

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 16, 2025 AGENDA**

Subject:	Action Required:	Approved By:
A resolution rescinding the Planning Commission's action in approving a Conditional Use Permit. (Z-10118-A).	✓ Ordinance Resolution	
Submitted by: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	Lisa Ginn is appealing the Planning Commission's Approval of a conditional use permit application to allow a multi-sectional manufactured home on the R-2 zoned property in the 8800 Block of Bunch Road.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends denial of the ordinance and approval of the conditional use permit. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, and 3 absent.	
BACKGROUND	<p>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.</p> <p>The subject property is located on the south side of Bunch Road near the western end before it veers in a southwestern 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.</p>	

**BACKGROUND
CONTINUED**

The site plan shows a front (north) setback of approximately one hundred (100) feet, approximately forty (40) feet from the rear (south) property line, and 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 Planning Commission reviewed this request at their July 10, 2025, meeting. That action has been appealed to the Board of Directors. Please see the attached Planning Commission minute record for the complete staff analysis. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.