

FILE NO.: Z-9260

---

NAME: Arkansas Mobile Home Village Long-form PD-R

LOCATION: Located at 11511 Alexander Road

DEVELOPER:

Olin Wahrmund  
11511 Alexander Road  
Mabelvale, AR 72103

SURVEYOR/ENGINEER:

Laha Engineering, Inc.  
6602 Baseline Road, Suite E  
Little Rock, AR 72209

AREA: 12.8 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential – Non-conforming Manufactured home park

PROPOSED ZONING: PD-R

PROPOSED USE: Allow the construction of accessory buildings for the tenants of the manufactured home park

VARIANCE/WAIVERS: None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the construction of accessory buildings for the tenants within the manufactured home park. The buildings are proposed with a maximum building square footage of 300 square feet. A maximum of 43 accessory buildings are proposed for the site.

B. EXISTING CONDITIONS:

The site is developed as a manufactured home park located on the south side of Alexander Road just east the Vimy Ridge Road intersection. This area is predominately rural with pastures and livestock located to the north, east and west of this site. There is a single-family home with a large riding arena located west of this site. There are single-family homes located to the east of this site. Located in the general area is a FedEx distribution facility located to the northeast of this site and commercial and industrial uses located to the west of this site along Vimy Ridge Road. Alexander Road is a two (2) lane road with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Alexander Road Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing. There is no contact information for the Meyer Lane Neighborhood Association in the City's neighborhood association contact listing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Alexander Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. A 20 foot radial dedication of right-of-way is required at the intersection of Alexander Road and Hall Lane.
3. Due to the proposed use of the property, the Master Street Plan specifies that Hall Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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

Little Rock Water Reclamation Authority: This development currently served by existing private sewer connected to Little Rock Water Reclamation Authority lines. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property. There do not appear to be any conflicts with existing structures, or with the addition of the accessory building with existing electrical facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. 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.
2. 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.
3. 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.
4. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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.
  1. Electric gate operators, where provided, shall be listed in accordance with UL 325.
  2. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
5. 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.
  1. Exceptions: 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.

6. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov)

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: Location is not currently served by METRO but is on our long range plan. We have no objections to recognizing an existing facility.

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Residential Medium (RM) for this property. The Residential Medium Density (RM) category 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 applicant has applied for a rezoning from R-2 (Single Family District) to PD-R (Planned Development Residential) to recognize an existing manufactured home park and allow the addition of accessory buildings.

Master Street Plan: North of the property is Alexander Road and it is shown as a Minor Arterial Street on the Master Street Plan. South of the property is Hall Lane and it is shown as a Local Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Alexander Road since it is a Minor Arterial. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered

as “Commercial Streets”. A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site

Bicycle Plan: A Class II Bike Lane is shown along Alexander Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (September 20, 2017)

The applicant was present. Staff presented an overview of the item stating there were no additional items necessary to complete the review process. Staff stated the applicant was requesting to construct accessory buildings for the tenants of the manufactured home park. Staff stated no other revision to the site were being request.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised from the September 20, 2017, Subdivision Committee meeting. The request is a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the construction of accessory buildings for the tenants of the manufactured home park. There are no other revision to the site and the applicant is not requesting to be allowed to place any additional homes as a result of the rezoning request.

There are currently 43 homes located within the site. A number of the homes currently have storage buildings many of which are 8-foot by 10-foot buildings. There are a few storage buildings which are 12-feet by 12-feet and the applicant is currently constructing a storage building which is 12-feet by 24-feet. The applicant is requesting to be allowed to construct storage buildings for each of the units (43-total) with a maximum square footage of 300 square feet each.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to recognize the existing manufactured home park and to allow the addition of storage buildings for the tenants of the manufactured home park. There are no other modifications proposed for the site. To staff's knowledge there are no remaining outstanding technical issues in need of addressing related to the request. Staff feels the rezoning to recognize the existing use and to allow the addition of storage buildings for the tenants of the park is appropriate.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

---

PLANNING COMMISSION ACTION:

(OCTOBER 12, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes, 2 absent and 1 recusal (Commissioner Laha).