

NAME: Rezoning from R-2 to R-7A

LOCATION: East side of the 8200 Block of Jamison Road

DEVELOPER:

Dameion Stuckey
3000 Wolfe Street
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Dameion Stuckey (Owner/Applicant)

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.51 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None Requested

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.51 acre property from R-2 to R-7A to allow the placement of a single-wide manufactured home on the property.

B. EXISTING CONDITIONS:

The property is currently undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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):

If the proposed change of occupancy will increase the impervious area the applicant/owner will submit a permit for review.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Portions of the subject property are located within the 100 year floodplain and the regulatory floodway. It is difficult to determine the parcel location and location of the manufactured home on the parcel. Based on the property survey, prepare a dimensioned site plan to show the manufactured home proposed location, proposed finish floor elevation of the manufactured home, existing ground elevation at manufactured home location, floodplain and floodway boundaries, and the base flood elevation at the manufactured home location.
2. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
3. The minimum Finish Floor elevation of at least 1 ft higher than the base flood elevation is required to be shown on the site plan for the mobile home.
4. No development is permitted within the floodway. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
5. Per Sec. 13-59(9) of Little Rock Municipal Code, all manufactured homes to be placed within a special flood hazard area on a community's FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Screw augers or expanding anchors will not satisfy the requirement of this provision;
6. Per Sec. 13.59(10) of Little Rock Municipal Code, the design or location of electrical, heating, ventilation, plumbing, and air conditioning equipment for new structures, or for any improvements to an existing structure, must prevent water from entering or accumulating within the components during base flood events;
7. Per Sec. 13.59(11) of Little Rock Municipal Code, the design of all new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

8. Per Sec. 13.59(12) of Little Rock Municipal Code, the design of new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters.
9. Per Sec. 13.60.c.1.(v) of the Little Rock Municipal Code, all machinery and equipment shall be elevated to at least one (1) foot or more above the published BFE and be securely anchored to resist flotation, collapse, and lateral movement. This elevation must be documented on an elevation certificate properly completed by a professional engineer, surveyor or architect licensed to practice in the State of Arkansas.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: 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, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No Comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments Received.

Planning Division:

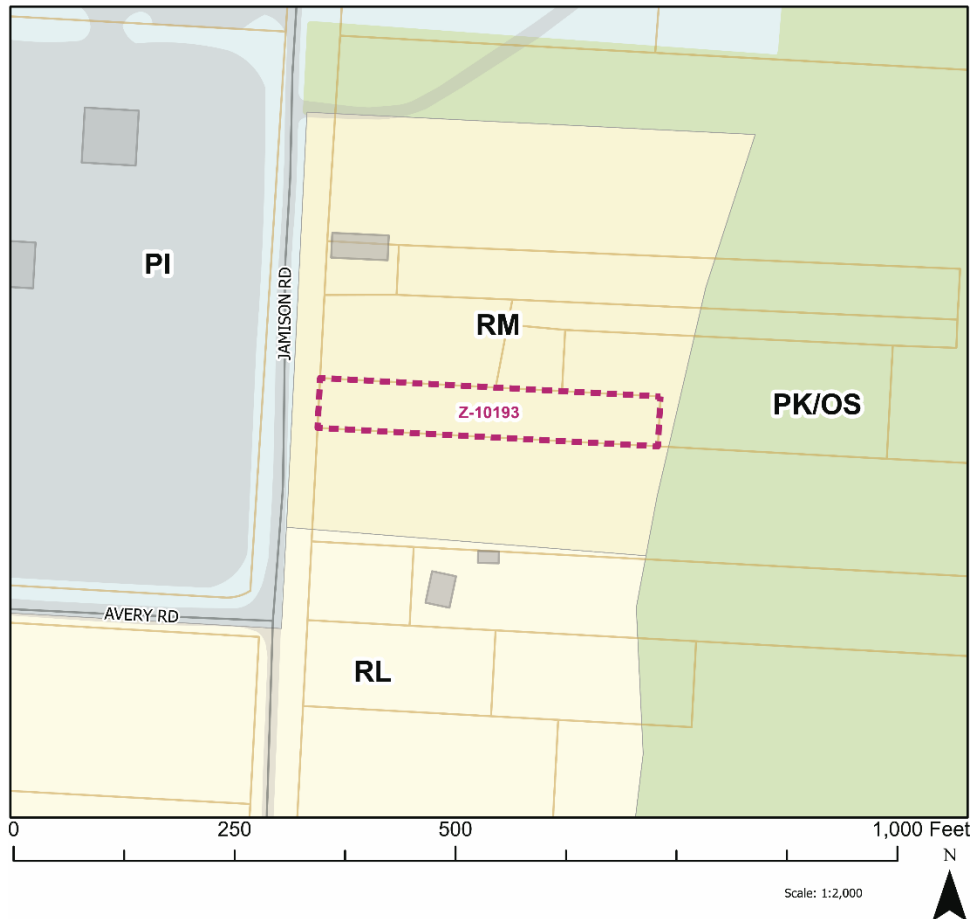
Land Use Plan:

The request is in Planning District 14, the Geyer Springs East Planning District. Development principles for this district include protection and stabilization of existing neighborhoods. The Land Use Plan shows Residential Medium Density (RM) use for the requested area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application for is for rezoning to allow for a mobile home.

The application area is shown as Residential Medium (RM) Density use characterized by a single mobile home. East of the application is designated Park/Open Space which is the floodway for Little Fourche Creek. South of the application is designated Residential Low (RL) Density use, characterized by a

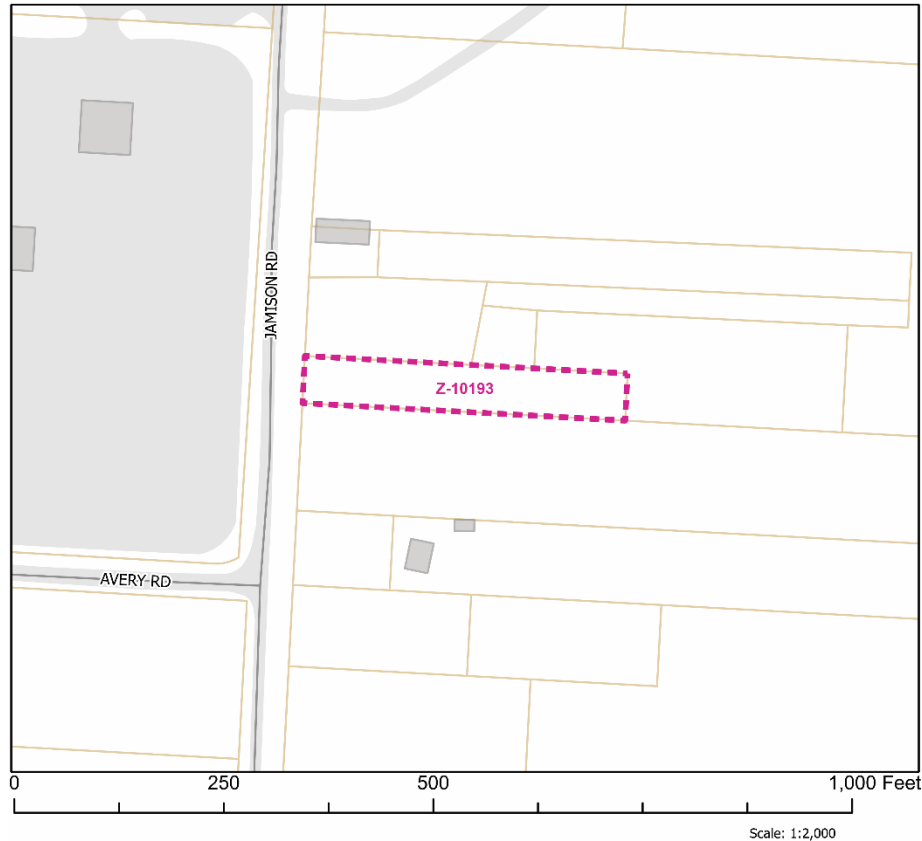
single-family home. To the west of the application across Jamison Road is designated Public/Institutional and is a Little Rock Public Works Operations facility.

Future Land Use Plan for Z-10193



This site is not located in an Overlay District.

Master Street Plan for Z-10193



Master Street Plan:

Jamison Rd is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Jamison Rd 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.

ANALYSIS:

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.

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 Section 36-262 of the City's Zoning Ordinance.

The proposed manufactured home must also comply with the following siting criteria of Section 36-262(d)(2):

- 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 Section 36-516 of the code.

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

To Staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the application. The proposed manufactured home will not be out of character with the area. There is an existing manufactured home to the north at 8121 Jamison Road. The City's Fleet Services and Public Works maintenance yard is located across Jamison Road to the west.

STAFF RECOMMENDATION:

Staff recommends approval of the requested R-7A rezoning.

PLANNING COMMISSION ACTION:

(OCTOBER 9, 2025)

The applicant was present. There were two (2) persons registered in opposition. The item was taken off the Consent Agenda and opened for discussion. Lucille Taylor and Gregory Avery both voiced concerns about needing more information for what was happening with the proposed property. They were concerned about their property's changing zoning. After some discussion there was a motion to approve the application. There was a second. The vote was (9) ayes, (0) nays and (2) absent. The motion passed. The application was approved.