

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 17, 2026 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance to approve a Planned Zoning Development titled Southdale Estates Mobile Home Park – PD-R, located at 9105 Geyer Springs Road (Z-10256).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Delphone Hubbard City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant requests to rezone the 4.8334-acre property from R-2 to PD-R to allow an addition to an existing mobile home park.</p> <p>None.</p> <p>Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p> <p>The applicant is requesting to rezone 4.8334 acres located at 9105 Geyer Springs Road from R-2 to PD-R to add four (4) manufactured homes to an existing mobile home park.</p> <p>The property is occupied by an existing, non-conforming 210,543 square-foot mobile home park consisting of two tracts with a total of thirty-seven (37) mobile/manufactured homes. The applicant is requesting to add four (4) manufactured homes to tract 1, on the corner of Gourgues Lane and Geyer Springs Road. Both tracts 1 and 2’s western property lines are fenced in with a chain-linked fence. There are three private drives, Cindy Lane, Gourgues Lane, and George Lane circulating through the park. The property resides in a mixed-use area consisting of residential, office and commercial uses. The current zoning is R-2. The Future</p>
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**BACKGROUND  
CONTINUED**

Land Use Plan is Residential High Density “RH”.

Access to the park is from either Cindy Lane or Gourgues Lane on the western property line abutting Geyer Springs Road. The four (4) additional manufactured homes can be accessed from Gourgues Lane.

The four (4) additional manufactured homes each have their own proposed parking pad abutting Gourgues Lane. The dimensions of the additional manufactured homes are relatively the same in size as the existing mobile homes that range from 460 square feet to 1,064 square feet.

The setbacks for the proposed manufactured homes will be at least 5 feet from all property lines.

The applicant proposes to follow with respect to future home change-outs and additions to homes within the mobile home park:

1. If any existing mobile or manufactured home is replaced, it can be replaced with a manufactured home to be located at least ten (10) feet away from any property line and ten (10) feet away from any existing mobile or manufactured home.
2. Any additions (porch, deck, mailbox, etc.) to existing or new mobile home or manufactured homes must be located at least 10 feet away from any property line and at least 10 feet away from any other mobile or manufactured home.
3. Manufactured homes may be moved into the mobile home park so long as they comply with the ten (10) foot setbacks referenced in No. 1 above.
4. The above-referenced changing out of mobile or manufactured homes and additions of manufactured homes will not require further City of Little Rock approval.

Staff have met with the applicant and support the above conditions.

All signs must comply with Section 36-552 of the City’s Zoning Ordinance.

**BACKGROUND  
CONTINUED**

Any required landscaping will comply with Chapter 15 of the City's Landscape Ordinance.

Any new site lighting will be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their February 12, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis