

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 3512 West 39<sup>th</sup> Street from R-3, Single-Family District, to R-7A, Manufactured Home District (Z-9775).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The owner of the 0.156-acre property located at 3512 East 39 <sup>th</sup> Street is requesting that the property be reclassified from R-3, Single-Family District, to R-7A, Manufactured Home District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the R-7A Rezoning. The Planning Commission recommended approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.
<b>BACKGROUND</b>	Ronnie Reed, owner of the 0.156-acre lot located at 3512 East 39 <sup>th</sup> Street (College Station), is requesting to rezone to property from R-3, Single-Family District, to R-7A, Manufactured Home District. The property is located on the north side of East 39 <sup>th</sup> Street, west of Wests Line Street. The rezoning is proposed to allow placement of a fourteen (14)-foot by sixty (60)-foot single-wide manufactured home on the lot. The property is located outside the Little Rock City Limits, but within the City’s Extraterritorial Jurisdiction.

**BACKGROUND  
CONTINUED**

A driveway from West 39<sup>th</sup> Street will serve as access to the property. A parking pad will be located between the street and the proposed manufactured home. A ten (10)-foot by ten (10)-foot storage building will be located on the north side of the proposed manufactured home in the rear-yard area.

All surrounding properties are zoned R-3. There are a number of vacant lots in the area. There are a number of other manufactured homes of various sizes and ages in this general area.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested R-7A zoning does not require a change to the Land Use Plan.

The R-7A Zoning District is a site plan review district. The following are the siting criteria for manufactured homes in the R-7A District 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 May 11, 2023, meeting and there were no 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.