

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

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

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Hunsicker-PCD, located at 600 N. Tyler Street (Z-6841-F)	✓ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.14-acre property from PD-C to PCD to allow for a barber/beauty salon and a single-family residence.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PCD Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.	
BACKGROUND	The current owner and applicant is proposing to rezone the property from PD-C to PCD to allow the site to be utilized for barber/beauty use. The applicant is also proposing to build and occupy a new single-family residence in the rear of property.	
	The site contains an existing one-story, 1,324 square foot, wood-framed building with a 16x10 foot wood deck at the southeast corner of the building. Properties surrounding the site contain single-family uses and zoning in all directions. Fair Park Elementary School is located to the east, across N. Tyler Street.	

**BACKGROUND
CONTINUED**

The existing wood framed structure at the northwest corner of N. Tyler and Woodlawn Streets will be renovated and will contain the barber/beauty use, with C-1 permitted uses as an alternate use. The applicant will construct a new deck on the rear of the existing structure, with ramps to serve as handicap accessibility. The applicant must obtain a franchise permit for the deck at the front corner of the structure, as it encroaches into the right-of-way.

Operating hours will be from 9:00am to 7:00pm during days of operation and will contain six (6) personal service professionals providing a low-tox/no-tox, cleaner-air salon experience, hair stylists, estheticians, massage therapists and varying professional services to approximately six (6) to eight (8) clients at any given time.

The applicant also proposes to construct and occupy a two-story, detached 1,137 square foot single-family residence in the rear of the property. The site plan shows the residence will be setback five (5) feet from the north and south property lines, and a fifteen (15) foot building setback from the rear property line. The single-family residence shall not exceed thirty-five (35) feet in height.

Little Rock, Ark., Rev. Code § 36-502 (1988) (“LRC § 36-502) requires one (1) parking space for the proposed single-family dwelling. The applicant will provide approximately four (4) parking spaces off the alley for the residence. The Code would typically require six (6) parking spaces for the proposed salon use. The applicant notes that there are six (6) to seven (7) on-street parking spaces along the frontage of this lot. The past commercial use of this property has utilized on-street parking. Staff feel that the overall parking plan for the development is sufficient to serve both uses.

The applicant did not provide a sign plan with this application. Any future signage must comply with Little Rock, Ark., Rev. Code § 36-555 (1988) (signs allowed in commercial zones) for the barber/beauty use, and Little Rock, Ark., Rev. Code § 36-551 (1988) (signs permitted in residential one – and two – family zones) for the single-family residence.

The applicant notes that normal city trash collection will be utilized for commercial and residential use. If a dumpster is placed on the property, it must be screened and comply with Little Rock, Ark., Rev. Code § 36-523 (1988).

**BACKGROUND
CONTINUED**

The site plan shows existing perimeter fencing. Any new fence erected in the future must comply with Little Rock, Ark., Rev. Code § 36-516 (1988).

All 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 was one (1) 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