

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance reclassifying property located on the East side of the 8200 Block of Jamison Road from R-2 to R-7A. (Z-10193) Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The owner of the 0.51-acre property located on the east side of the 8200 Block of Jamison Road is requesting that the zoning be reclassified from “R-2” to “R-7A”.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.	
BACKGROUND	The property owner requests to rezone the 0.51-acre property located on the east side of the 8200 Block of Jamison Road from “R-2” Single-Family District to “R-7A” Manufactured Home District. The rezoning is requested to allow for the placement of one (1) single-wide manufactured home on the property. The property is currently undeveloped and wooded.	

**BACKGROUND
CONTINUED**

The applicant proposes to place an 18 foot by 80-foot manufactured home within the west half of the property. The proposed home will be located over 80 feet back from the front (west) property line, over 200 feet from the rear property line and over 15 feet from the north and south side property lines. There will be a porch located on the south side of the residence. A driveway from Jamison Road will serve as access to the property. A parking pad will be located at the west end of the residence. All building setbacks will comply with the City's Zoning Ordinance at Little Rock, Ark., Rev. Code § 36-262 (1988).

The proposed manufactured home must also comply with the following siting criteria of Little Rock, Ark., Rev. Code § 36-262 (1988):

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport features.
- c. Permanent foundation.
- d. Exterior wall finished in a manner compatible with the neighborhood.
- e. Underpinning with permanent materials.
- f. Orientation compatible with placement of adjacent structures.
- g. Off-street parking per single-family dwelling standards.

Any accessory structures placed on the site must comply with Little Rock, Ark., Rev. Code § 36-516 (1988).

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

The Planning Commission reviewed this request at their October 9, 2025, meeting, and there were two (2) 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