



**Metropolitan Area Planning Commission
 Staff Report Conditional Use: Case No. CU 08-03 – Mobile Home
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on March 11, 2008**

REQUEST: Conditional Use Request: Mobile Home

PURPOSE: To place a mobile home on an R-1 Zoned parcel of land which was previously approved in 2004 as a conditional use application but was never implemented.

APPLICANT OWNER: Teri McGinnis, 4121 Keller’s Chapel Road, Jonesboro, AR 72404

LOCATION: 4309 Keller’s Chapel Road, Jonesboro, AR 72404

SITE DESCRIPTION:

Tract Size:	42,000 sq. ft. (approx.)
Frontage:	Approx. 210 ft. on Keller’s Chapel Road.
Topography:	Predominately flat.
Existing Dvlpmt:	Current Residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

CASE HISTORY:

A conditional use was approved by the MAPC on December 14, 2004 by a 6-0 vote. This property also was granted another conditional use permit in 2006 (Case CU 06-17) to a Linda Leonard to replace a dilapidated single family structure; that unit was installed.

SITE PLAN AND ZONING ANALYSIS:

City Planning Staff has reviewed the proposed development and offers the following findings.

The applicant wishes to place a new mobile home on to the property in an R-1 Single Family Residential Zoning District. This district allows the residential design manufacturing units only as a conditional use approval by the MAPC.

Section 14.32.10 of the Zoning Resolution regulates mobile homes designs and offers the following requirements:

14.32.10 Manufactured Housing Units, Residential Design. Compliance with all of the standards of this section is required in order for a manufactured housing unit to be classified as a residential design, manufactured housing unit.

(a) Size.

(1) The minimum width of a residential design, manufactured housing unit shall be twenty-two feet (22'), with width measured perpendicular to the longest axis at the narrowest part.

(2) The length of a residential design, manufactured housing unit shall not exceed four (4) times its width, with length measured along the longest axis.

(3) A residential design, manufactured housing unit shall have a minimum area of one thousand one hundred fifty (1,150) square feet (enclosed and heated living area).

(b) Roof.

(1) Pitch. The roof must be predominantly double-pitched and have a minimum vertical rise of two inches (2") for every twelve inches (12") of horizontal run.

(2) Materials. The roof must be covered with material that is customarily used on site-built housing units. Customary materials include wood, asphalt composition shingles, or fiberglass shingles, but not aluminum, corrugated fiberglass, or metal.

(3) Eaves. The roof shall have a minimum eave projection and roof overhang of ten inches (10"), which may include a gutter.

(c) Siding.

(1) Materials. Exterior siding must be of a material customarily used on site-built housing units. Customary materials include wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials. Customary materials do not include smooth, ribbed or corrugated metal or plastic panels or material that has a high gloss finish.

(2) Design and Placement. Siding material shall extend below the top of the foundation or curtain wall, or the joint between the siding and enclosure wall shall be flashed in accordance with the city's adopted building code.

(d) Installation of Unit.

(1) Guidelines. The unit shall be installed in accordance with the recommended installation procedures of the manufacturer, and the standards established by the International Conference of Building Officials (ICBO) and published in the most recent edition of Guidelines for Manufactured Housing Installations.

(2) Foundation. A continuous, permanent concrete or masonry foundation or masonry curtain wall, un-pierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the unit, also in accordance with the above referenced ICBO guidelines.

(e) Entrance Landing Area. At the main entrance door to the unit there shall be a landing that is a minimum of five feet (5') which is constructed in accordance with building code requirements.

(f) Transport Equipment. All running gear, tongues, axles, and wheels must be removed at the time of installation of the unit on the lot.

(g) Finished Floor Elevation. The finished floor of the unit shall meet the manufacturer's specifications unless the unit is located in a floodplain; in which case floodplain regulations shall rule.

(h) Additions. Attached additions and detached garages shall comply with the building code, and floodplain regulations, if applicable. All standards of this section shall apply to such additions and garages.

The proposed home must and will satisfy the criteria set forth for residentially designed units. The applicant submitted this case in 2004 and was granted approval by MAPC, as mentioned in the history section of this report. However, Staff has cautioned the applicant that the unit cannot be approved without a formal platting of the lot on which the home is proposed.

Conclusion:

Staff finds that the requested Case 08-03 Conditional Use for a mobile home submitted by Teri McGinnis will not be a detriment to the surrounding area. MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That the final site plan and building plans be submitted to and approved by the Planning Director indicating required setbacks and compliance with all the stipulations above.
2. The lot must conform to the proper plat procedure and standards.
3. That all building permits be obtained before the structure allowed for dwelling.
4. That the unit be installed within a 1- year period of this approval on a permanent foundation.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking north



View looking east



View looking South



View looking at subject property looking west (former residence)



View looking west of existing unit on property frontage



View looking at area for placement of the proposed unit