

Surrounding the application area are homes on large tracts. Adjacent to the southeast corner is a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale Pike is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Mabelvale Pike is on the Master Bike Plan as a Proposed Class 3 Bike Route. Class 3 Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting a conditional use permit to place a 76'X32' double wide manufactured home on the property near the southeast corner of the site. The property contains 8.84 acres.

The site is currently vacant. The request is in the Geyer Springs West Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The west half of property is located within the floodway, with the east half being in the floodplain. The proposed house will be located within the flood plain area.

The applicant notes that Pulaski County Public Records yielded no bill of assurance for this property.

Access to the property will be by a driveway coming off Mabelvale Pike and there will be enough space for two vehicle parking. The applicant has stated that there

will be no decks, porches or outbuildings associated with this structure. There will only be stairs to the dwelling. All setbacks appear to comply with zoning code regulations.

Section 36-254 (d)(5) of the City's Zoning Ordinance provides the following minimum siting standards for Manufactured Homes:

Other area regulations and siting standards. The following minimum siting standards shall apply to all instances of placement of a manufactured home in the R-2 single-family district by conditional use permit:

- 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.

Staff is in support the requested Conditional Use Permit. Staff believes the request is reasonable and that the proposed use is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit request, subject to compliance with comments and conditions noted in paragraph D and E and the staff analysis of the agenda staff report.