



GLPC AGENDA ITEM # 3

NOVEMBER 24, 2025

Conditional Use request by Mary Elaine Pierce File #: CU-2025-09

Mary Pierce is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of about 3,800-sf (0.09 acres) located at 809-1/2 Nardo Street, which is positioned on the south side of the roadway approximately half-way between Cherry Street and West Street. The property is currently vacant and the applicant is requesting to place a new 24'x44' doublewide mobile home (1,410 sf) on the property. The home is intended for her personal residential use.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

The surrounding residential neighborhood is a mixture of site-built and mobile (manufactured) homes. There is a total of 19 residences along Nardo Street, with two (2) of them being mobile homes. However, both of these are located on the north side of Nardo Street, directly across from the subject property. The broader community, including adjacent areas to the east and west, reflects a diverse range of architectural housing types.

Historically, the placement of mobile homes on vacant lots have been approved in areas where there is already a mixed housing type that includes a sizable percentage of mobile homes in the neighborhood. In this particular case, the neighborhood does not have large total percentage of mobile homes, but there are two of them immediately across the street. While this request is consistent with the emerging residential development pattern, it may be beneficial to follow up with additional analysis to consider the best way to guide the infill of vacant lots in this area as there are many.

It should be noted that the applicant's property is rather small, but is an existing (grandfathered) nonconforming lot of record. It is only 3,800-sf in total size, measuring approximately 40' wide and 93' deep. This is well-below the normal minimum of 6,000-sf lot area and 60' minimum width found in most R-6 areas. Any new residence on this existing lot, whether it be a mobile home or a site-built home, is required to meet the minimum building setback requirements. In this particular case, the maximum "building area" on the lot is only 24' wide and 46' deep. The applicant's proposed mobile home is 24' x 44', which barely fits. It should also be noted that the rear yard area of the subject property contains two existing (small) accessory buildings. There is insufficient room in the yard to accommodate both the mobile home AND these accessory buildings at the same time, and therefore they should be removed as part of any approval for a home on the property.

Staff Recommendation: Find **consistent** with the Comprehensive Plan and the Conditional Use Review, and recommend **approval** to the City Council, subject to the following conditions:

- (1) Conditional Use approval shall be granted for a manufactured home as defined by the LDR, and in general accordance with the submitted site plan and schematic drawings. The home shall be placed on a permanent all-masonry foundation with brick or brick veneer skirting.
- (2) Conditional use approval shall be granted provided that the two accessory buildings at the rear of the yard are removed.
- (3) Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the manufactured home has been issued by that date.