

*City of Jonesboro Planning Commission
Staff Report – CU 16-08 105 Royale Drive
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on May 10, 2016*

REQUEST: Applicant proposes to install a Pre-Manufactured Home within an R-1 Single Family Residential District under the Conditional Use process.

**APPLICANT/
OWNER:** Tammy Dace, P.O Box 9103, Jonesboro, AR

LOCATION: 105 Royale Drive, Jonesboro, AR

SITE DESCRIPTION: Tract Size: Around 3.35 Acres
Frontage: 365 Feet on Royale Drive
Topography: Flat
Existing Development: Undeveloped

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial Building
South:	R-1	Residential/Single-Family House
East:	R-1	City Park
West:	R-1	Residential/Single-Family House

HISTORY: Site is a part of a previously approved subdivision, with streets unimproved.

Zoning Code Analysis:

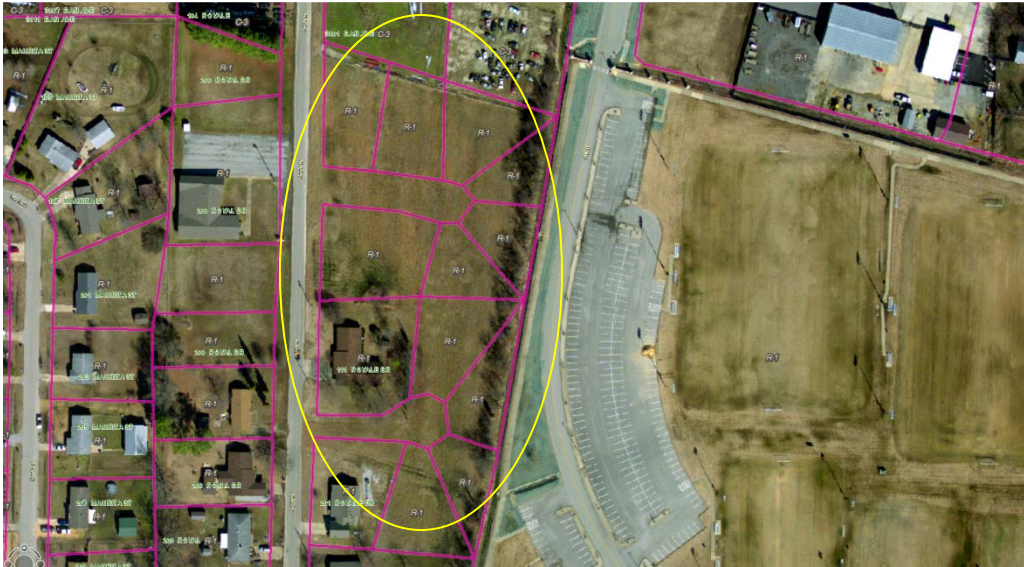
In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following required development standards and design specifics for Conditional Use Applications have been reviewed and appear to meet the spirit and intent of the Zoning Ordinance:

- ✔ (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. N/A.



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

(Zoning Ord., § 14.24.02)



Zoning/Vicinity Map

Findings:

The applicant proposes to gain MAPC approval to allow the placement of a manufactured home at this location. The general area/neighborhood is single family residential. The applicant would also like to ask for the abandonment of Bonaparte Cove after MAPC approval. This would have to be done in order for the applicant to place her pre-manufactured home on the property. The home on this location will have to meet the requirements of the Residential Design Manufactured Housing Unit criteria outlined below:

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 and will be met by the applicant.

(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 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.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported to date	
Streets/Sanitation	No issues were reported to date	
Police	No issues were reported to date	
Fire Department	No issues were reported to date	
MPO	No issues were reported to date	
Jets	No issues were reported to date	
Utility Companies	No issues were reported to date	

Conclusion:

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

1. That upon issuance of the Conditional Use Approval, all future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
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.
4. The abandonment of Bonaparte Cove shall be filed, approved, and recorded by the applicant prior to any redevelopment of the property.

Sample Motion:

I move to approve Conditional Use Case CU 16-08 as presented for a pre-manufactured home to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and meets the general design standards for a Residential Design Unit. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking North



View looking South



View looking East



View looking West



View looking West



View looking North



View looking South