

*City of Jonesboro Planning Commission
Staff Report – CU 12-07– 800-812 Tulip Lane
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on May 8, 2012*

REQUEST: Applicant proposes to install 4 single-wide Pre-manufactured Mobile Homes within an R-1 Single Family Residential District under the Conditional Use process.

**APPLICANT/
OWNER:** Mike McNabb 1011 Paragould Dr., Jonesboro 72401
Toney Pardew, 2506 W. Washington Ave., Jonesboro AR 72401

LOCATION: 800, 804, 808, and 812 Tulip Lane: Lots 17, 18, 19, and 20 of Sweetheart’s Minor Plat.

**SITE
DESCRIPTION:** Tract Size: 1.47 acres 63,840.3 sf +/-
Frontage: 303.3 ft. along Tulip Lane
Topography: Flat
Existing Dvlpmt: Vacant

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

HISTORY:
None

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.

(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.

(Zoning Ord., § 14.24.02)



Zoning/Vicinity Map

Findings:

Applicant proposes to install four (4) single-wide Pre-manufactured Mobile Homes within an R-1 Single Family Residential District under the Conditional Use process. The units will not comply with the zoning code as it relates to the Residential Design Unit customarily required in R-1 Single Family Districts. (The Zoning Code states no mobile home shall be allowed over eight years from current date). The applicant proposes to gain MAPC approval for the placement of four (4) manufactured homes at this location.

Special waiver and consideration is requested on the style of units due to the surrounding mobile home units in the neighborhood. There are a number of single wide mobile home units currently in place.

(See regulations below)

14.32.10 Manufactured Housing Units, Residential Design. Compliance with all of the standards of this section is typically required in order for a manufactured housing unit to be classified as a residential design, manufactured housing unit. The deficiencies and waivers requested are noted in this report.

(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.

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of a Conditional Use:

1. That upon issuance of the Conditional Use Approval, all future mobile home placements on the four (4) lots shall not be over eight years in age, from current date of installation.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a two year time limit for all four lots.

Sample Motion:

I move to approve Conditional Use Case CU 12:07 as presented for 4 mobile homes to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of conditions 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



Neighborhood Photos along Sweetheart Lane



Neighborhood Photos along Sweetheart Lane



Neighborhood Photos looking East along Tulip Lane – Site to Left



Neighborhood Photos along Sweetheart Lane



Neighborhood Photos along Sweetheart Lane



Neighborhood Photos looking East at Site