

Agenda Item #9

CU-2026-05 602 Ulmer Avenue, Map and Parcel 0161A 219, ~.33 acres
Current Zoning: R-6 (Single-Family Residential)

Commissioner Calvin Graham recused himself.

Ms. Amy Martin presented the request in which Paul and Teirra Inman are 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 0.33 acres located at 602 Ulmer Avenue, which is positioned on the east side of the roadway between Conoley Avenue and Converse Avenue. The property is currently vacant and the applicant is proposing to place a 28'x80' (1,976-sf) doublewide owner-occupied new mobile home on the property. The subject property formerly contained a brick site-built single-family residence up until this past year, when it was demolished after having fallen into a state of disrepair.

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

The subject property is surrounded primarily by established residential lots on the north, south, and west. Directly across Ulmer Avenue to the east, is a large solar array facility located within an Industrial zoning district and Industrial Character Area. Commercial and Residential Professional zoning is also located approximately one block north of the property. The broader neighborhood is bordered by Highway Commercial and Industrial zoning classifications.

Historically, requests for mobile homes on vacant residential lots in R-6 zoning have been considered more appropriate in neighborhoods where there is already an established mix of both site-built and manufactured housing. In those instances, the placement of an additional mobile home is generally more consistent with the existing development pattern and neighborhood character. In this particular case, residential properties in the immediate surrounding area are dominated by site-built homes. There is only one existing mobile home within 1,000 feet of the subject property (located 635 feet away at 412 Ulmer Avenue), and there are more than 50 site-built homes within this same area.

Although the surrounding development pattern is also mixed with non-residential uses along the main corridors and there is a transitional feel to the overall development pattern, the introduction of more mobile homes into this neighborhood should still be considered inconsistent and incompatible with the existing site-built housing patterns of the area.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend denial to the City Council.

There being no questions for staff, Chairman Miller opened the public hearing.

Speaking in favor of the request: