

*City of Jonesboro Planning Commission
Staff Report – CU 12-15– 1612 Duncan Rd.
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on January 8, 2013*

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

APPLICANT: Andy & Angie Garner, 4217 Cornerstone, Jonesboro, AR

OWNER: Edda Trosper, 1612 Duncan Rd., Jonesboro, AR

LOCATION: 1612 Duncan Rd., Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	3.24 acres
Frontage:	179.7' along Duncan Rd.
Topography:	Flat
Existing Dvlpmt:	Single Family

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:

The new principle structure will have a minimum area size of 1,600 s.f. sq. ft. The applicant proposes to gain MAPC approval to allow the placement of a manufactured home on this location. The general area/neighborhood has mobile homes scarcely situated near the proposed site.

The proposed location/lot does not have a record plat on file. The owner/ applicant will be required to submit a plat for subdivision approval prior to installation of the unit if approved.

Mobile home parks are situated just north and east of this area. The unit will comply with the residential design unit standards below.

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.

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 Dept. approval 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 one year time limit.
4. A final plat should be submitted and recorded prior to final occupancy.

Sample Motion:

I move to approve Conditional Use Case CU 12:15 as presented for a mobile home 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



View looking east at the main home, site is just to the right



View looking East of general location of the proposed mobile home



View from rear of property looking south



View from rear of property looking southwest