

NAME: Southdale Estates Mobile Home Park – PD-R

LOCATION: 9105 Geyer Springs Road

AGENT/OWNER:

Randal B Frazier (Agent)
200 River Market Avenue, Suite 500
Little Rock, AR 72201

Southdale Estates, LLC (Owner)

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Circle
Little Rock, AR 72223

AREA: 4.8334 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

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 an additional four (4) manufactured homes to tract 1, on the corner of Gourgues Lane and Geyer Springs Road. Both tract 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 Land Use Plan is Residential High Density "RH".

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: If necessary, please submit sewer plans to LRWRA.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be

accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.

Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of this district include developing facilities for all modes of transportation and protecting and stabilizing existing neighborhoods from haphazard placement of commercial uses. The Land Use Plan shows Residential High Density (RH) uses for the application area. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The application is for a Mobile Home Park.

To the east of the application area is area designated for Residential High Density (RH) uses and is characterized by mobile homes and apartment buildings. To the west is area designated for Office (O) uses and is characterized by medical offices. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by apartment buildings and single-family residences in developed subdivisions. North and northwest of the application area are areas designated for Commercial (C) uses and are characterized by office and commercial buildings.

This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

Geyer Springs Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Geyer Springs Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

G. ANALYSIS:

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.

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 tract 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 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 has met with the applicant and supports the above conditions.

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

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.

Staff is supportive of the requested rezoning to allow the existing mobile home park to add four (4) manufactured homes to the park. Staff feels there is enough space to properly accommodate the additions. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-R, subject to compliance with the comments and conditions outlined in paragraph E and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 12, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item with a recommendation of approval. The item remained on the Consent Agenda for Approval. The vote was eight (8) ayes, zero (0) nays, two (2) absent, and one (1) open position. The motion passed. The application was approved.