

FILE NO.: Z-9775

NAME: Rezoning from R-3 to R-7A

LOCATION: 3512 East 39th Street

DEVELOPER:

Ronnie Reed
P. O. Box 412
College Station, AR 72206

OWNER/AUTHORIZED AGENT:

Ronnie Reed – Owner/Applicant

SURVEYOR/ENGINEER:

Blew and Associates
3825 N. Shiloh Drive
Fayetteville, AR 72703

AREA: 0.156 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 24 CENSUS TRACT: 40.01

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.156 acre property from "R-2" Single Family District to "R-7A" Manufactured Home District to allow the placement of one (1) single-wide manufactured home. The property is located within the City's Extraterritorial Zoning Jurisdiction (ETJ).

B. EXISTING CONDITIONS:

The property is currently undeveloped. The surrounding properties are zoned R-3. Most of the surrounding properties are undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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.

Parks and Recreation: No comments received.

County Planning: No comments received.

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 College Station Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low 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-3 (Single Family District) to R-7A (Manufactured Home District).

Surrounding the application area in all directions is land shown as Residential Low Density (RL). Much of the land is wooded and undeveloped but platted for residential lots. Further to the north and west, is Park/Open Space (PK/OS) buffering the residential area for a Mining (M). The Park/Open Space (PK/OS)

category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

To the east, over a city block, is Union Pacific railroad then Frazier Pike. Following Frazier Pike to the east is the social and business center of College Station with areas of (MX), (PK/OS), Commercial (C), (P/I), Residential High Density (RH), and Residential Medium Density (RM) uses. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Master Street Plan:

East 39th Street is a Local Street. The primary purpose of Local Streets is to provide access to adjacent property. Right-of-Way is 50 feet and a sidewalk is required on one side. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

There are no bicycle facilities in the vicinity.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

Ronnie Reed, owner of the 0.156 acre lot located at 3512 East 39th 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 39th Street, west of W. Line Street. The rezoning is proposed to allow placement of a 14 foot by 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.

The site plan submitted shows the manufactured home located 25 feet back from the front (south) property line, over 40 feet from the rear (north) property line, over ten (10) feet from the west and east side property lines. Small sets of steps will be located at the front and back doors of the manufactured home.

A driveway from West 39th Street will serve as access to the property. A parking pad will be located between the street and the proposed manufactured home. A 10 foot by 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.

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. The property is located within the City's Extra-Territorial Zoning Jurisdiction (ETJ). The proposed rezoning is consistent with the land use pattern within the area. There are existing single-wide manufactured homes in the general area of the proposed site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the R-7A zoning to allow for the placement of a single-wide manufactured home subject to the following conditions:

1. Compliance with the comments and conditions noted in paragraph E, and the staff analysis, of the agenda staff report.

2. Compliance with the manufactured home minimum siting standards as noted in Section 36-262 (d) (2) of the City's Zoning Ordinance.
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PLANNING COMMISSION ACTION:

(MAY 11, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 6 ayes, 0 nays, 4 absent and 1 open position.