

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance to approve a Planned Zoning Development titled Victoria Estates Mobile Home Park – PD-R, located at 5820 West 65th Street (Z-10257).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>

SYNOPSIS	The applicant requests to rezone the 5.0098-acre property from C-3 to PD-R to allow an addition to an existing mobile home park.
FISCAL IMPACT	None.
RECOMMENDATION	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.
BACKGROUND	<p>The applicant is requesting to rezone 5.0098 acres located at 5820 W. 65th Street from C-3 to PD-R to add three (3) manufactured homes to the existing mobile home park.</p> <p>The property is occupied by an existing, non-conforming 218,227 square foot mobile home park consisting of forty-three (43) mobile/manufactured homes. The applicant is requesting to add three (3) manufactured homes to the northeast corner of the mobile home park. There are two private drives, Hazel Street and Harvey Street circulating through the park. The property resides in a mixed-use area consisting of predominantly industrial and commercial uses. The current zoning is C-3. The Future Land Use Plan is Commercial “C”.</p>

**BACKGROUND
CONTINUED**

Access to the park is from either Hazel Street or Harvey Street entrance on the southern property line from W. 65th Street.

The three (3) additional manufactured homes each have their own proposed parking pad abutting Harvey Street. The dimensions of the additional mobile homes are relatively the same in size as the existing mobile homes that range from 480 square feet to 1,216 square feet.

The setbacks for the proposed manufactured homes will be at least 40 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 supports the above conditions.

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

Any new fencing or wall erected will comply with Section 36-516 of the City's Zoning 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