LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



City of
LITTLE ROCK

October 8, 2025

Planning Commission

Joshua Baxter **Chairman**
Alicia McDonald **Vice Chair**

Andre Bernard, II	**Norman Hodges, Jr.**	**Ahmed Samad**
Jimmy Brown	**Steven Person**	**Michail Vickers**
John Eaves Jr.	**Jeremiah Russel**	**Kevin Haney**

HEARING PROCEDURE: Welcome to this session of the Little Rock Planning Commission. While we want to extend every courtesy to all members of the public who attend our hearings, the size of the agenda sometimes imposes limits on how much time can be allocated to specific issues, particularly when there is a large attendance relative to controversial matters. For this reason, your Commission has adopted the following protocol for all hearings. Your cooperation in observing these rules of conduct will be greatly appreciated.

1. Hearings will start promptly at scheduled time.

2. Both the applicant and body of persons opposing/expressing concerns will be given a total of **twenty (20) minutes** each to make their presentations. The applicant may reserve a portion of that twenty (20) minutes to respond to issues and concerns raised by objectors and other interested parties. Objectors will be allotted a single block of twenty (20) minutes. Rebuttal shall not be permitted. Although each party may allocate its twenty minutes among several speakers, to avoid redundancy and ensure that all important issues are covered, the commission strongly encourages that a large group opposing a particular application assign a spokesperson to represent its viewpoint. Deferred items that have been discussed at a prior hearing will be limited to a total of **ten (10) minutes** each for applicant and opposing party.

3. Commissioners will withhold questions until after both applicant and opposing parties have made their presentations. There will be no time limit during this questioning period.

4. To ensure proper recognition by the Commission Chair, any person wishing to speak should (A) complete a card beforehand indicating the agenda item on which he/she wishes to speak and (B) when called by the Chair, approach and use the microphone at the podium, and state name and address for the record before making remarks.

5. Speakers will be given seating priority in the hearing room, and overflow attendees may assemble in the hallway. Please avoid standing and congregating around or in front of the Commissioners dais.

6. Please show courtesy to others at the hearing. Persons engaging in disruptive behavior may be asked to leave the hearing room.

VOTING: Six (6) votes are required to approve or deny issues other than procedural matters. In those instances where no action is required by the Board of Directors and the action before the Commission fails to receive the required six (6) votes, the request shall be declared to be denied. Actions requiring the City Board of Directors approval which receive a positive vote from the majority of members present but which fail to receive the required six (6) commission votes, shall be forwarded to the Board of Directors with a recommendation of denial. The minute record of the hearing and the Board of Directors' communication shall reflect the motions and voting on the matter so as to fully convey to the Board the Planning Commission record for such matters. Actions requiring the City Board of Directors approval which fail to receive a positive vote from the majority of members present and which fail to receive the required six (6) votes either for approval or denial shall be declared to be denied. Such matters may be appealed to the Board of Directors by the applicant.

The Planning Commission's municipal authority is final for Subdivision Matters, Conditional Use Permits, Special Use Permits and Zoning Site Plan Reviews, unless otherwise appealed to the City Board of Directors as explained below. The Planning Commission only makes recommendations to the City Board concerning Regular Rezonings, Planned Unit Developments, and Right-Of-Way abandonments.

APPROVED ZONING ITEMS: Zoning matters recommended for approval are forwarded by staff to the City Clerk for placement on the agenda for the next appropriate City Board meeting, which is usually within four (4) weeks.

APPEALS: Denied Rezoning Matters, as well as all Conditional Use Permits and Special Use Permits, may be appealed to the City Board of Directors within thirty (30) days of Commission action. Appeals of Subdivision Matters are to the appropriate court of jurisdiction.

OFFICE: For information or assistance, you may visit the Department of Planning and Development which located at 723 West Markham, (on the southeast corner of State and Markham Streets) or call the office at 371-4790.

LITTLE ROCK PLANNING COMMISSION
AGENDA
OCTOBER 8, 2026
4:00 P.M.

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of September 10, 2026 Meeting of the Little Rock Planning Commission

III. Presentation of the Consent Agenda

IV. Presentation of Hearing Items

V. Citizen Communication

LITTLE ROCK PLANNING COMMISSION AGENDA

October 8, 2026

I. OLD BUSINESS:

Item Number:	File Number:	Title:
1.	S-2022	10400 Colonel Glenn Addition – Preliminary Plat NWC of Colonel Glenn & S. Shackleford Road
2.	S-2006-A	Eagle Place – Preliminary Plat 13800 Alexander Road

II. NEW BUSINESS:

Item Number:	File Number:	Title:
3.	S-1888-F	Fletcher Valley – Phase 8 – Preliminary Plat Extension of Fletcher Valley Drive, North of Kanis Road
4.	S-2035	Rainwood Valley Subdivision – Preliminary Plat 12023/12101 Rainwood Road
5.	Z-10357	Bates Group Home #1 – Special Use Permit 10420 Independence Lane
6.	Z-10358	Bates Group Home #2 – Special Use Permit 3306 Dartmouth Court
7.	Z-10359	Rezoning from R-2 to R-4 4716 Springer Boulevard
8.	Z-10353	Pendleton – PD-R E. Side of College Street, between E. 11th and E. 12th Streets
9.	Z-10355	Stanback – PD-R 3420/3426 W. 18th Street

Item Number:	File Number:	Title:
10.	Z-10356	Lockhart – PD-R 8219 W. 39th Street
11.	Z-10360	Houk – POD 4523 Woodlawn Drive
12.	A-356	Fletcher Valley Annexation Part of Sections 33 and 34 T-2-N, R-14-W
13.	A-357	Chenal Valley West Annexation Part of Sections 17, 20, 21 & Section 28 T-2-N, R-14-W
14.	Z-9508-A	Posh Automotive – PCD – Revocation 8900/8916 Colonel Glenn Road
15.	2027 Planning Commission Calendar	

October 8, 2026

ITEM NO.: 1 FILE NO.: S-2022

NAME: 10400 Colonel Glenn Addition - Preliminary Plat

LOCATION: Northwest Corner of Colonel Glenn Road and S. Shackleford Road

DEVELOPER:

HEB Land Company, LLC
13101 Chenal Parkway
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

HEB Land Company, LLC - Owner
Joe White and Associates - Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 5 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-4

VARIANCES/WAIVERS:

Variance to allow reduced driveway spacing.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 5 acres of C-4 zoned property located at the northwest corner of Colonel Glenn Road and S. Shackleford Road into four (4) lots for future commercial development.

B. EXISTING CONDITIONS:

The property is undeveloped and partially wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
4. ARDOT reviews and inspections will be required.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Shackleford Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required. An additional 10 ft of right-of-way is required to be dedicated for a right turn lane at arterial-arterial intersections for a distance of 250 ft measured from the intersecting right-of-way.
2. Colonel Glenn Rd is classified on the Master Street Plan as a principal arterial street. A dedication of right-of-way 55 feet from centerline will be required.
3. A 75 to 100 feet radial dedication of right-of-way is required at the intersection of Shackleford Rd & Colonel Glenn Road (arterial-arterial intersection).
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Shackleford Rd. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 44 ft from the existing striped centerline in compliance with an arterial/arterial intersection design showing future dual left turn lanes. Striping and hatching should be provided for a SB thru lane and a SB right turn lane.
5. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Col. Glenn Rd. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 33 ft from the existing striped centerline in compliance with an arterial/arterial intersection design showing dual future left turn lanes. Striping and hatching should be provided for a WB thru lane and a WB right turn lane until full construction is complete. With Col. Glenn Road being an Arkansas state highway, ARDOT, District 6 shall be contacted to determine if street construction will be allowed or if a payment in-lieu of street construction will be requested from the developer. The sidewalk can be installed within dedicated City of Little Rock right-of-way.

6. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
7. Per the Master Street Plan standards, the proposed private minor commercial street must be constructed within a 60 ft wide access and utility easement.
8. With site development, provide design of the commercial streets conforming to the Master Street Plan. Construct full street improvements to proposed private street including 5-foot sidewalks on both sides and access ramps with planned development.
9. Street names and street naming conventions must be approved by Public Works. Contact Thomas Hopkins at (501) 371-4537.
10. The sidewalk on the north and south sides of the proposed east-west street should meander and align and not be offset.
11. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. On minor commercial streets, the driveway spacing shall be 200 ft measured from centerline to centerline of driveways and centerline of driveway to the right-of-way of intersecting streets. The width of a driveway must not exceed 26 ft feet.
12. Shackleford Rd-Col. Glenn Rd intersection is an arterial-arterial intersection. Sections 30-43 and 31-210 of City code requires driveways on arterial streets to be located at a minimum distance of 300 ft. from arterial intersections. Since the new driveways cannot satisfy this requirement, the driveways shall be designed for "right-in-right-out" access only, with the construction of triangular concrete islands at driveways to prohibit left turn access onto and from arterial streets.
13. Developer shall be responsible for all the required Traffic signal modifications including but not limited to relocation of signals poles (or installation of new poles if existing poles cannot be used), conduit work, etc. Traffic Signal Modification plans shall be submitted for review and approval.
14. Extend north-south sidewalk and intersect with the east-west sidewalk near the back of curb at the NWC of the intersection in accordance with CLR Standard Detail PW-50 or a similar ARDOT access ramp detail.
15. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
16. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
17. Street Improvement plans shall include signage and striping. The Planning Department must approve completed plans prior to construction.
18. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy.

19. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-18013 (Justin Chadwick) for more information.
20. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
21. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
22. Provide driveway location on Lot 1.

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

Little Rock Water Reclamation Authority: Will need wastewater plans.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

To the north, east, and west of the application area are areas designated for Service Trades District (STD) uses and are characterized by storage buildings, a storage and warehouse facility, and an office and warehouse facility, and six single-family residences. South of the application area is area designated for Light Industrial (LI) uses and is characterized by a lawn and pest control building.

This site is not located in an Overlay District.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

South Shackleford 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:

Colonel Glenn Road and South Shackleford Road are on the Master Bike Plan as Proposed Class II Bike Lanes. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. Analysis:

The applicant proposes to subdivide 5 acres of C-4 zoned property located at the northwest corner of Colonel Glenn Road and S. Shackleford Road into four (4) lots for future commercial development.

The property is undeveloped and partially wooded.

The proposed lot sizes are as follows:

Lot 1 - 1.09 acres
Lot 2 - 0.84 acres
Lot 3 - 1.04 acres
Lot 4 - 1.15 acres

All of the lots conform with the minimum lot area and lot width requirements as per Section 36-302 of the City's Zoning Ordinance.

The applicant is proposing a private loop street to serve the commercial development. The private street will run through the development, connecting to Colonel Glenn Road and S. Shackleford Road. Internal driveways within cross-access easements will serve the individual lots. The private street will be constructed as per the design standards of Chapter 31, Subdivision Ordinance. Maintenance of the private street will be addressed by the applicant in the subdivision's bill of assurance. The applicant is requesting a variance to allow reduced driveway spacing. The private street entrances from Colonel Glenn Road and S. Shackleford Road are slightly less than 300 feet from the intersection. Additionally, the internal driveways are also sightly less than the required 200-foot separation. Staff supports the variance request.

The proposed plat shows 45 foot building setbacks along both public street frontages. All the building setbacks will conform to ordinance standards.

The proposed street entrance from Colonel Glenn Road will be a right-in/right-out only driveway, with the appropriate signage provided by the applicant. The applicant has also worked with Public Works and provided an appropriate turn radius at the southeast corner of the subdivision, within the street right-of-way.

Otherwise, to staff's knowledge there are no outstanding issues associated with the preliminary plat. Staff supports the proposed commercial subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of the requested preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

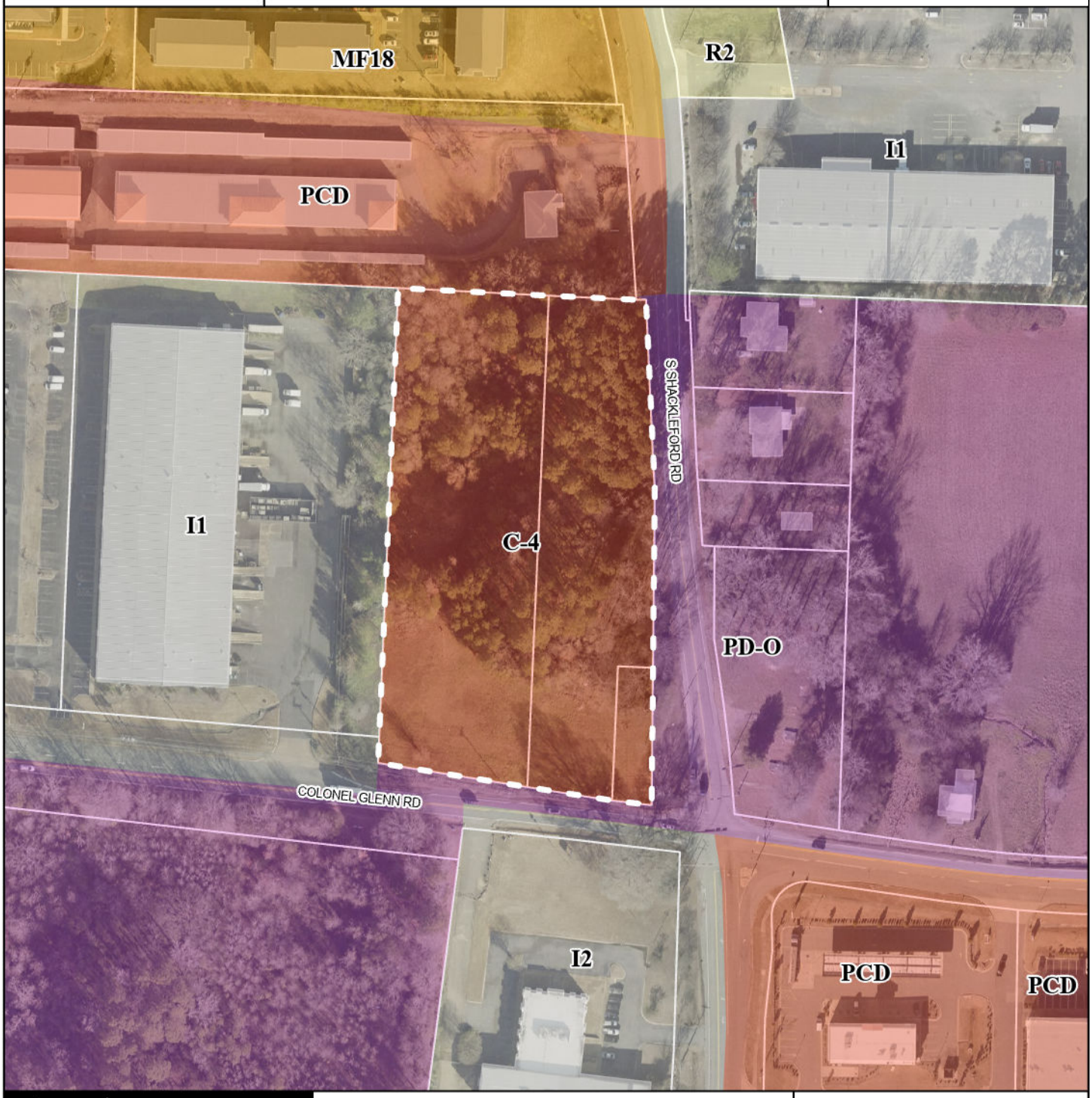
PLANNING COMMISSION ACTION: (August 13, 2026)

The application was placed on the Consent Agenda for deferral to the September 10, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

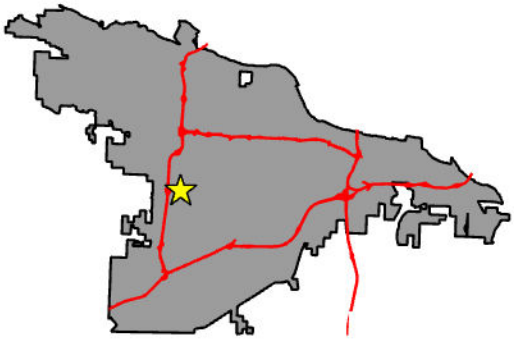
PLANNING COMMISSION ACTION: (September 10, 2026)

The application was placed on the Consent Agenda for deferral to the October 8, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

S-2022	NWC of COLONEL GLENN RD. & S. SHACKLEFORD RD.	PLANNING COMMISSION SEPTEMBER 10, 2026
Zoning		

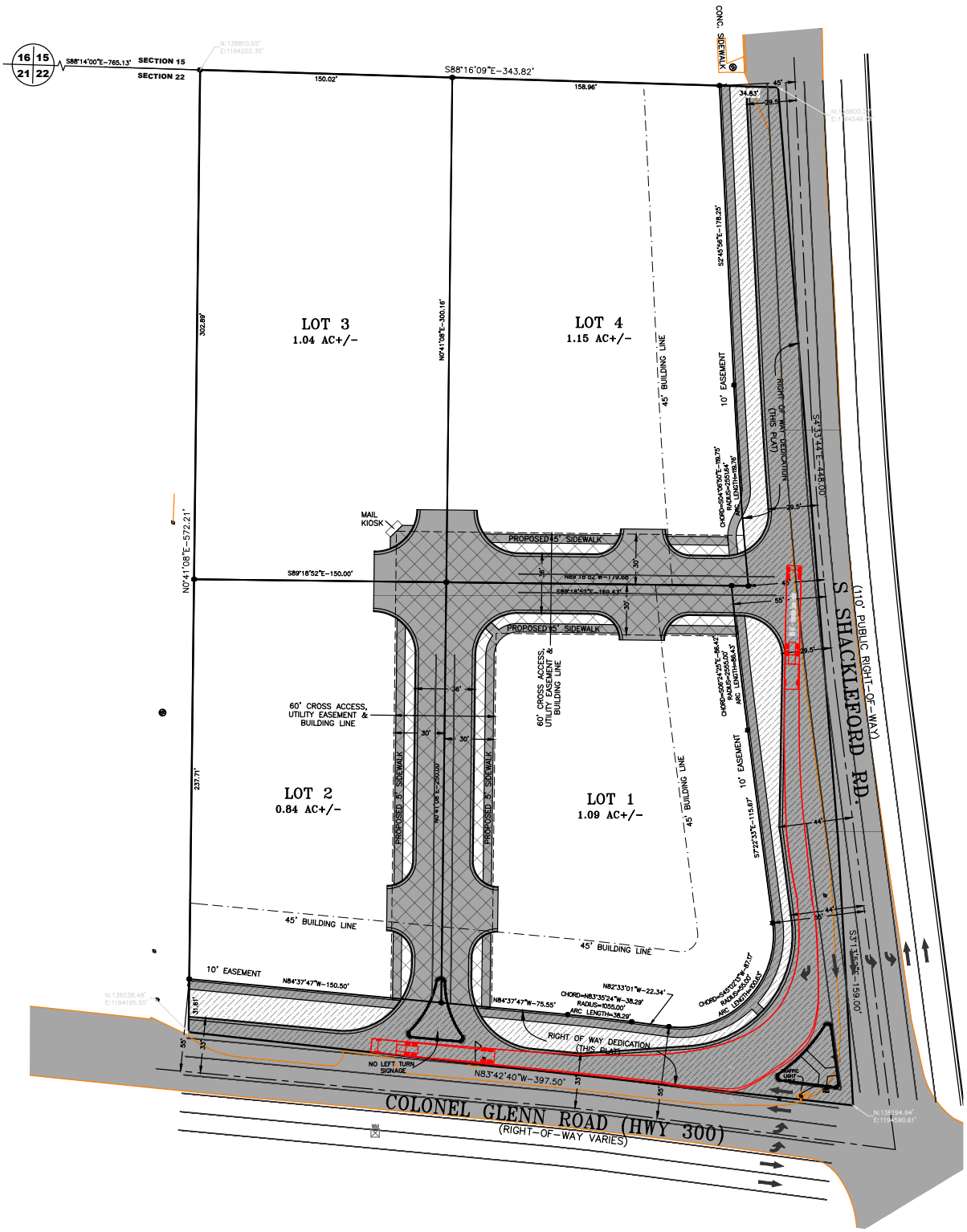


Legend
- INDUSTRIAL
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2022

Name: 10400 Colonel Glenn Addition

Location: NWC of Colonel Glenn Rd. & S. Shackleford Rd.

Title: Preliminary Plat

N

September 10, 2026

ITEM NO.: 2 FILE NO.: S-2006-A

NAME: Eagle Place – Preliminary Plat

LOCATION: 13700 Alexander Road

DEVELOPER:

JP Custom Homes
6812 Hilo Avenue
Benton, AR 72019

OWNER/AUTHORIZED AGENT:

Pepe Properties, LLC (Owner)

Hope Consulting, Inc. (Agent)

SURVEYOR/ENGINEER:

Hope Consulting, Incorporated
129 N. Main Street
Benton, AR 72015

AREA: 28.84 acres NUMBER OF LOTS: 90 FT.NEW STREET: 4022 l.f.

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide approximately 28.84 acres into 90 lots for single-family residential development. The subdivision will contain 4,022 linear feet of new streets.

B. EXISTING CONDITIONS:

Subject property is currently undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING):

1. Add crossing at western cul-de-sac.
2. All documents are to be submitted to Planning and Development for complete plan check.
3. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
4. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The drainage channels shall be placed within tract land to prevent fences and other obstructions from being placed within the drainage area. The tract should be at least 20 ft in width.
2. Alexander Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required.
3. With site development, provide design of Alexander Rd conforming to the Master Street Plan. Construct one-half street improvement to Alexander Rd including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 from the existing striped centerline. The widened lane should be striped for a deceleration/acceleration lane for right turns.
4. The pedestrian table should be signed and striped in accordance with City of Little Rock standard details.
5. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
6. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
7. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.

8. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
9. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
10. Street names and street naming conventions must be approved by Public Works. Contact Tom Hopkins at (501) 371-4537.
11. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection of Alexander Rd and the proposed entrance to subdivision complies with the 2004 AASHTO Green Book standards. The required side street intersection sight distance for 40 mph is 440 ft. The provided sight distance to the west is approximately 440 ft. The provided sight distance to the east is only 395 ft which does not satisfy the 2004 AASHTO Green Book standards and is not satisfactory.
12. At lot 84 and 87 the curbs should bulb out and extend further south and north with a WP16-5P sign with directional arrow to provide southbound vehicle traffic notice of the 90 degree curve. A STOP sign should be installed for vehicle exiting the cul de sac.
13. A sidewalk access ramp should be provided at the intersection of the main entrance street and the west cul de sac for owners with lots adjacent to the west cul de sac. Access ramps should be provided at the intersection of the east main entrance street and the east cul de sac.

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

Little Rock Water Reclamation Authority:

Sewage plans will need to be provided.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

2. Please submit plans for water facilities 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. Approval of plans by Central

Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

4. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

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 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 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 replace 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 al 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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.
If you have any additional questions please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

F. BUILDING CODES/LANDSCAPE:

Building Codes:

All lots will require a compaction of at least 95% before a footing foundation inspection can be approved.

Landscape: No comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per

acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the east and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences. Northwest of the application area is characterized by the Union Pacific Railroad right-of-way. Northwest beyond the railway are areas designated for Light Industrial (LI) and Park/Open Space (PK/OS) uses and are characterized by Crooked Creek, a truck stop, and a storage facility.

This site is not located in an Overlay District.

Master Street Plan:

Alexander 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:

Alexander Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

ANALYSIS:

The applicant proposes to subdivide 28.84 acres located at 13700 Alexander Road into 90 lots for single-family residential development. The property is currently undeveloped and wooded, with varying degrees of slope. A railroad right-of-way is located along the northwest boundary of the overall property.

The proposed subdivision will contain approximately 4,022 linear feet of new streets. The streets will be 26 feet wide, constructed within a 50-foot-wide right-

of-way. There will be a five (5) foot wide sidewalk on one (1) side of all the streets. There will also be two (2) short cul-de-sacs within the development.

The main entrance to the subdivision will be from Alexander Road. Natchez Lane/Charleston Lane right-of-way dead ends to this property, near the southwest corner of the overall property. The applicant is proposing a secondary access into the subdivision from this right-of-way.

A mailbox cluster unit will be located between lots 18 and 19. The mailbox unit will be located along a sidewalk, with a raised pedestrian crosswalk in front of lot 64, connecting the areas of sidewalk.

All of the proposed lots comply with R-2 ordinance standards for minimum lot width, lot depth and lot area. A 25-foot front building line is shown for all lots. All building setbacks will conform to the R-2 zoning standards. A 35-foot building line is shown for lots 1-4 and 52, along the arterial road frontage of these lots.

The applicant proposes to final plat the subdivision in three (3) phases as follows:

Phase 1 - Lots 1 - 2
Lots 34 - 52
Lots 77 - 90

Phase 2 - Lots 3 - 12
Lots 40 - 44
Lots 53 - 58

Phase 3 - Lots 13 - 33
Lots 59 - 76

Tracts A, B, and C are shown on the plat as areas to provide for drainage and stormwater detention. Tract A will have street frontage. Access easements will be provided to Tracts B and C for the maintenance of these areas.

A Geotechnical Engineering Exploration report for this subject property was prepared by MTA Engineers. The geotechnical design recommendations for site construction are presented in the report. The applicant must adhere to the report recommendations during site development. The City's engineering inspectors will monitor the site for compliance.

To staff's knowledge there are no outstanding issues. Staff supports the proposed preliminary plat. The applicant is requesting no variances with the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the requested preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION: (September 10, 2026)

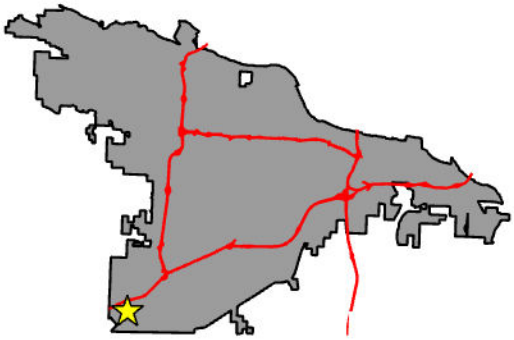
The applicant was not present. There were 3 objectors present. There was a motion to defer the application to the October 8, 2026 agenda, due to the fact that the applicant was not present. The issue was briefly discussed. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

S-2006-A	13800 ALEXANDER RD.	PLANNING COMMISSION SEPTEMBER 10, 2026
Zoning		



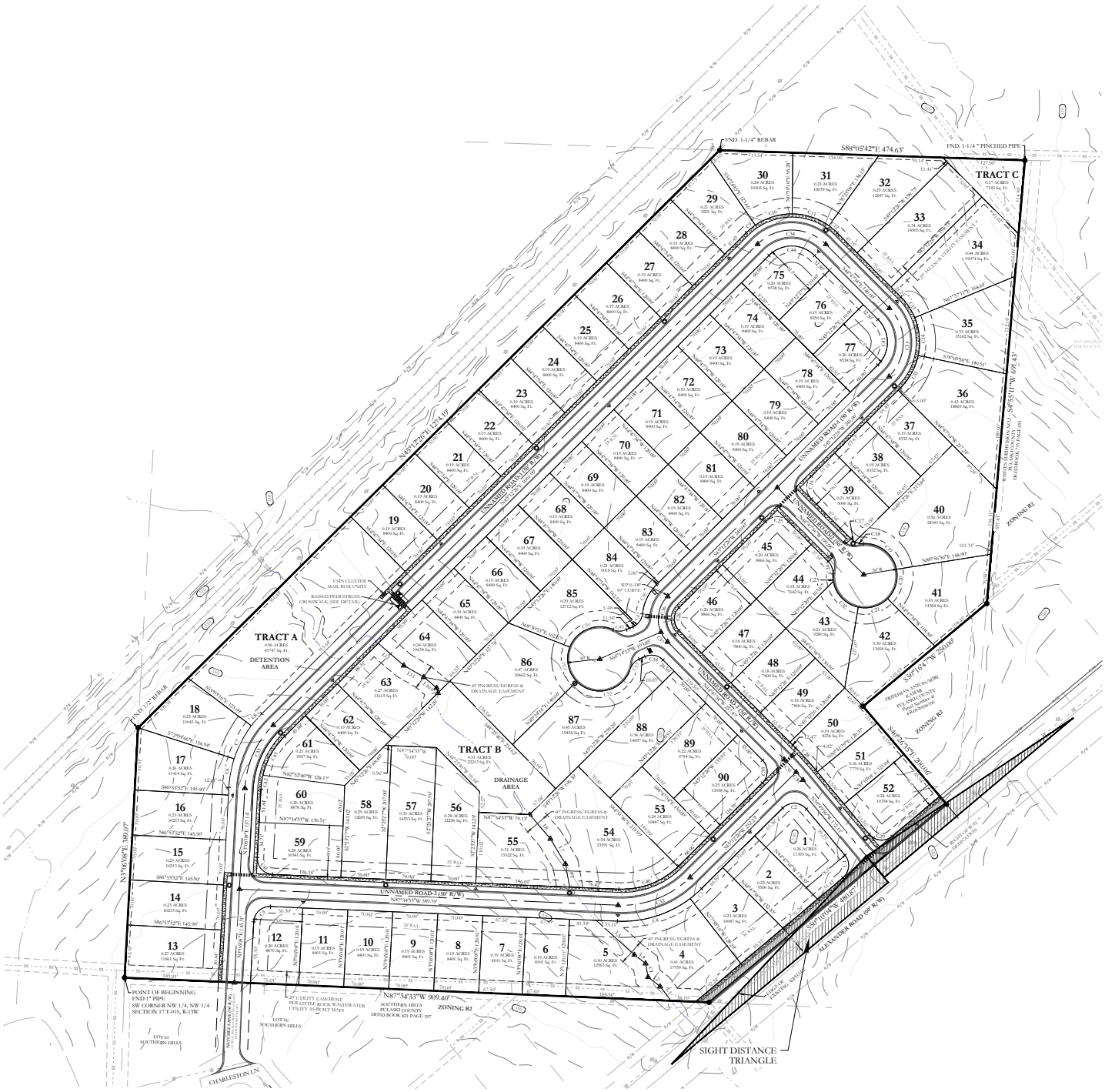
Legend

- INDUSTRIAL
- OPEN SPACE
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2006-A

Name: Eagles Place

Location: 13800 Alexander Rd.

Title: Preliminary Plat

N

October 8, 2026

ITEM NO.: 3 FILE NO.: S-1888-F

NAME: Fletcher Valley – Phase 8 – Preliminary Plat

LOCATION: Extension of Fletcher Valley Drive, North of Kanis Road

DEVELOPER:

Potlatch Deltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Deltic Real Estate, LLC - Owner

White-Daters and Associates - agent

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 20.26 acres NUMBER OF LOTS: 41 FT.NEW STREET: 2,350 l.f.

WARD: 5

CURRENT ZONING: R-2

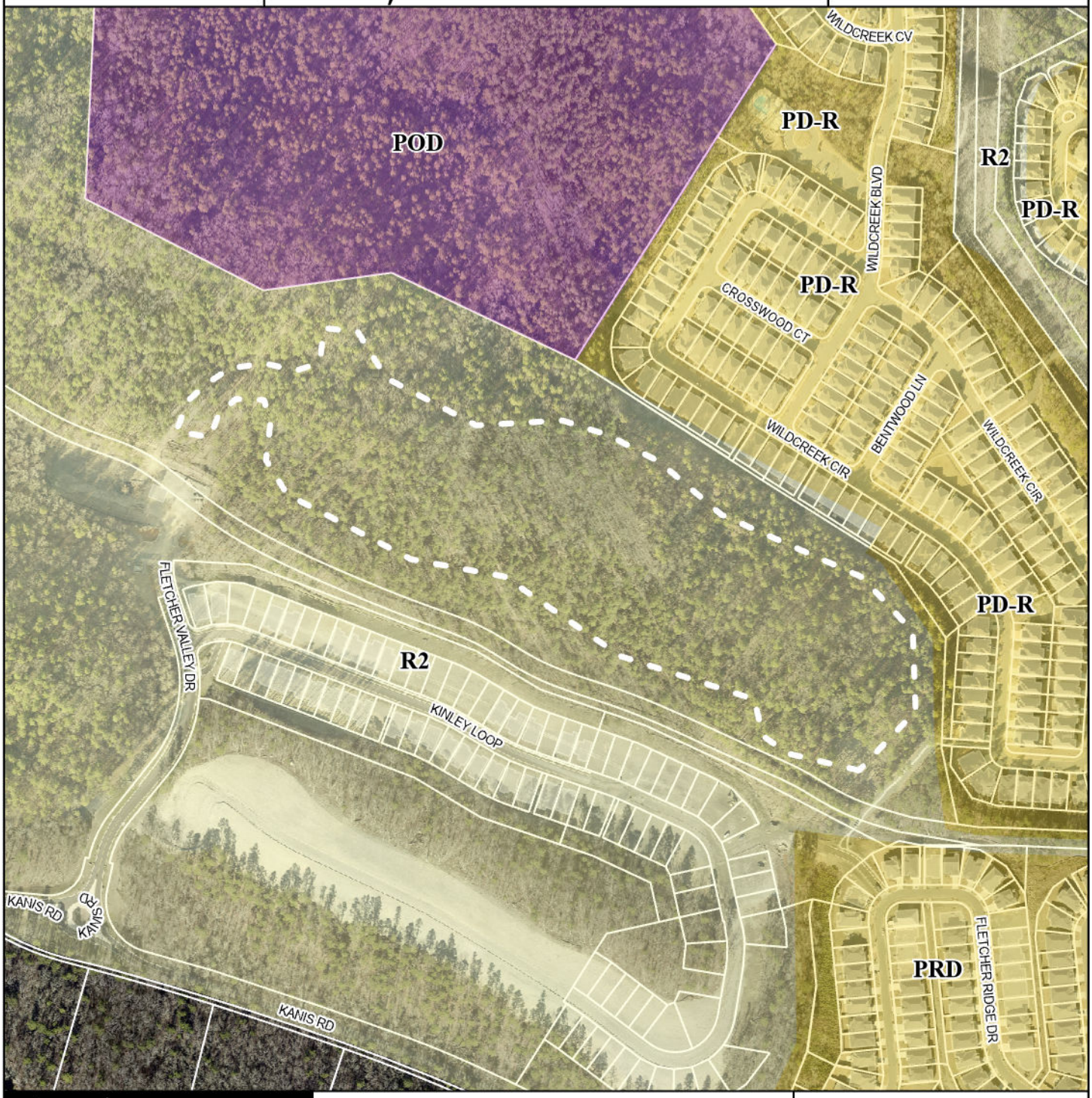
VARIANCE/WAIVERS:

None requested.

STAFF UPDATE:

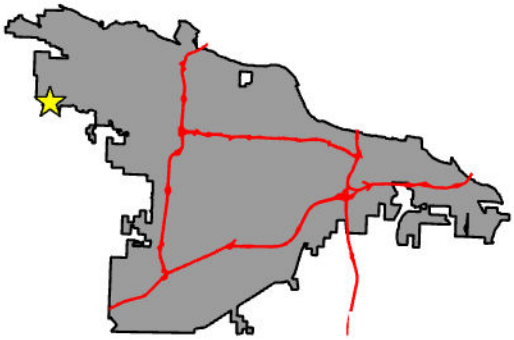
On September 24, 2026, the applicant requested this application be deferred to the November 12, 2026 agenda. Staff supports the deferral request.

S-1888-F	EXTENSION OF FLETCHER VALLEY DR., NORTH OF KANIS RD.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



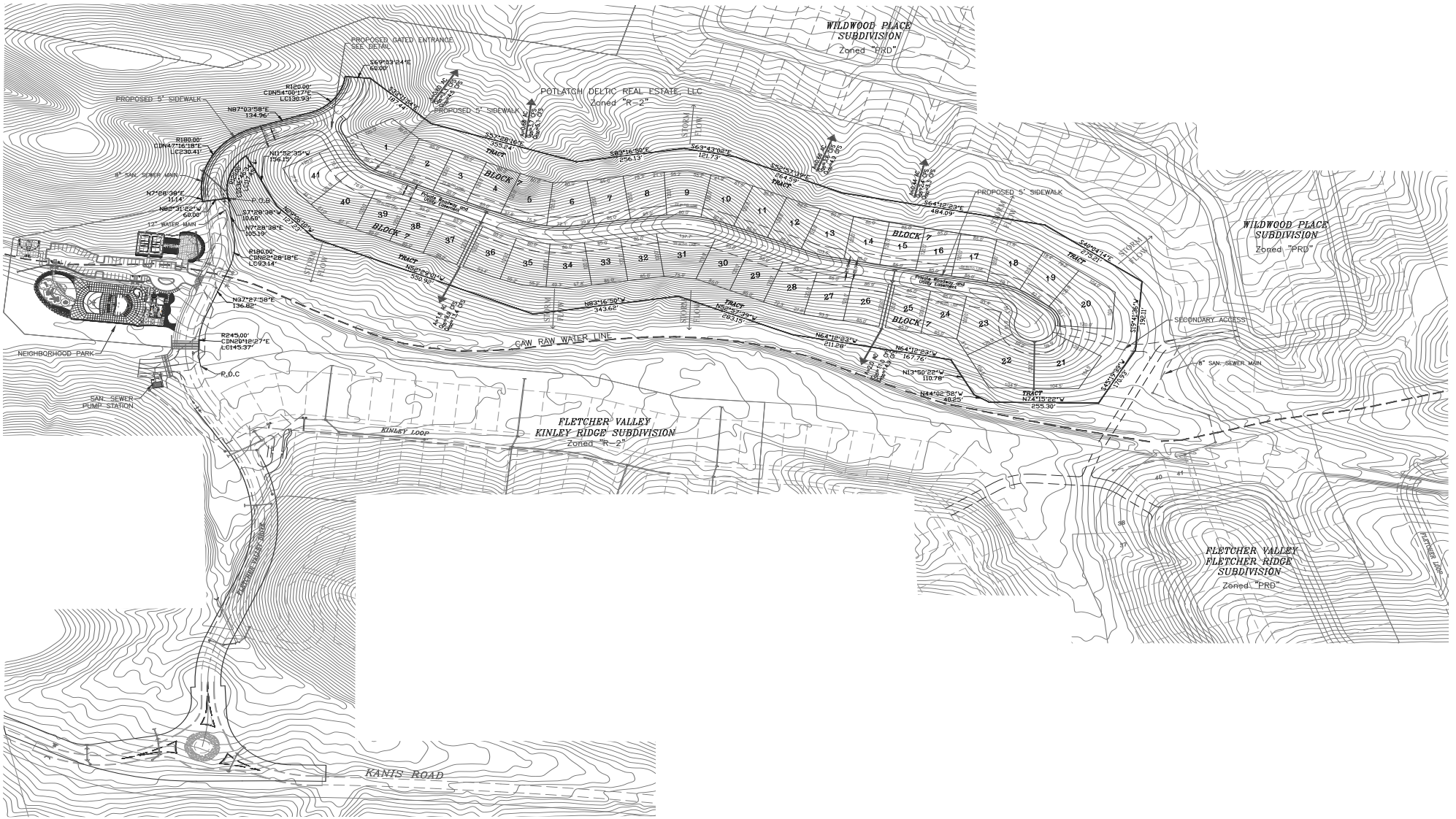
Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-1888-F

Name: Fletcher Valley - Phase 8

Location: Extension of Fletcher Valley Dr., North of Kanis Rd.

Title: Preliminary Plat

N

October 8, 2026

ITEM NO.: 4 FILE NO.: S-2035

NAME: Rainwood Valley Subdivision – Preliminary Plat

LOCATION: 12023/12101 Rainwood Road

DEVELOPER:

The Tarsen Sami Lal & Suman Rani Rev. Trust
112 Hunters Green Circle
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

The Tarsen Sami Lal & Suman Rani Rev. Trust - Owner

Joe White and Associates - agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 2.35 acres NUMBER OF LOTS: 5 FT.NEW STREET: 0 l.f.

WARD: 5

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow pipe-stem lots (Lots 2 & 3).
2. Variance to allow increased lot width-to-depth ratio (Lot 5).

STAFF UPDATE:

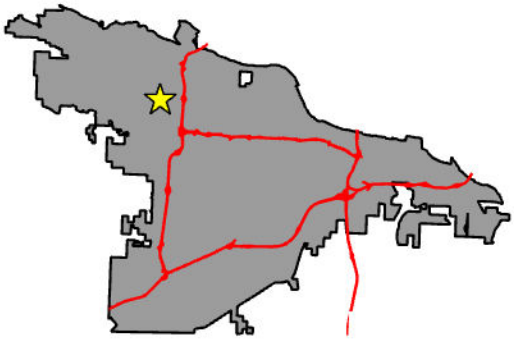
On September 18, 2026, the applicant requested this application be deferred to the November 12, 2026 agenda. Staff supports the deferral request.

S-2035	12023/12101 RAINWOOD RD.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



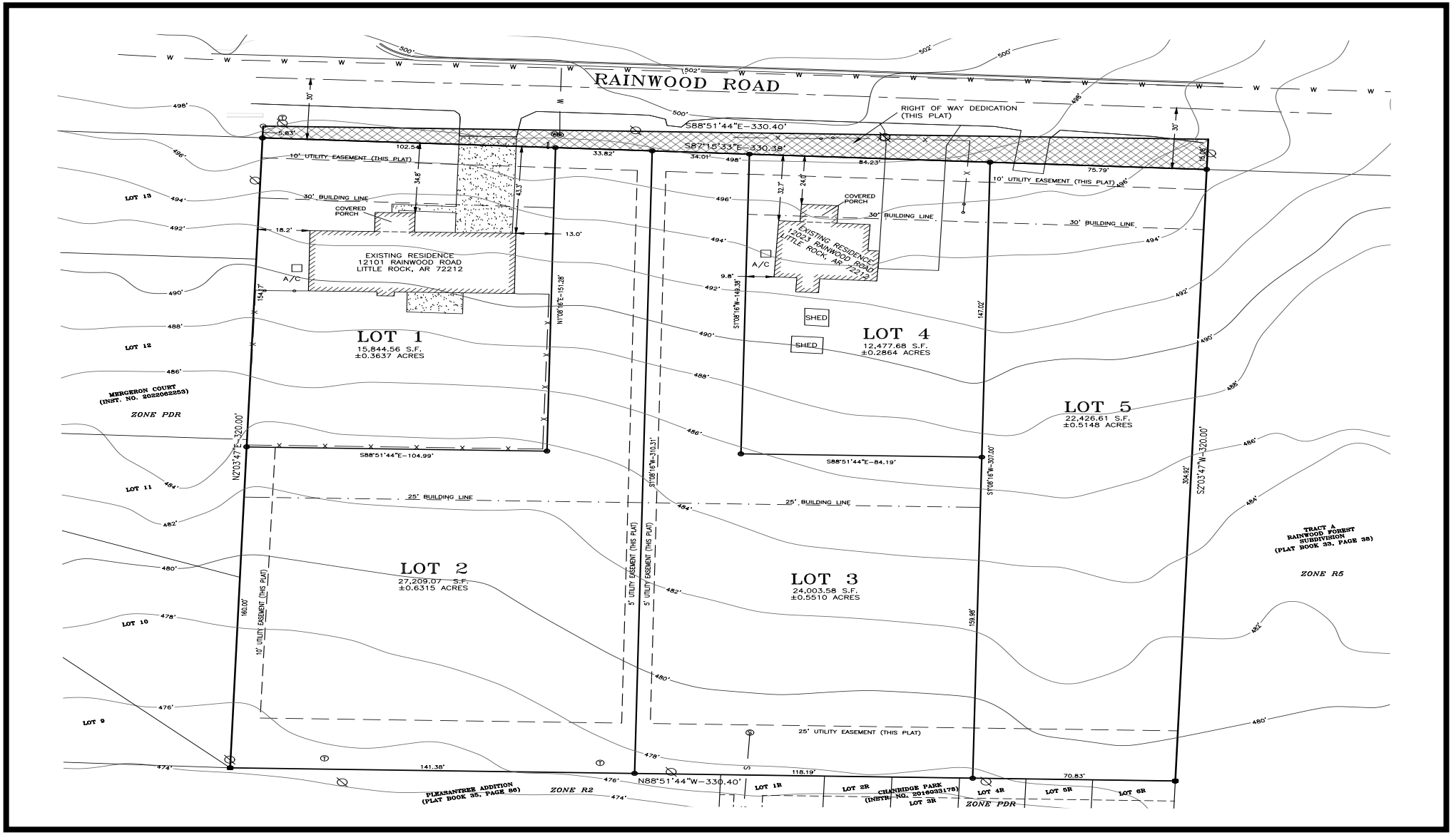
Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2035

Name: Rainwood Valley Subdivision

Location: 12023/12101 Rainwood Rd.

Title: Preliminary Plat

N

October 8, 2026

ITEM NO.: 5 FILE NO.: Z-10357

NAME: Bates Group Home #1 - Special Use Permit

LOCATION: 10420 Independence Lane

DEVELOPER:

James K. Bates
5616 Carlyle Drive
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

James K. Bates - Owner/Applicant

AREA: 0.30 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a special use permit to allow a group home to be located in the single-family residual structure at 10420 Independence Lane. The property is located at the northwest corner of Independence Lane and Rinke Road.

B. EXISTING CONDITIONS:

The property is occupied by a two-story, 1,653 square foot single family residence. A two-car wide driveway from Rinke Road serves as access to the property.

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 DIVISION):

No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No comments

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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. The development principles of this district include protection and stabilization of existing neighborhoods and limit commercial strip development along major roads.

The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

Rinke Road is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements. Independence Lane is a local street on the Master Street Plan. Local streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. 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 for entrances and exits to the site.

Bicycle Plan:

Rinke Road and Independence Lane are 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.

H. Analysis:

The applicant is requesting a special use permit to allow for a group home to operate within an existing 1,653 Square foot single family residence. The proposed group home will contain a maximum of nine (9) female disabled residents, with two (2) live-in female staff members who are also disabled.

The residential structure contains five (5) bedrooms as follows:

Bedroom 1 - 175 sq. ft. - 2 individuals.
Bedroom 2 - 153 sq. ft. - 2 individuals.
Bedroom 3 - 200 sq. ft. - 3 individuals.
Bedroom 4 - 140 sq. ft. - 2 individuals.
Bedroom 5 - 122 sq. ft. - 2 individuals.

There is a two-car wide driveway from Rinke Road which serves as access to the property. The applicant notes that there will be two (2) parking spaces in the garage, two (2) parking spaces on the driveway, and that on-street parking will be utilized.

Section 36-54(e)(4) of the City's Zoning Ordinance provides the following provisions for Family Care Facilities, as adopted by the Board of Directors on September 6, 2005:

1. Family care facility, group care facility, group home, parolee or probationer housing facility, rooming, lodging and boarding facility.

    a. Separation, spacing and procedural requirements for family care facilities, group care facilities, group homes, parolee or probationer housing facilities and rooming, lodging and boarding facilities will be determined by the planning commission so as not to adversely impact the surrounding properties and neighborhood. Unless the commission determines that a different area is more appropriate, a neighborhood shall be defined as an area incorporating all properties lying within one thousand five hundred (1,500) feet of the site for which the permit is requested.

    b. There shall be a presumption that a special use permit for a group home of 5, 6, 7, *or* 8 handicapped persons will be granted if all ordinance requirements are met, except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals of whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.

    c. Issues that the planning commission will consider during its review of a family care facility, group care facility, group home, parolee or probationer housing facility, or rooming, lodging and boarding facility include, but are not limited to:

        1. Spacing of existing similar facilities.

2. Existing zoning and land use patterns.

3. The maximum number of individuals proposed to be served, the number of employees proposed and the type of services being proposed.

4. The need and provision for readily accessible public or quasi-public transportation.

5. Access to needed support services such as social services agencies, employment agencies and medical service providers.

6. Availability of adequate on-site parking.

d. The fire marshal must approve the use of any structure proposed as a family care facility, group care facility, group home, parolee or probation housing facility or rooming, lodging and boarding facility.

e. Family care facilities, group care facilities, group homes and parole or probation housing facilities shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

To staff's knowledge, there are no other transitional residential facilities located within 1,500 feet of the property.

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residence occupied by eleven (11) persons is 1,150 square feet. As noted, the residence contains 1,653 square feet in area.

Section 8-406 (b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant provided information demonstrating compliance with this section of the code as there are five (5) bedrooms capable of housing a total of eleven (11) persons.

Special Use Permits are not transferable in any manner. Permits cannot be transferred from owner to owner, location to location or use to use.

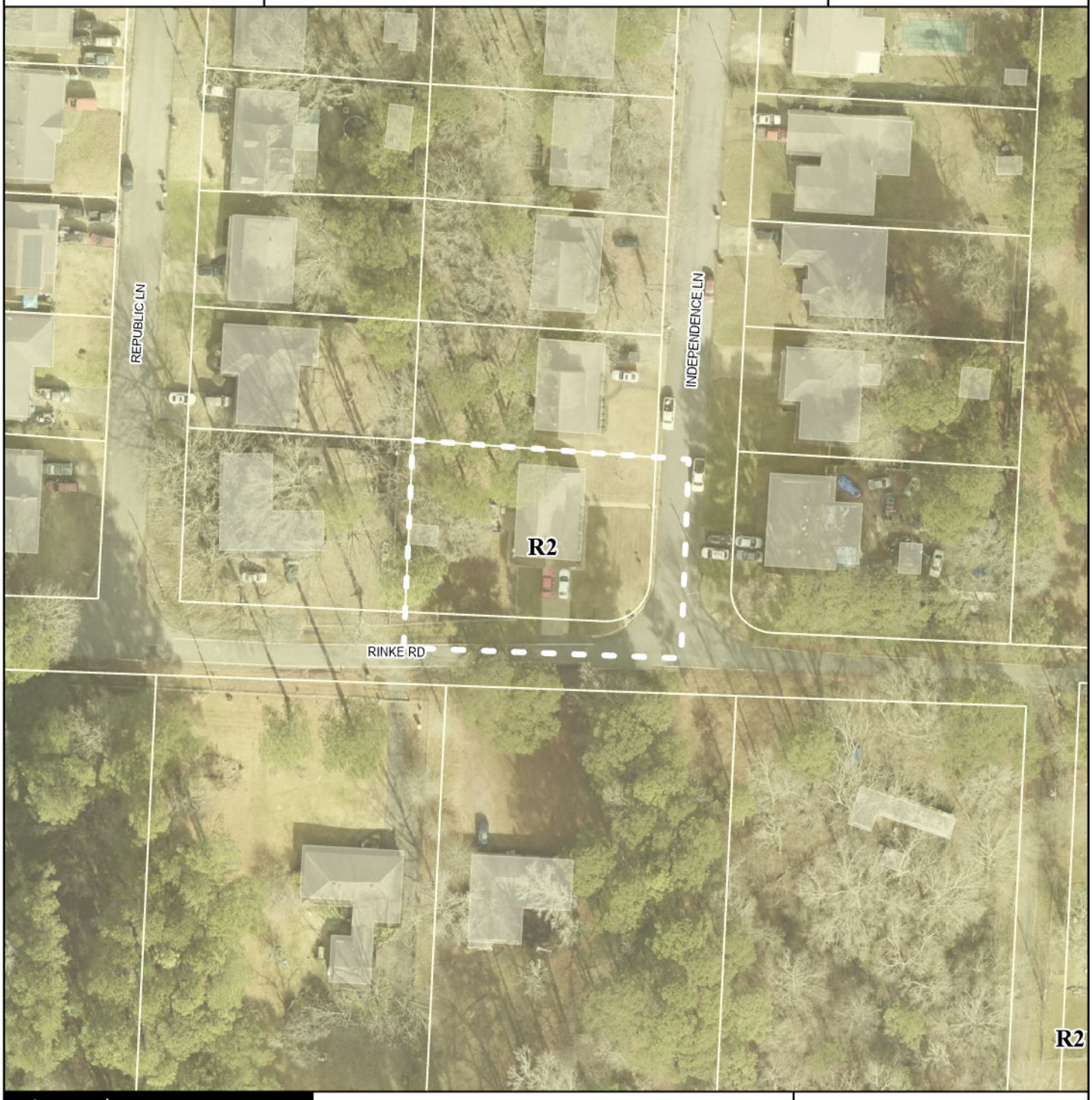
Staff does not support the Special Use Permit as requested. Staff feels that the number of residents proposed for this group home is too intense for a single family residential setting. Although the applicant complies with Section 8-406 (a) and Section 8-406 (b) of the City's Buildings and Building Regulations Ordinance, staff

feels the applicant should seek a residential location fronting a more major roadway, possibly along the perimeter of a single-family subdivision. The subject property is not "readily accessible to public or quasi-public transportation." The nearest bus routes are located approximately 1.2 miles away along Geyer Springs Road, and approximately 1.35 miles away along Chicot Road.

STAFF RECOMMENDATION:

Staff recommends denial of the requested Special Use Permit.

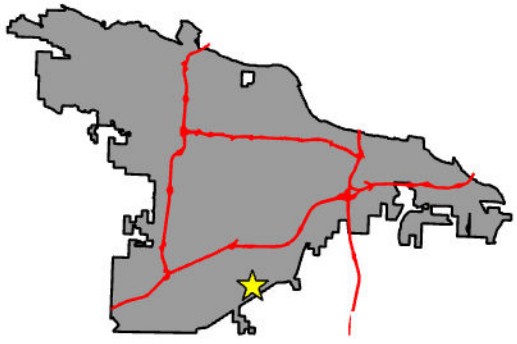
Z-10357	10420 INDEPENDENCE LN.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend

SINGLE FAMILY

Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT

October 8, 2026

ITEM NO.: 6 FILE NO.: Z-10358

NAME: Bates Group Home #2 - Special Use Permit

LOCATION: 3306 Dartmouth Court

DEVELOPER:

James K. Bates
5616 Carlyle Drive
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

James K. Bates - Owner/Applicant

AREA: 0.19 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-2

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a special use permit to allow a group home to be located in the single-family residual structure at 3306 Dartmouth Court. The property is located at the west side of Dartmouth Court, south of Duke Drive.

B. EXISTING CONDITIONS:

The property is occupied by a two-story, 1,348 square foot single family residence. A two-car wide driveway from Dartmouth Court serves as access to the property.

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 DIVISION):

No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No comments

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New

developments should support and compliment desirable existing land uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences. South of the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences and duplexes. West of the application area is area designated for Public/Institutional (P/I) uses and is characterized by Hunter United Methodist Church and Romine Early Childhood Center.

This site is not located in an Overlay District.

Master Street Plan:

Dartmouth Court 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:

Dartmouth Court 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.

H. Analysis:

The applicant is requesting a special use permit to allow for a group home to operate within an existing 1,348 square foot single family residence. The proposed group home will contain a maximum of seven (7) male disabled residents, with two (2) live-in male staff members who are also disabled.

The residential structure contains four (4) bedrooms as follows:

Bedroom 1 - 147 sq. ft. - 2 individuals.
Bedroom 2 - 215 sq. ft. - 3 individuals.

Bedroom 3 - 132 sq. ft. - 2 individuals.
Bedroom 4 - 135 sq. ft. - 2 individuals.

There is a two-car wide driveway from Dartmouth Court which serves as access to the property. There will be two (2) parking spaces in the existing garage, two (2) parking spaces on the driveway, and one (1) on-street space in front of the residence.

Section 36-54(e)(4) of the City's Zoning Ordinance provides the following provisions for Family Care Facilities, as adopted by the Board of Directors on September 6, 2005:

1. Family care facility, group care facility, group home, parolee or probationer housing facility, rooming, lodging and boarding facility.

    a. Separation, spacing and procedural requirements for family care facilities, group care facilities, group homes, parolee or probationer housing facilities and rooming, lodging and boarding facilities will be determined by the planning commission so as not to adversely impact the surrounding properties and neighborhood. Unless the commission determines that a different area is more appropriate, a neighborhood shall be defined as an area incorporating all properties lying within one thousand five hundred (1,500) feet of the site for which the permit is requested.

    b. There shall be a presumption that a special use permit for a group home of 5, 6, 7, *or* 8 handicapped persons will be granted if all ordinance requirements are met, except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals of whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.

    c. Issues that the planning commission will consider during its review of a family care facility, group care facility, group home, parolee or probationer housing facility, or rooming, lodging and boarding facility include, but are not limited to:

        1. Spacing of existing similar facilities.

        2. Existing zoning and land use patterns.

        3. The maximum number of individuals proposed to be served, the number of employees proposed and the type of services being proposed.

4. The need and provision for readily accessible public or quasi-public transportation.

5. Access to needed support services such as social services agencies, employment agencies and medical service providers.

6. Availability of adequate on-site parking.

d. The fire marshal must approve the use of any structure proposed as a family care facility, group care facility, group home, parolee or probation housing facility or rooming, lodging and boarding facility.

e. Family care facilities, group care facilities, group homes and parole or probation housing facilities shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

To staff's knowledge, there are no other transitional residential facilities located within 1,500 feet of the property.

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residence occupied by nine (9) persons is 950 square feet. As noted, the residence contains 1,348 square feet in area.

Section 8-406 (b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant provided information demonstrating compliance with this section of the code as there are four (4) bedrooms capable of housing a total of nine (9) persons.

Special Use Permits are not transferable in any manner. Permits cannot be transferred from owner to owner, location to location or use to use.

Staff does not support the Special Use Permit as requested. Staff feels that the number of residents proposed for this group home is too intense for a single-family residential setting. Although the applicant complies with Section 8-406 (a) and Section 8-406 (b) of the City's Buildings and Building Regulations Ordinance, staff feels the applicant should seek a residential location fronting a more major roadway, possibly along the perimeter of a single-family subdivision. The subject property is not "readily accessible to public or quasi-public transportation." The nearest bus route is located approximately 0.5 mile away along W. 36th street.

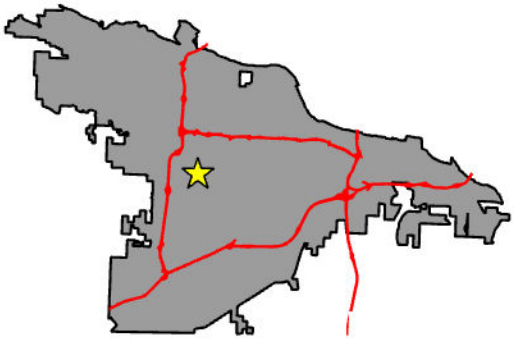
STAFF RECOMMENDATION:

Staff recommends denial of the requested Special Use Permit.

Z-10358	3306 DARTMOUTH CT.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- MULTI FAMILY
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

October 8, 2026

ITEM NO.: 7 FILE NO.: Z-10359

NAME: Rezoning from R-2 to R-4

LOCATION: 4716 Springer Boulevard

OWNER/AUTHORIZED AGENT:

Palomino Properties, LLC
115 Vienne Place
Maumelle, AR 72113

SURVEYOR/ENGINEER:

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

AREA: 0.23 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.23-acre property located at 4716 Springer Boulevard from "R-2" Single-Family District to "R-4", Two-Family District. Subject property is located within the Granite Mountain Design Overlay District.

B. EXISTING CONDITIONS:

The property is vacant and undeveloped.

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 DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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 24, the College Station/Sweet Home Planning District. The development principles of this district include encouraging residential development in the southern part of the district while maintaining the industrial, agricultural, and mining character elsewhere. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by

conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north and east of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family residences and a dollar store. South and west of the application area are areas designated for Residential Low Density (RL) uses and areas characterized by single-family residences, a faith-based institution, and undeveloped land.

The subject site is located in the Granite Mountain Design Overlay District (Ord. 18183). The purpose of the Granite Mountain Corridor Design Overlay District is to enhance the scenic quality of the corridor and to create a distinctive atmosphere that complements the Audubon Arkansas Nature Center building, outdoor nature trails, and wildlife and night sky viewing areas.

Master Street Plan:

Springer Boulevard 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:

Springer Boulevard is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. Analysis:

The property owner requests to rezone the 0.23-acre property located at 4716 Springer Boulevard from "R-2" Single-Family District to "R-4", Two-Family District. Subject property is located within the Granite Mountain Design Overlay District.

Subject property is currently undeveloped; grass covered and contains several trees sparsely throughout.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning does not require an amendment to the plan.

Staff are supportive of the requested rezoning. Staff views the request as reasonable. The proposed R-4 zoning will be consistent with the zoning pattern in the immediate area. Abutting sites south of the proposed use contain R-4 zoning. The general area contains several infill lots. Properties along the corridor, east and west of subject property, contain residential and commercial zoning and uses. 3M Company (mining operations) is located approximately 470 feet east of subject property. Additionally, a higher density PRD (Little Rock Housing Authority – Homes at Granite Mountain) is located approximately 780 feet west of subject property.

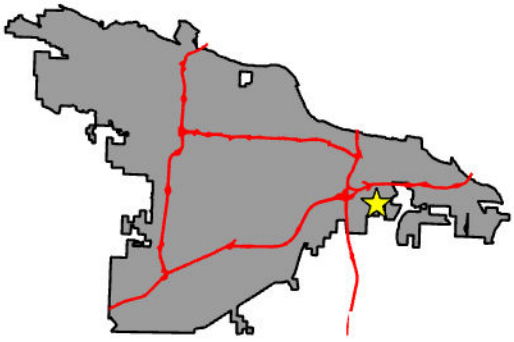
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

Z-10359	4716 SPRINGER BLVD.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

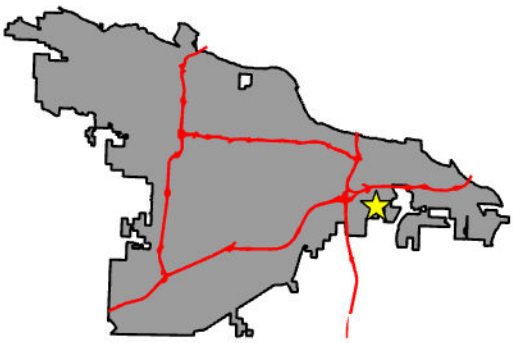
DEPARTMENT OF
PLANNING &
DEVELOPMENT

Z-10359	4716 SPRINGER BLVD.	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		



Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- MINING
- MIXED USE



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

October 8, 2026

ITEM NO.: 8 FILE NO.: Z-10353

NAME: Pendleton – PD-R

LOCATION: E. Side of College Street, between E. 11th and E. 12th Streets

OWNER/AUTHORIZED AGENT:

Andre Pendleton
Pendleton Properties, LLC (Owner)
PO Box 55445
Little Rock, AR 72215

SURVEYOR/ENGINEER:

Laha Engineers, Inc.
6602 Baseline Road
Little Rock, AR 72219

AREA: 0.16 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.16 acre site from R-4 to PD-R to allow for the development of two (2), one-story, single-family residences. As part of the project, the applicant proposes to replat the lot into two (2) lots, with a single-family dwelling on each lot. Each lot will be 27.5 feet by 140 feet, with 3,850 square feet of lot area.

B. EXISTING CONDITIONS:

Properties in the general area contain a mixture of zoning and uses. The City of Little Rock Hanger Hill Park is located to the southeast of subject property.

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 DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority:

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. 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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impact to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Medium Density (RM) for the application 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.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences, duplexes, and triplexes. Southeast of the application area is area designated for Public/Institutional (P/I) uses and is characterized by Shiloh Baptist Church.

This site is not located in an Overlay District.

Master Street Plan:

College Street is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60’. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

College Street is on the Master Bike Plan as a Proposed Class III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

The subject property is 300 feet northwest of Shiloh Missionary Baptist Church. Constructed in 1919 in the Gothic Revival style, Shiloh Baptist Church was pastored by C. D. Pettaway, who simultaneously led statewide and nationwide missionary Baptist organizations. The structure was listed to the National Regsiter of Historic Places on 3/24/2026 with local significance under Criterion B: Association with Significant People of the Past and Criterion C: Architecture.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed conversion of the site to accommodate a new use consider its potential adverse impacts to adjacent historic sites. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is proposing to rezone a 0.16 acre site from R-4 to PD-R to allow for the development of two (2), one-story, single-family residences. As part of the project, the applicant proposes to replat the lot into two (2) lots, with a single-family dwelling on each lot. Each lot will be 27.5 feet by 140 feet, with 3,850 square feet of lot area.

Properties in the general area contain a mixture of zoning and uses. The City of Little Rock Hanger Hill Park is located to the southeast of subject property.

Each residence will be approximately 1,200 square feet in area and contain two (2) bedrooms and two (2) bathrooms, and a small front and rear porch.

The exterior will consist of brick and siding.

Section 36-502 requires one (1) parking space per unit. Each residence will contain a separate ten (10) foot wide, concrete driveway extending from College Street.

Both buildings will be over twenty-five (25) feet from the front and rear property lines. The building on Lot 2 will be 4.5 feet from the north property line and five (5) feet from the south property line. The building on Lot 3 will be five (5) feet from north property line and 4.5 feet from the south property line. The site plan shows a ten (10) foot separation between the buildings.

The proposed dwellings shall not exceed thirty-five (35) feet in height.

Any fence or wall erected must comply with Section 36-516 of the City’s Zoning Ordinance.

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels the proposed development is an appropriate use for this property and will not be out of character with the development pattern in the area. The two (2) dwellings will not change the density or pose an increase in traffic. Staff feels the proposed development will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

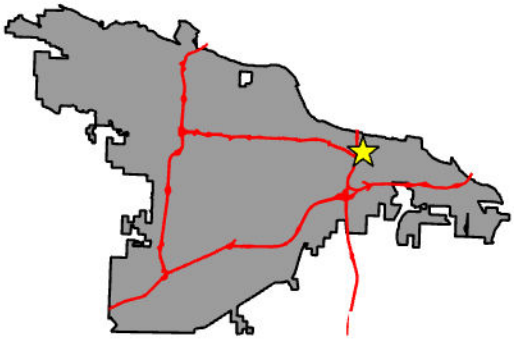
Staff recommends approval of the requested PD-R rezoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

Z-10353	1109/1115 COLLEGE ST.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend

- PARKS AND RECREATION
- PLANNED RESIDENTIAL
- MULTI FAMILY
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

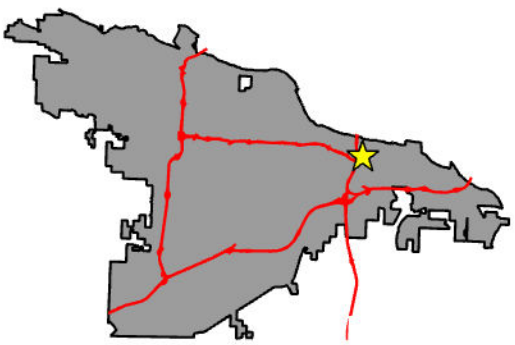
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10353	1109/1115 COLLEGE ST.	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		



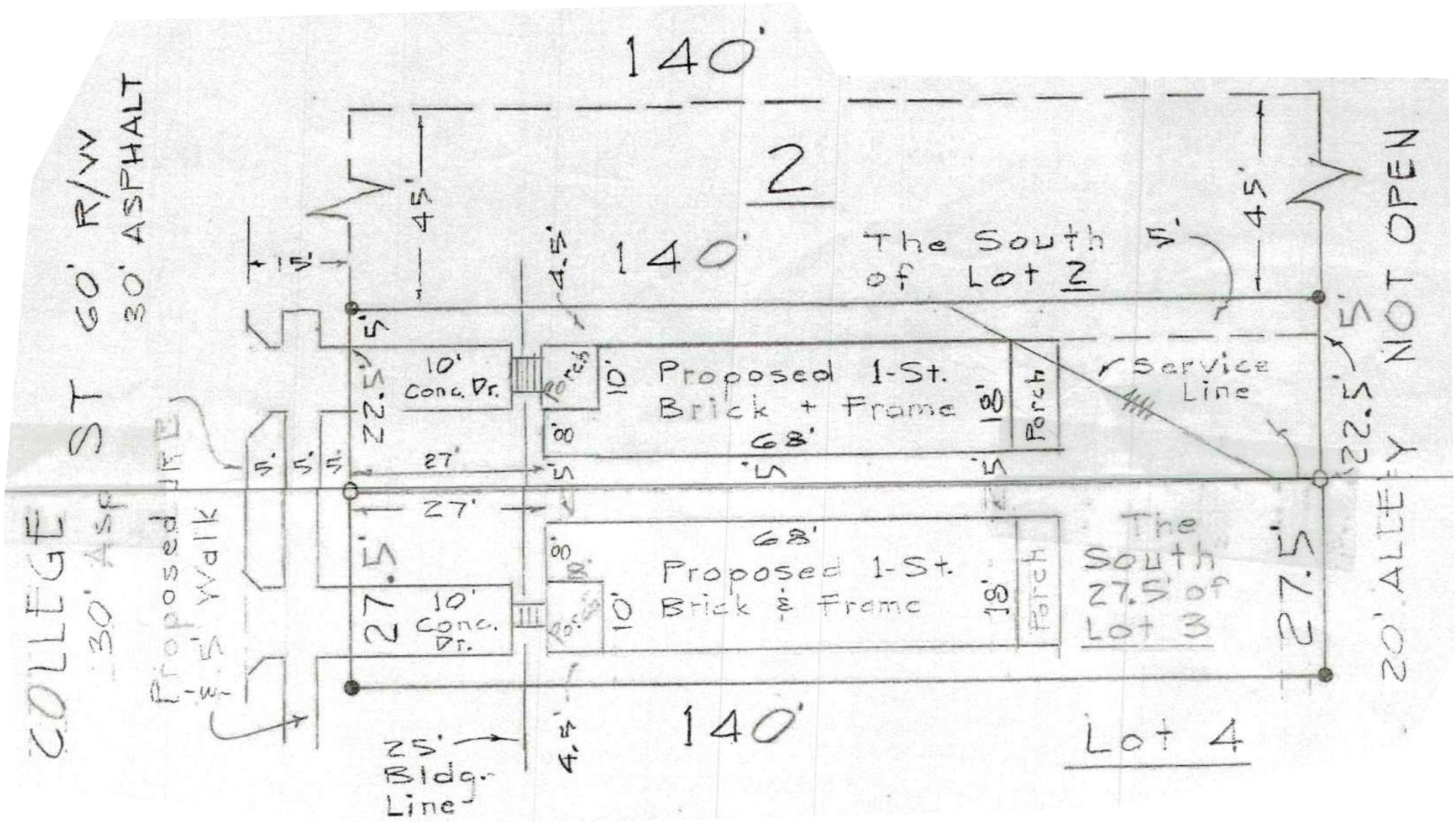
Legend

- Parcel Lines
- PUBLIC INSTITUTION
- PARK / OPEN SPACE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10353

Name: Pendleton

Location: 1109/1111 College St.

Title: PD-R

N

October 8, 2026

ITEM NO.: 9 FILE NO.: Z-10355

NAME: Stanback – PD-R

LOCATION: 3420/3426 W. 18th Street

DEVELOPER:

LaTasha Stanback (Owner)
P.O. Box 8262
Jacksonville, AR 72078

OWNER/AUTHORIZED AGENT:

Nick Tucker Surveying (Agent)
P.O. Box 1021
Cabot, AR 72023

SURVEYOR/ENGINEER:

Nick Tucker Surveying (Agent)
P.O. Box 1021
Cabot, AR 72023

AREA: 0.16 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

A waiver of the required boundary street improvements and the extended street improvements as required by Public Works **(see applicants waiver request letter attached to staff report)**.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.16 acre site from R-3 to PD-R to develop a two-story, three (3) unit multifamily residential development.

B. EXISTING CONDITIONS:

Subject property is currently undeveloped, grass-covered and contains mature trees on the majority of the site . Properties in the general area contain a mixture of zoning and uses.

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 DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.

ENGINEERING COMMENTS (PUBLIC WORKS:

1. W. 18th St. is classified on the Master Street Plan as a minor residential street. A dedication of right-of-way 22.5 feet from centerline will be required. This dedication will require the 25 ft building setback line to move north.
2. Per Section 30-283, with site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to 18th St. including with planned development along the lot frontage. The new back of curb should be located to provide at least 20 ft of asphalt pavement from the south edge of the existing pavement. With 18th St. considered a fire apparatus access road for conformance with the IFC, Appendix D, at least 20ft of asphalt pavement should be provided off site to Valmar St. from the proposed side lot line.
3. Provide the location and design of the proposed driveway with a maximum 20 ft width and 5 ft wings on each side. A vehicle parking area should be shown on the plan with a configuration in conformance with Chap. 36 of City municipal code with 20 ft x 9 ft parking spaces and a 20 ft drive aisle.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments 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 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. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
6. 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 backflow preventer shall be required.

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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Areas set aside for landscaping must comply with ordinance standards.
2. Plantings (species, number of trees, shrubs and ground cover within landscaped areas must comply with Chapter 15 of the code.
3. At time of building permit, a landscape plan prepared by a design professional Must be submitted.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residenes interspersed with duplexes, vacant lots, and a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

West 18th Street 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:

West 18th Street 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.

H. ANALYSIS:

The applicant is proposing to rezone a 0.16 acre site from R-3 to PD-R to develop a two-story, three (3) unit multifamily residential development.

Subject property is currently undeveloped, grass-covered and contains mature trees on the majority of the site. Properties in the general area contain a mixture of zoning and uses.

The site plan shows access to the units from three (3) separate, 18-foot wide driveways extending from W. 18th Street to the front of the building.

The applicant provided the following information regarding the proposed development:

"Each unit will be a 1,277 sq-ft 3-Bed, 2.5-Bath, with a 1-car garage. Each unit will also be provided a separate driveway for off-street parking with at least 3 parking spaces per unit, including the garage."

The building will be setback twenty-five (25) feet from the front property line, over thirteen (13) feet from the rear property line and five (5) feet from both side property lines."

The proposed building shall not to exceed thirty-five (35) feet in height.

Section 36-502 typically requires four (4) off-street parking spaces for the proposed development. The applicant is proposing nine (9) off-street parking spaces for the proposed use. The parking complies with code.

The site plan shows landscaped areas along the east and west property lines. The applicant also proposes a five (5) foot sidewalk to extend to the property line on each side of the lot.

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Any dumpster placed on the site must be screened and comply with section 36-523 of the City's Zoning Ordinance.

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

The applicant is requesting a waiver of the required boundary street improvements and the extended street improvements as required by Public Works **(see applicants waiver request letter attached to staff report)**.

Staff is supportive of the overall concept for the proposed development. However, staff is not supportive of the requested PD-R zoning because of outstanding technical concerns regarding the overall site improvements and street improvements required for the proposed development. The applicant met with staff to discuss technical concerns regarding the proposed development. The site plan was revised, and the applicant provided the attached letter regarding the waiver of street improvements. Staff feels that the proposed plan without the required street improvements creates an unsafe situation, as adequate access for emergency vehicles will not be provided. Additionally, staff is not in support of three (3) separate curb cuts from W. 18th Street.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-R zoning and requested waiver of street improvements.

LaTasha Stanback
501-647-2626
lystanback88@gmail.com

September 17, 2026

Little Rock Planning Commission
500 W Markham St,
Little Rock, AR 72201

Subject: Request for Zoning Variance / Building Exception for 3420/3426 W 18th St Little Rock, AR 72204

Dear Members of the Planning Commission,

I am writing to formally request a variance from the current city building request regarding the property located at **3420/3426 W 18th St Little Rock, AR 72204**, parcel/lot number **34L1520001900.**

Specifically, I am asking for an exception to **Section 31-282** of the city zoning code, which requires half-street improvements including:

1. Widening the road pavement to match standard width requirements
2. Installing or replacing curb and gutter.
3. Adding standard 5-foot concrete sidewalks and ADA-compliant ramps.

Specifically, Little Rock Public Works Engineering is asking us to widen the road, add curb and gutter, and sidewalk from 3240/3426 18th Street to the corner of Valmer St and 18th St, an approximate 200' of road, curb & gutter, and sidewalk.

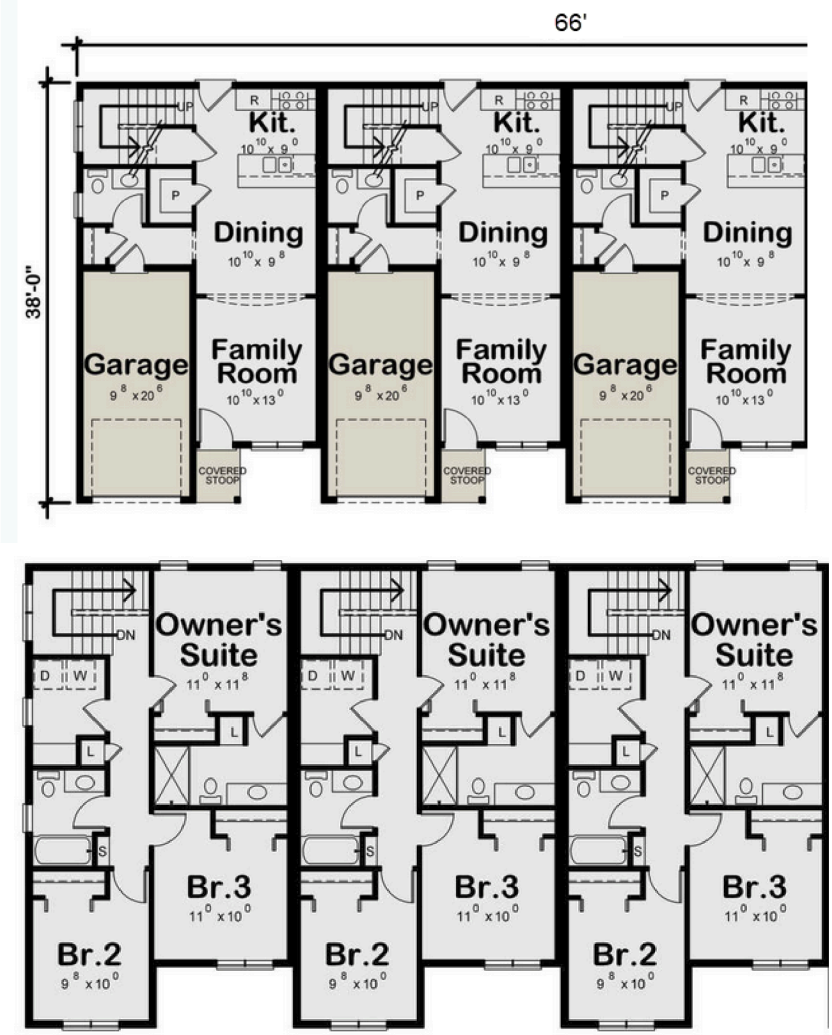
We are asking:

1. **To waive curb and gutter requirement.**
2. **To waive expanding the road for 200'. We are willing to expand the road directly in front of the property, from property line to property line, widening it by 6' with asphalt, making the road 18' wide.**
3. **To waive 200' of sidewalk. We are willing to install 5' wide sidewalks from property line to property line.**

Description of the Proposed Project

I am proposing to build a triplex. Each unit will be a 1277 sq-ft 3-Bed, 2.5-Bath, with a 1-car garage. Each unit will also be provided a separate driveway for off-street parking with at least 3 parking spaces per unit, including the garage.





Grounds for Hardship and Justification

Under city guidelines, a variance requires proof of a unique hardship or practical difficulty. This request meets those criteria for the following reasons:

1. **No Negative Impact on the Neighborhood:** Granting this variance will not alter the essential character of the neighborhood. In fact, we will be greatly improving 18th street with this new construction project.
2. **It will be impossible to widen all of 18th Street without removing homes/structures**: Little Rock Planning vision of widening all of 18th will not be possible unless homes or structures are torn down due to little to no setbacks from the street (see photos below).
3. **Public Safety and Welfare:** The proposed construction maintains all necessary fire codes, drainage patterns, and sightlines, ensuring no negative impact on public safety or neighboring privacy.
4. **Financial Hardship, Black Woman Entrepreneur:** Building 200 feet of road and installing a water culvert can easily demand $20,000 to $50,000+ or more in upfront capital—an overwhelming financial barrier that highlights systemic disparities. As a Black Woman Entrepreneur, who already faces well-documented structural hurdles in accessing traditional commercial loans and venture funding, I'm well aware that this single infrastructure cost can drain vital reserves or halt a business before it opens. Unforeseen expenses like land grading, environmental permits, and drainage engineering transform what should be a straightforward step into a high-stakes financial bottleneck, forcing founders like me to bootstrap heavy infrastructure that public utilities or developers often subsidize for larger competitors.
5. **We Agreed to the Reasonable Part of The Ordinance:** I've agreed to add 6 feet of asphalt road and install the sidewalk directly in front of my property. I'm making every attempt to meet ordinances without destroying my newly started rental property business due to unanticipated financial burden by widening 200 feet of road, adding 200' of sidewalk, and adding 200 feet of a curb and gutter.

18th Street Google Street View Showing Setbacks of Other Houses from Road



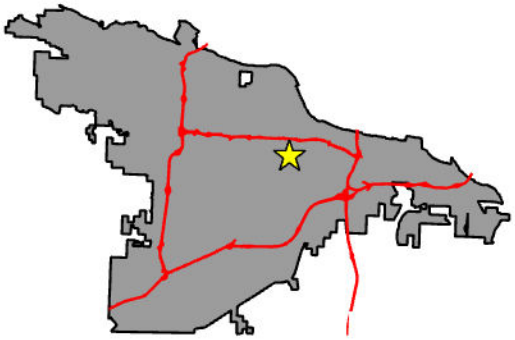


Z-10355	3420/3426 WEST 18th ST.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend

- PARKS AND RECREATION
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

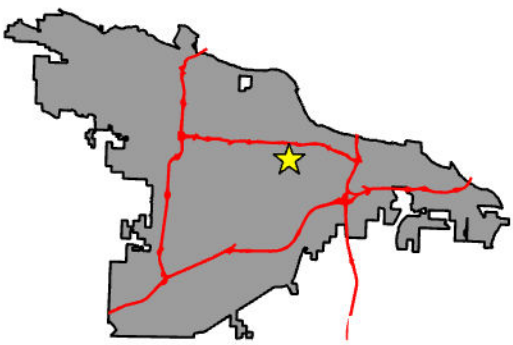
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10355	3420/3426 WEST 18th ST.	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		



Legend

- Parcel Lines
- PARK / OPEN SPACE
- RESIDENTIAL LOW DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

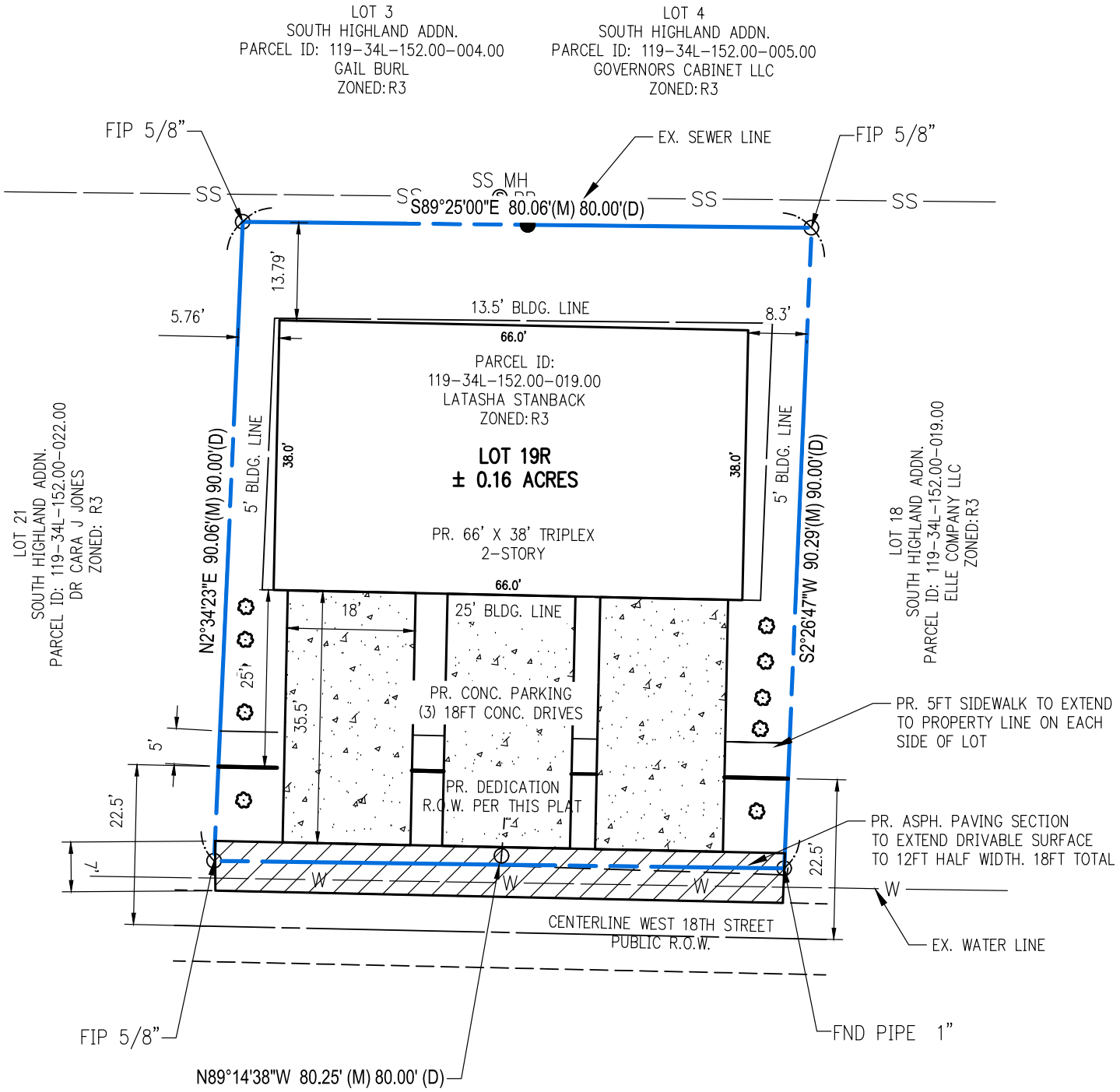
Case No: Z-10355 Elevation Sketch

Name: Stanback

Location: 13420/3426 W. 18th St.

Title: PD-R

N



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10355

Name: Stanback

Location: 13420/3426 W. 18th St.

Title: PD-R

N

October 8, 2026

ITEM NO.: 10 FILE NO.: Z-10356

NAME: Lockhart – PD-R

LOCATION: 8219 W. 39th Street

OWNER/AUTHORIZED AGENT:

Jerry Lockhart
405 Cain Trail
Maumelle, AR 72113

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.23 acre NUMBER OF LOTS: 3 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.23 acre site from R-3 to PD-R to allow for a residential development. As part of the overall project, the applicant proposes to replat existing remnants of three (3) lots into one (1) lot, to contain two (2) duplex buildings.

B. EXISTING CONDITIONS:

The site is currently undeveloped, grass-covered and contains mature trees sparsely scattered throughout the property. There are vestiges of an existing driveway extending from W. 39th Street and a concrete pad near the middle portion of the property.

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 DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. 39th St is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. Per Section 30-43 and 31-210, driveways are to be located no closer than 5 ft from the side property line within the public right-of-way for construction of the required 5 ft driveway wings. City code continues and states only 1 driveway is allowed per residential lot and the driveway cannot exceed 30 ft total (20 ft – driveway with 5 ft wings on both sides). The proposed site plan does not conform with City code. Provide revised site plan to access the property.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments 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 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. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
6. 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 backflow preventer shall be required.

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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterizede by single-family residences and vacant lotsThis site is not located in an Overlay District.

Master Street Plan:

West 39th Street 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:

West 39th Street 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.

H. Analysis:

The applicant is proposing to rezone a 0.23 acre site from R-3 to PD-R to allow for a residential development. As part of the overall project, the applicant proposes to replat existing remnants of three (3) lots into one (1) lot, to contain two (2) duplex buildings.

The site is currently undeveloped, grass-covered and contains mature trees sparsely scattered throughout the property. There are vestiges of existing of an existing driveway extending from W. 39th Street and a concrete pad near the middle portion of the property.

The site plan shows access to the development from two (2) separate, 20-foot wide driveways, separated by approximately forty-nine (49) feet, extending from W. 39th Street.

The applicant provided the following regarding the proposed development:

"The proposed rezoning is intended to facilitate the development of a small-scale residential subdivision consisting of two duplex structures, providing a total of four residential units.

The proposed development will utilize the existing lot, approximately 10,000 square feet with dimensions of 69 x 143. Each duplex will measure approximately

1179 square feet, with a porch of 56 square feet, and each residential unit will consist of approximately 590 square feet. The proposed structures will have a maximum height of approximately 15'- 83/4'' feet and will provide 4 parking spaces for residents and visitors, per building.

The site will be developed in accordance with applicable zoning, building, setback, parking, access, and other development requirements. An attempt was also made to obtain the property's Bill of Assurance from the Pulaski County Assessor's Office; however, the office was unable to locate it. This statement is provided in accordance with the rezoning application requirements for properties for which a Bill of Assurance is not available.

This requested rezoning is respectfully submitted for consideration and approval to facilitate the proposed residential development outlined herein."

Section 36-502 typically requires six (6) off-street parking spaces for the proposed development. The applicant is proposing eight (8) off-street parking spaces. The parking complies with code.

The applicant did not provide a signage plan with this application. All signs placed on the property must comply with Section 36-551 (signs permitted in residential one- and two-family zones).

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

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

Staff is supportive of the overall concept of the proposed development and feels the request is reasonable. However, staff is not supportive of the site plan and parking configuration, as proposed. The applicant met with staff to discuss several technical concerns regarding the proposed development. The site plan was revised and resubmitted by the applicant. However, revisions did not address providing a legible, adequately dimensioned site plan, acceptable parking plan, lot circulation and maneuvering concerns expressed by staff. Staff recommends the application be deferred to the November 12, 2026 agenda to give the applicant time to submit an appropriate site plan that resolves all technical concerns expressed by staff.

I. STAFF RECOMMENDATION:

Staff recommends denial of the PD-R zoning, as requested.

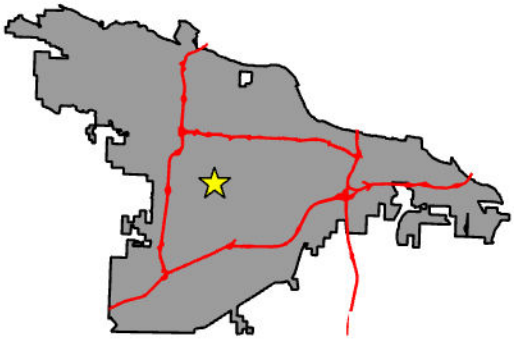
Z-10356	8219 WEST 39th ST.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend

SINGLE FAMILY

Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

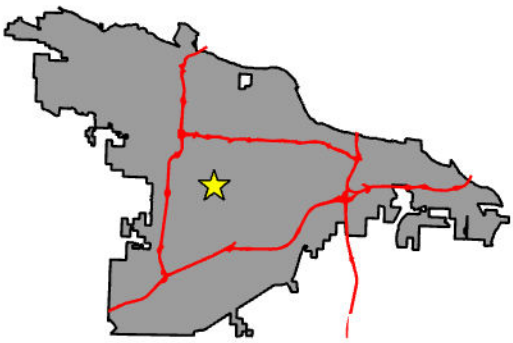
DEPARTMENT OF
PLANNING &
DEVELOPMENT

Z-10356	8219 WEST 39th ST.	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		



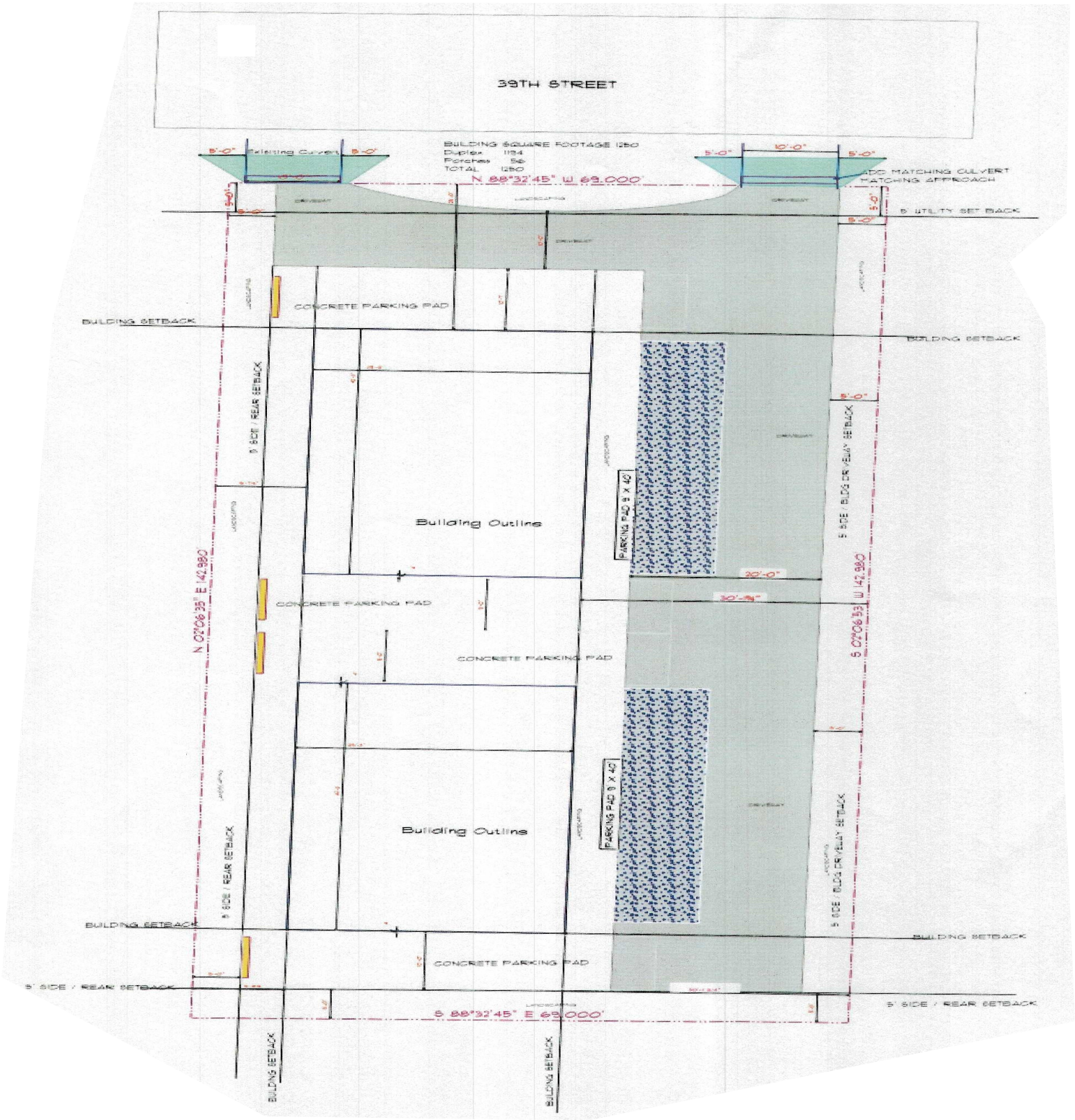
Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10356

Name: Lockhart

Location: 8219 W. 39th St.

Title: PD-R

N

October 8, 2026

ITEM NO.: 11 FILE NO.: Z-10360

NAME: Houk - POD

LOCATION: 4523 Woodlawn Drive

DEVELOPER:

David Houk
2500 Fairpark Blvd.
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

David and Tabitha Houk - owners/applicants

SURVEYOR/ENGINEER:

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

AREA: 0.16 acre NUMBER OF LOTS: 1 FT.NEW STREET: 0 l.f.

WARD: 3

CURRENT ZONING: R-2

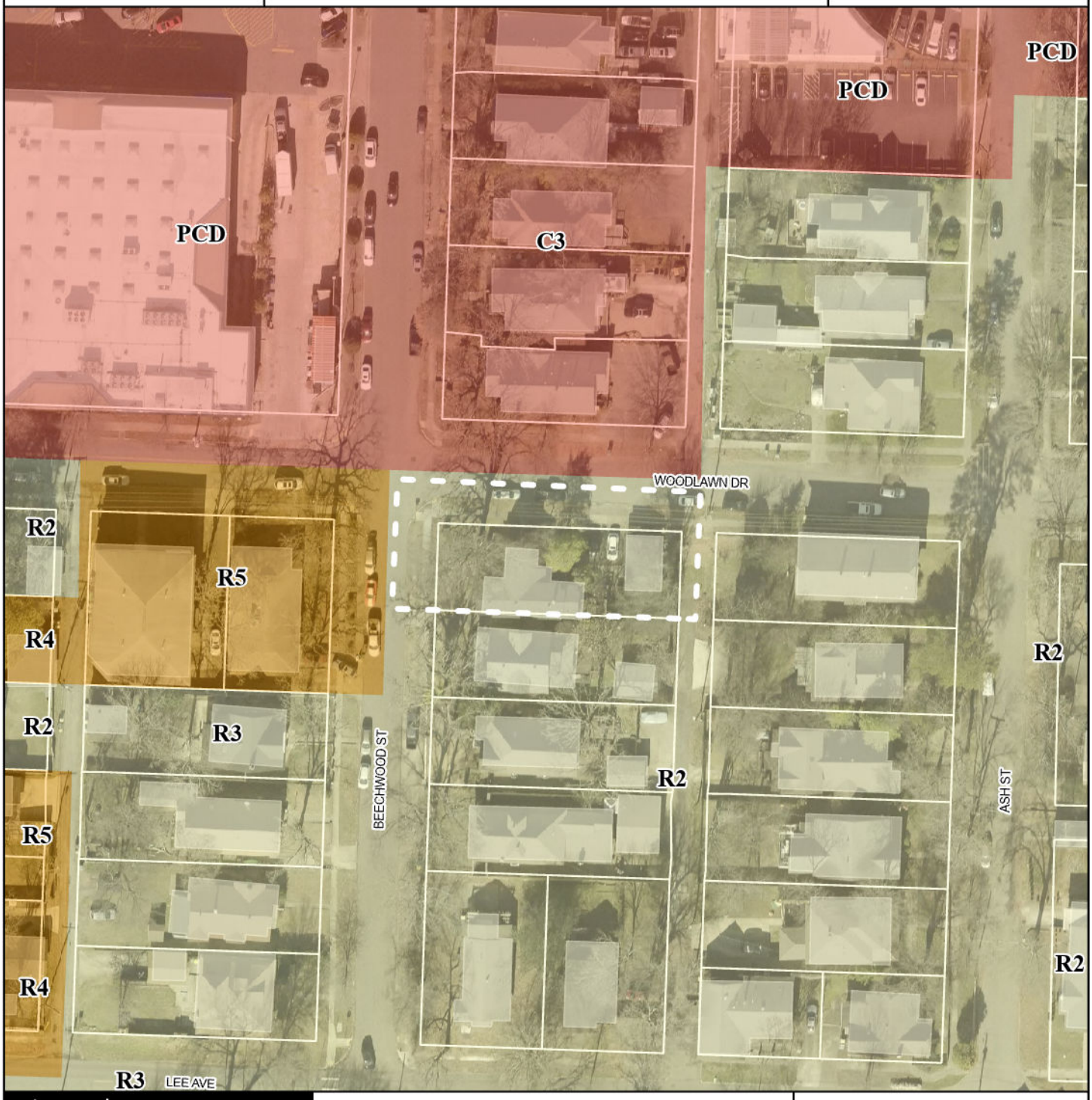
VARIANCE/WAIVERS:

None requested.

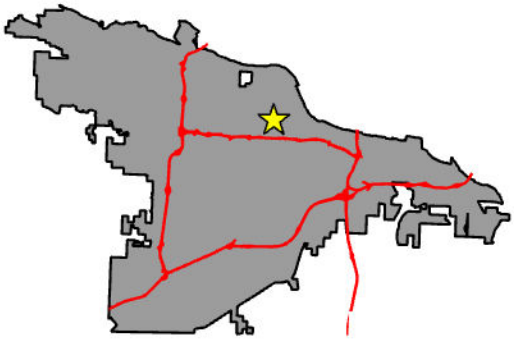
STAFF UPDATE:

On September 17, 2026, the applicant requested this application be deferred to the November 12, 2026 agenda. Staff supports the deferral request.

Z-10360	4523 WOODLAWN DR.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

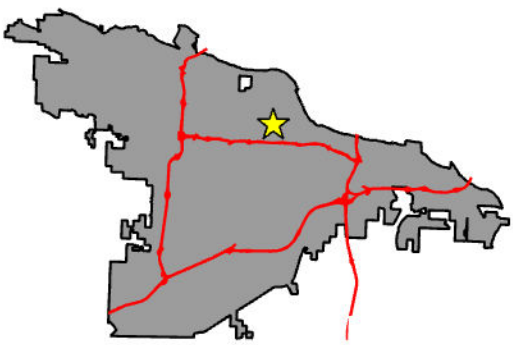
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10360	4523 WOODLAWN DR.	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		

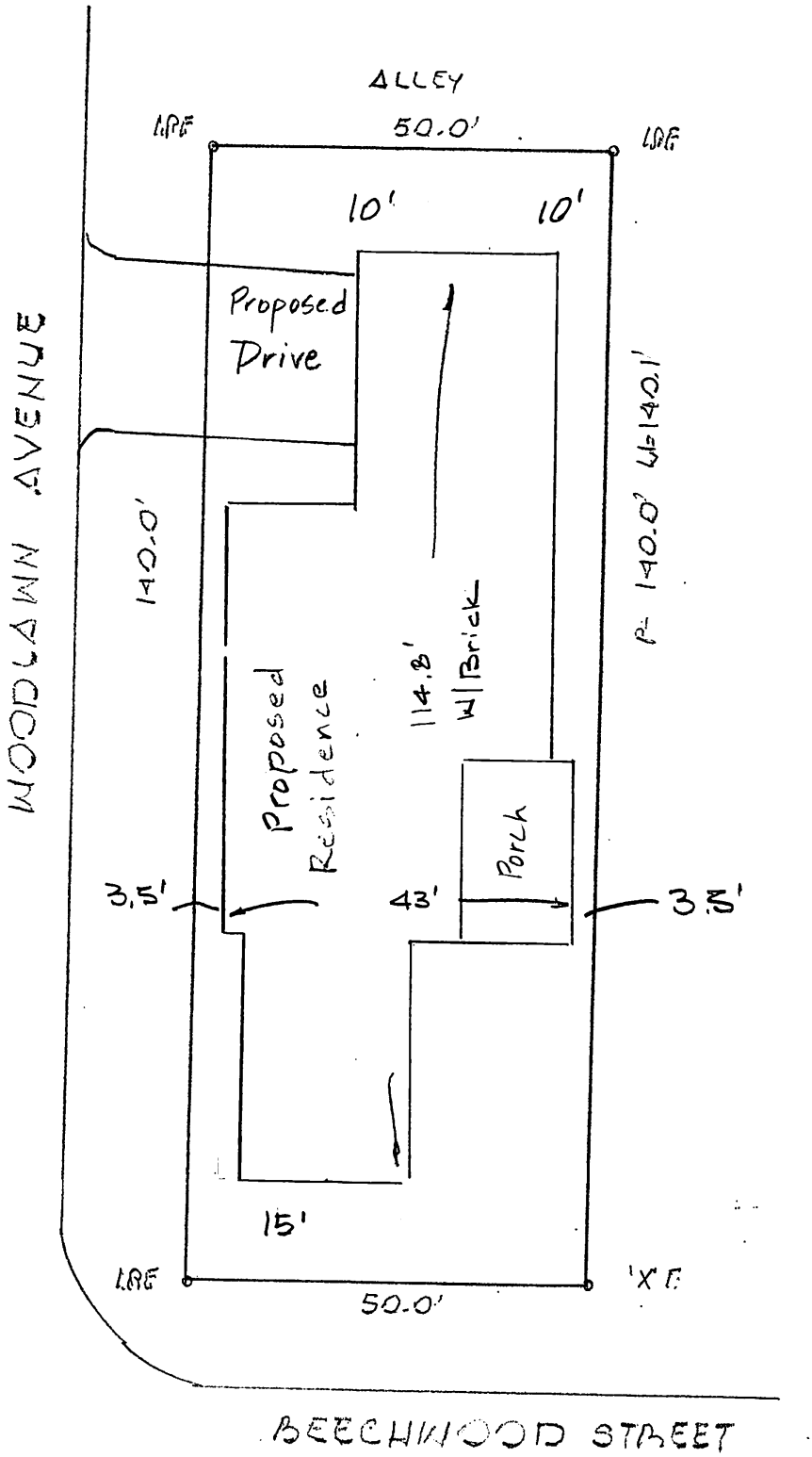


Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY
- COMMERCIAL



DEPARTMENT OF
PLANNING &
DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10360

Name: Houk

Location: 4523 Woodlawn Dr.

Title: POD

N

October 8, 2026

FILE NO.: A-356 and Z-10354

NAME: Fletcher Valley Annexation

LOCATION: Part of Section 33 and 34, T-2-N, R-14-W

OWNER/AUTHORIZED AGENT:

PotlatchDeltic Real Estate, LLC (Owner)
PO Box 242142
Little Rock, AR 72223

White-Daters & Associates (agent)
24 Rahling Cir
Little Rock, AR 72223

SURVEYOR/ENGINEER:
White-Daters & Associates, Inc.
24 Rahling Circle
Little Rock, AR 72223

AREA: 216.96 acres more or less

WARD: N/A PLANNING DISTRICT: 21 CURRENT LAND USE: RL & PK/OS

CURRENT ZONING: Not currently zoned.

BACKGROUND:

- Petition for Annexation was filed with the County Court of Pulaski County pursuant to A.C.A § 14-40-409 on July 13, 2026.
- The petition qualifies as an annexation by 100%, in accordance with Arkansas Code § 14-40-609. There is a single property owner, and the owner has signed the petition to request incorporation into the municipal boundaries.
- The County Judge's Order verifying findings was filed on August 20, 2026.
- In a letter dated May 14, 2026, the Arkansas GIS Office confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101.
- The subject area is contiguous to the City of Little Rock's municipal boundary along the petition area's eastern boundary.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to grant the 100% petition, accept the property petitioned to be annexed, and to obtain municipal services. The annexation request involves approximately 216.96 acres proposed for incorporation into the City of Little Rock.

The applicant (petitioner) seeks access to municipal services in order to facilitate development of the property for uses in the Burlingame Valley Planning District under the R-2 Zoning District. The zoning designation (Z-10354) is being requested concurrently with the annexation request.

B. EXISTING CONDITIONS:

Land Use Authority
The property is located outside the city's incorporated limits, within what was previously the City's extraterritorial jurisdiction (ETJ). With the enactment of Act 314 by the Arkansas State Legislature, the City's authority over zoning, land use, and infrastructure regulations in unincorporated areas outside the city limits was repealed in August 2025. Little Rock Municipal Ordinance No. 22,651 repealed the City of Little Rock's ETJ in compliance with Act 314 and clarified the retention of comprehensive plans, including the Land Use Plan, Master Street Plan, and other long-range plans. Upon annexation of any property into the corporate limits of the City of Little Rock, all applicable municipal planning documents and regulations shall immediately apply to the annexed property.

Development & Environmental Context
The site consists of approximately 216.96 acres of densely wooded land, void of structures, and characterized by two ridgelines with Fletcher Creek and its tributaries. Also traversing the area is the Central Arkansas Water raw water line from Lake Wynona to Jackson Reservoir.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the Planning Commission's hearing.

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department:

The requestor/applicant/developer shall ensure that the annexation shall meet the requirements of appendix D of Arkansas Fire Prevention Code before approving the proposed annexation.

In addition to the above comments, CLR Public Works has provided more detailed comments/concerns which we agree with them to have the applicant engineering team to address before approving the proposed annexation.

Public Works Department:

The MSP shows Kanis Road from Burlingame Road to Stewart Road as a minor arterial street with a special design standard consisting of 22 ft of pavement and 4 ft gravel shoulders which exists today. No portion of the proposed annexed area is located adjacent or shows secondary connection to an existing or proposed arterial or collector street.

In addition, without extending the annexation to Kanis Rd, it is uncertain if access can be provided to meet the International Fire Code (IFC). Section D107 of the IFC states developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two (2) separate and approved fire apparatus access roads.

In the nearby Fletcher Valley Subdivisions and Wildwood Place Subdivisions, unimproved private gravel fire apparatus secondary access roads have been allowed to be constructed between subdivisions to meet the IFC access requirements. This type of secondary access is not recommended for the number of lots allowed by City code on the annexed area. Additionally, these private fire apparatus access roads are historically not sufficiently maintained by the POA and will not pass the traveling public in the event of an emergency.

At the time of an emergency closure of the one (1) improved public access street for maintenance or the occurrence of an emergency event (tornadoes, high winds, floods, snow, or an utility malfunction), the closure may result in the lack of or termination of public access to the subdivision and will increase the time and cost to correct the emergency event due to the required construction of a temporary detour route for public access.

Waste Disposal Comments: If standard residential collection is required to service the new developments using the automated side loader then the existing Solid Waste Fee on the water bill will fully cover the additional service costs for this area.

F. BUILDING CODES/LANDSCAPE

Building Code: No comment received.

Landscape: No comment received.

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

Little Rock Water Reclamation Authority:
After reviewing the area of interest, LRWRA has no immediate requirements. However, if future development requires a sanitary sewer, the sewer costs will be the responsibility of the owner. Plans to connect to LRWRA's sanitary sewer system must be reviewed and approved by LRWRA prior to construction.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Emergency Management:

The annexation of this area would require the purchase and installation of (1) Ten Cell Omni-Directional High Power Siren for the purposes of outdoor tornado warning, with an estimated cost of $69,520.

Fire Department:

Based on estimated travel times and current first-due coverage from the City of Little Rock Fire Stations that would serve the proposed annexation area, the Little Rock Fire Department (LRFD) anticipates the need for additional fire stations, apparatus, and staffing to serve this area. Accordingly, incremental personnel, equipment, or station infrastructure costs are anticipated as a direct result of this annexation under current conditions. Further evaluation is required to provide for the necessary staffing, equipment, and facility improvements if this annexation is implemented and development occurs.

This assessment should take into account the following:

- Significant increases in density, scope, or intensity of development, including large multifamily, industrial, high-hazard, or major commercial projects.
- Primary access routes, traffic controls, gates, bridges, or other constraints that could impact emergency response times.
- Water supply or fire-flow needs that exceed existing system capabilities, including hydrant spacing, flow requirements, storage tanks, or water-main improvements.

- Street or parcel configurations that limit fire apparatus access, turnaround, staging, or emergency operations.
- Increases in call volume or service demands that require additional fire personnel, apparatus, stations, or other emergency response resources.

Police Department: No comments received.

Parks and Recreation: No comments received.

County Planning: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 21, the Burlingame Valley Planning District. The development principles of this district prioritize maintaining the rural setting of the area. The Land Use Plan shows Residential Low Density (RL) and Park/Open Space (PK/OS) for the application area . The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Surrounding properties are characterized by low-density residential subdivisions within the city's corporate boundaries and by large tract rural residential development and undeveloped woodlands outside the boundaries.

This site is not located in an Overlay District.

Master Street Plan:

The site is proposed to be accessed via Fletcher Valley Drive and Denny Road as development is currently conceptualized. Fletcher Valley Drive 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 feet. Sidewalks are required on one side.

Denny Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area.

No access is proposed through Kanis Road.

Bicycle Plan:

Fletcher Valley Drive is not shown on the Master Bike Plan. Denny Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. ANALYSIS:

The area requesting annexation is contiguous with the City limits along portions of its eastern section. The land to the east was annexed by the City in 2018 with Ord. 21,615 (Kanis Road Deltic Potlatch Annexation).

The subject area encompasses approximately 216.96 acres and is densely wooded land, void of structures, and characterized by significant topographic variation including two ridgelines with Fletcher Creek and its tributaries in between.

The Arkansas Geographic Information Office (AGIO), in a letter dated May 14, 2026, confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101. The petition qualifies as a 100% annexation under Arkansas Code § 14-40-609, with all property owners having signed the petition. The Pulaski County Judge's Order verifying the annexation was filed on August 20, 2026. The Order sets the exact boundaries of the annexation, which, by custom, includes all adjacent rights-of-way. There are no adjacent rights-of-way with this annexation request by the way it is presented.

Staff finds that all state statutory requirements have been met.

Land Use & Zoning

The Future Land Use Plan designates the subject area for Residential Low Density (RL) and Park/Open Space (PK/OS) uses. The applicant does not request any change to the Future Land Use Plan. The concurrent zoning request seeks R-2 (Single Family District). The R-2 zoning district is intended to protect single-family uses in established areas by promoting and encouraging a suitable environment for family life, by providing a reasonable standard for light, air and similar amenities, by minimizing traffic congestion, and by avoiding the overloading of utilities and public facilities designed to service only one-family residential uses. The proposed zoning district aligns with the Land Use Plan and the development principles of the Burlingame Valley Planning District.

Infrastructure & Services

Upon annexation, the City will assume responsibility for the regulation and coordination of infrastructure improvements in accordance with the Master Street Plan. The applicant's proposed annexation boundary stops approximately 130 feet short of Kanis Road.

The Public Works Department identifies concerns regarding the absence of any direct or secondary connection to existing or planned collector or arterial streets. Under the proposed configuration, all traffic generated by future development would rely solely on Fletcher Valley Drive, a Local Street, and Denny Road, a Minor Arterial. Public Works notes that the density permitted under R-2 zoning would exceed the functional capacity of Fletcher Valley Drive as a single point of ingress and egress. The lack of frontage along Kanis Road precludes the City from securing or requiring an additional connection that would support safe access, emergency response routing, long-term maintenance, and construction detours.

Emergency Management further notes that annexation will require installation of a tornado warning siren at an estimated cost of $69,520.

Municipal solid waste services will be provided to the area should residential development occur. Where zoned for commercial use, no municipal solid waste services will be provided.

The nearest Little Rock Water Reclamation Authority (LRWRA) facility is a an 8" sewer line approximately 708 feet from the subject area. The nearest Central Arkansas Water (CAW) facility is a 12" water line approximately 708 feet from subject area within the right-of-way of Fletcher Valley Drive. No comments have been received by CAW. As part of the development of any land within the annexation area, the

developer will have to extend these services from the existing service lines to any new development in coordination with CAW and LRWRA.

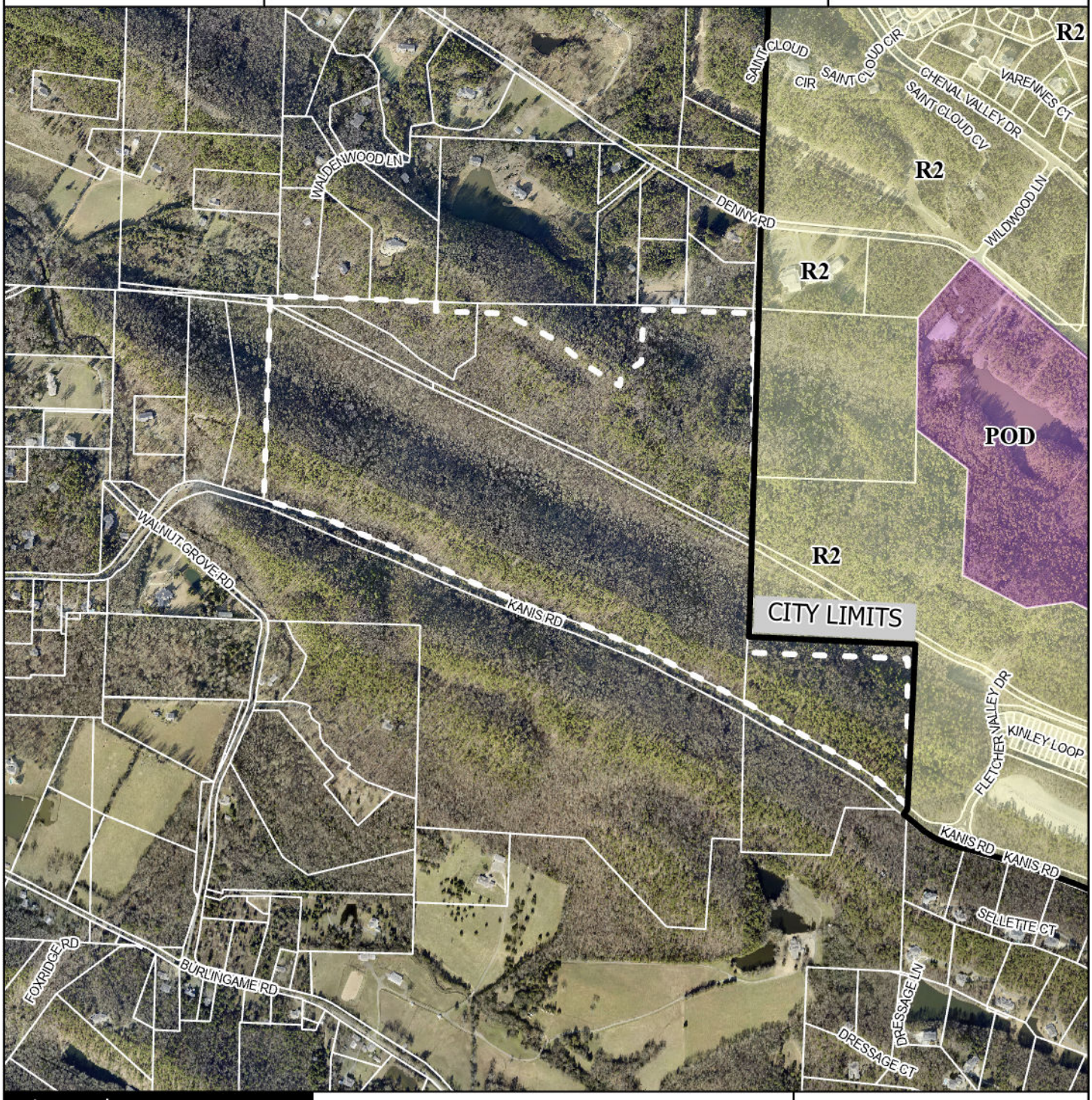
The nearest fire station is Station 21 at 17000 Chenal Valley Drive, approximately 3.5 miles from the closest annexation area utilizing the existing street system with no current direct access to the petitioned land. The Fire Department has stated that additional fire stations, personnel, and apparatus are needed to service the area and incremental cost are anticipated as a direct result of this annexation under current conditions. Over the past three decades, the development of Chenal Valley has proven to be a benefit to the city and the continued development of this area should prove to be a continued asset.

The current patrol district, District 73, for the Little Rock Police Department adjacent to this area is approximately 5,945 acres. The annexation would increase the patrol district by 3.65 percent. The Police Department indicated there are no issues with the annexation request.

I. STAFF RECOMMENDATION:

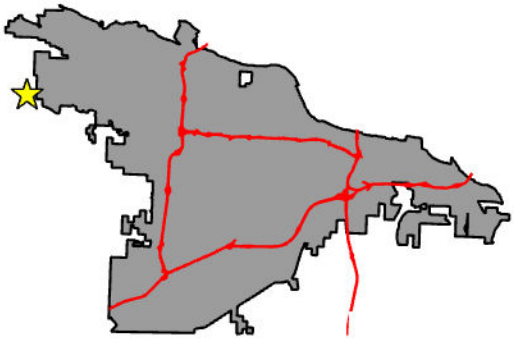
Staff recommends approval of the petition for annexation and incorporation into the City of Little Rock.

A-356	NORTH OF KANIS RD. & EAST OF WALNUT GROVE	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



Legend

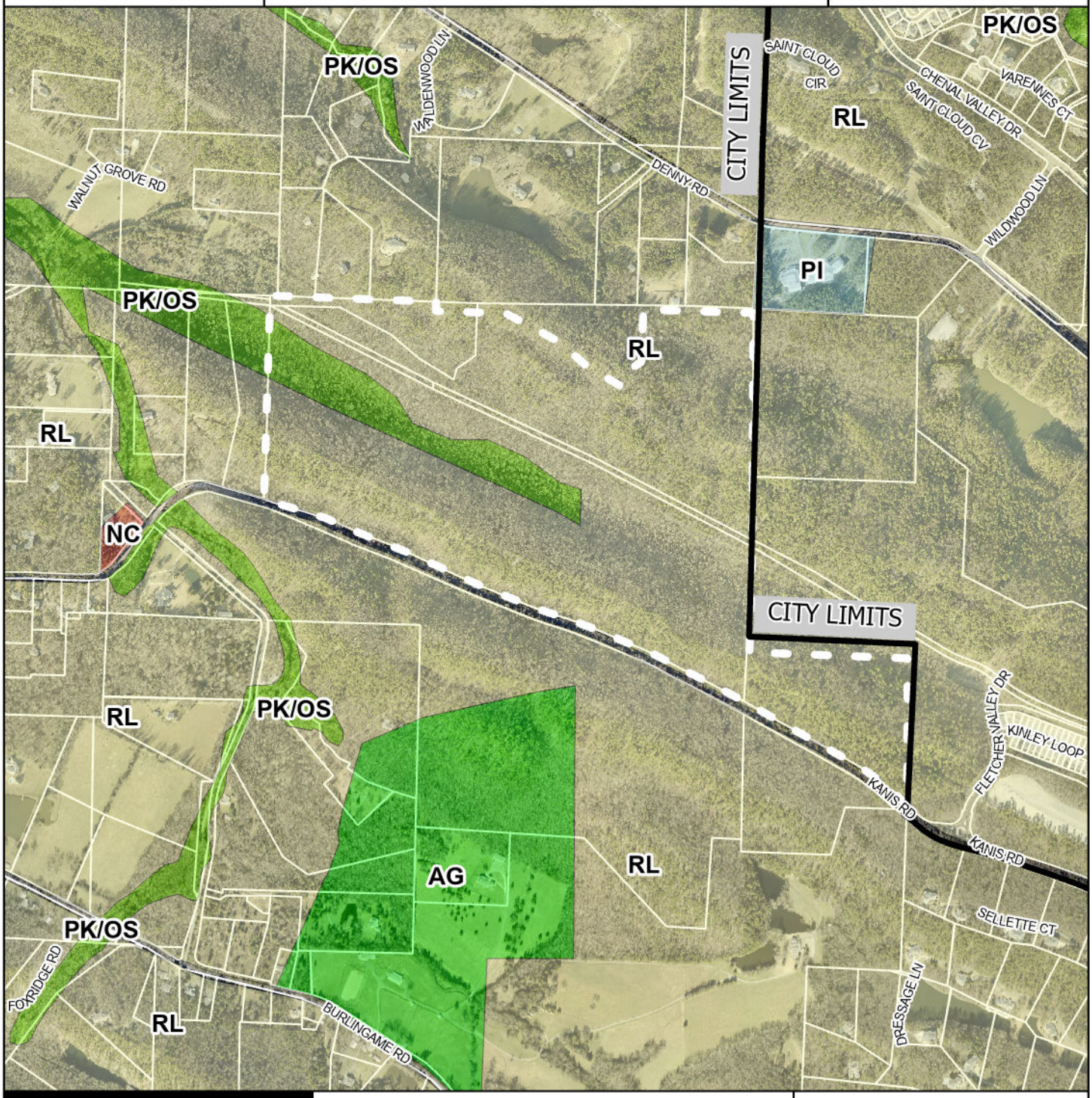
- SINGLE FAMILY
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

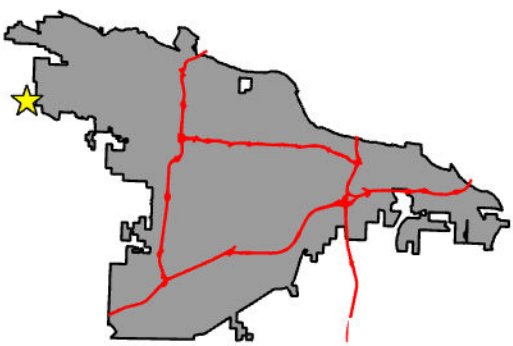
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-356	NORTH OF KANIS RD. & EAST OF WALNUT GROVE	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		



Legend

- Parcel Lines
- PUBLIC INSTITUTION
- PARK / OPEN SPACE
- AGRICULTURAL
- RESIDENTIAL LOW DENSITY
- NEIGHBORHOOD COMMERCIAL



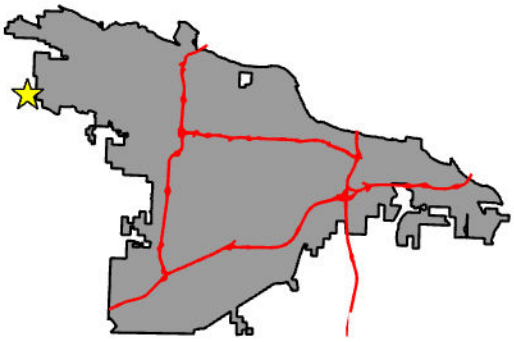
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-356	NORTH OF KANIS RD. & EAST OF WALNUT GROVE	PLANNING COMMISSION OCTOBER 8, 2026
2025 Aerial		



Legend

Parcel Lines



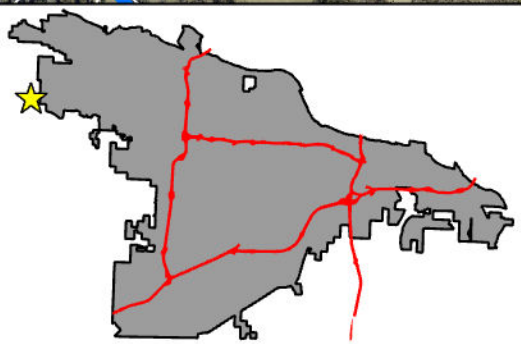
DEPARTMENT OF
PLANNING &
DEVELOPMENT

A-356	NORTH OF KANIS RD. & EAST OF WALNUT GROVE	PLANNING COMMISSION OCTOBER 8, 2026
Master Street Plan		



Legend

- Parcel Lines
- Collector
- Minor Arterial
- Minor Arterial (Alt. Design)
- Principal Arterial
- Proposed Principal Arterial



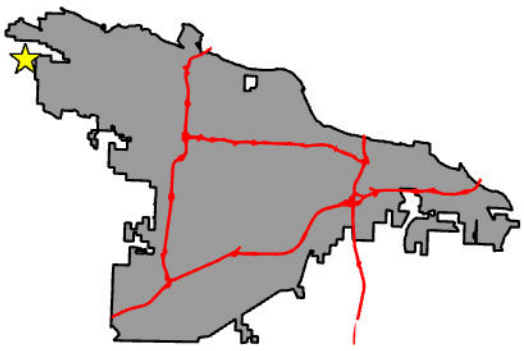
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-357	NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF	PLANNING COMMISSION OCTOBER 8, 2026
Active Transportation		



Legend

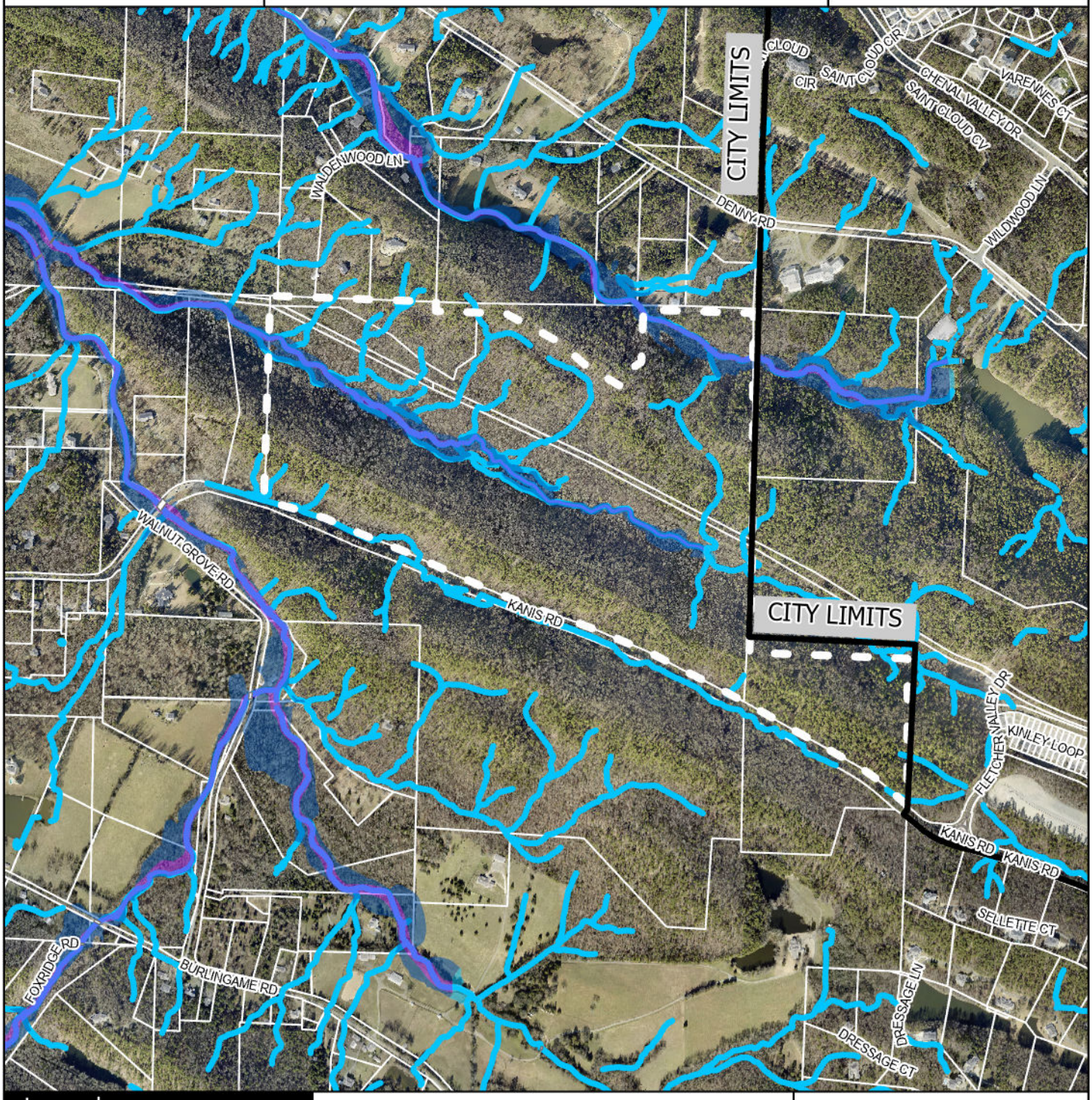
- Parcel Lines
- BIKEWAY II-LANE
- BIKEWAY III-ROUTE
- BIKEWAY II-LANE
- Existing Natural Surface Trail
- Existing Paved Trail



CITY OF LITTLE ROCK ARKANSAS

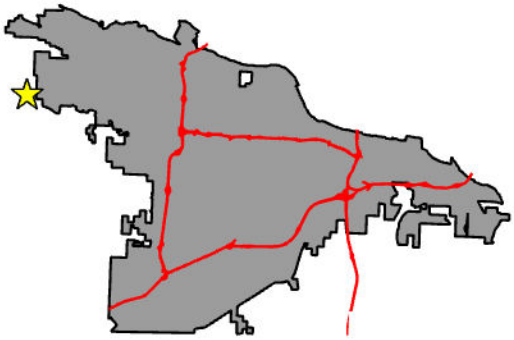
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-356	NORTH OF KANIS RD. & EAST OF WALNUT GROVE	PLANNING COMMISSION OCTOBER 8, 2026
Flood Hazard		



Legend

- Parcel Lines
- Stream Channel
- Stream
- 1% Flood, Zone A
- 1% Flood Outside Floodway
- 1% Flood, Inside Floodway
- Bridge



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

October 8, 2026

FILE NO.: A-357 and Z-10369

NAME: Chenal Valley West Annexation

LOCATION: Part of Sections 17, 20, 21 & Section 28, T-2-N, R-14-W

OWNER/AUTHORIZED AGENT:

PotlatchDeltic Real Estate, LLC (Owner)
PO Box 24214
Little Rock, AR 72223

White-Daters & Associates, Inc. (agent)
24 Rahling Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:
White-Daters & Associates, Inc.
24 Rahling Circle
Little Rock, AR 72223

AREA: 513 acres more or less

WARD: N/A PLANNING DISTRICT: 19 CURRENT LAND USE: RL and OS

CURRENT ZONING: Not currently zoned.

BACKGROUND:

- Petition for Annexation was filed with the County Court of Pulaski County pursuant to A.C.A § 14-40-409 on July 13, 2026.
- The petition qualifies as an annexation by 100%, in accordance with Arkansas Code § 14-40-609. There is a single property owner, and the owner has signed the petition to request to be incorporated into the municipal boundaries.
- The County Judge's Order verifying findings was filed on August 20,2026.
- In a letter dated June 17, 2026, the Arkansas GIS Office confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101.
- The subject area lies west of and is contiguous to the City of Little Rock's municipal boundary along the petition area's eastern boundary.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to grant the 100% petition, accept the property petitioned to be annexed, and to obtain municipal services. The annexation request involves approximately 513 acres proposed for incorporation into the City of Little Rock. The

applicant (petitioner) seeks access to municipal services in order to facilitate development of the property for uses in the Chenal Planning District under the R-2 Single Family Zoning District. The zoning designation (Z-10369) is being requested concurrently with the annexation request.

B. EXISTING CONDITIONS:

Land use authority
The property is located outside the city's incorporated limits, within what was previously the City's extraterritorial jurisdiction (ETJ). With the enactment of Act 314 by the Arkansas State Legislature, the City's authority over zoning, land use, and infrastructure regulations in unincorporated areas outside the city limits was repealed in August 2025. Little Rock Municipal Ordinance No. 22,651 repealed the City of Little Rock's ETJ in compliance with Act 314 and clarified the retention of comprehensive plans, including the Future Land Use Plan, Master Street Plan, and other long range plans. Upon annexation of any property into the corporate limits of the City of Little Rock, all applicable municipal planning documents and regulations shall immediately apply to the annexed property.

Development & environmental context
The site consists of approximately 513 acres, of densely wooded land, void of structures, and characterized by significant ridgelines and valleys with tributaries of the Little Maumelle River.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the Commission's hearing.

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department:

The requestor/applicant/developer shall ensure that the annexation shall meet the requirements of appendix D of Arkansas Fire Prevention Code before approving the proposed annexation.

In addition to the above comments, CLR Public Works has provided more detailed comments/concerns which we agree with them to have the applicant engineering team to address before approving the proposed annexation.

Public Works Department:

Civil/Traffic Comments: No portion of the annexed area is located adjacent to an existing arterial and collector streets except for a narrow strip on the east side of Ferndale Cutoff north of Dixie Road. The density of the number of residential lots allowed by City zoning code will require access to at least one (1) arterial or collector street.

On the MSP, a future collector street is shown to be constructed from Chenal Valley Drive northwest to Ferndale Cutoff by way of Dixie Road which is currently located outside of the City of Little Rock and only appears to be accessible by an access and maintenance easement. The current condition of Dixie Road with 20 ft or less of pavement and open ditches will only allow for a secondary emergency access or private residential standard street for the proposed annexed area. Dixie Road needs to be improved to a Collector standard in accordance with the Master Street Plan to provide adequate service to the proposed annexation.

Additionally, prior to approval of the annexation the requestor shall submit a Traffic Impact Analysis (TIA) Report based on the existing City of Little Rock Land Use Plan for the unincorporated property applying to be annexed into the City of Little Rock. The TIA should address trip generation, trip distribution for the developed property, current roadway and intersection capacities, impact of added traffic from the properties applying to be annexed on the capacity of roadways and intersections, and projected traffic growth for 20 years. The TIA should focus on the following specific intersections and roadways.

- Ferndale Cutoff and Denny Rd;
- Ferndale Cutoff and Hwy 10;
- Kanis Rd, Denny Rd, & Stewart Rd;
- Chenal Valley Dr and Chenal Parkway-North;
- Chenal Valley Dr and Chenal Parkway-South;
- Chenal Parkway and Rahling Rd;
- Chenal Parkway and Kanis Rd -West;
- Chenal Parkway and Kanis Rd-East;
- Chenal Parkway and Markham St;
- Chenal Parkway and Bowman Rd;
- Chenal Parkway and Shackleford Rd;
- Unimproved Chenal Parkway

Waste Disposal Comments: If standard residential collection is required to service the new developments using the automated side loader then the existing Solid Waste Fee on the water bill will fully cover the additional service costs for this area.

F. BUILDING CODES/LANDSCAPE

Building Code: No comment received.

Landscape: No comment received.

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

Little Rock Water Reclamation Authority:

After reviewing the area of interest, LRWRA has no immediate requirements. However, if future development requires a sanitary sewer, the sewer costs will be the responsibility of the owner. Plans to connect to LRWRA's sanitary sewer system must be reviewed and approved by LRWRA prior to construction.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Emergency Management:

The annexation of this area would require the purchase and installation of (1) Ten Cell Omni-Directional High Power Siren for the purposes of outdoor tornado warning, with an estimated cost of $69,520.

Fire Department:
Based on estimated travel times and current first-due coverage from the City of Little Rock Fire Stations that would serve the proposed annexation area, the Little Rock Fire Department (LRFD) anticipates the need for additional fire stations, apparatus, and staffing to serve this area. Accordingly, incremental personnel, equipment, or station infrastructure costs are anticipated as a direct result of this annexation under current conditions. Further evaluation is required to provide for the necessary

staffing, equipment, and facility improvements if this annexation is implemented and development occurs.

This assessment should take into account the following:

- Significant increases in density, scope, or intensity of development, including large multifamily, industrial, high-hazard, or major commercial projects.
- Primary access routes, traffic controls, gates, bridges, or other constraints that could impact emergency response times. Dixie Road is the only western access point to Annexation A-357, requiring response via Ferndale Cutoff and then then a segment of substandard county road (Dixie Road).
- Water supply or fire-flow needs that exceed existing system capabilities, including hydrant spacing, flow requirements, storage tanks, or water-main improvements.
- Street or parcel configurations that limit fire apparatus access, turnaround, staging, or emergency operations.
- Increases in call volume or service demands that require additional fire personnel, apparatus, stations, or other emergency response resources.

Police Department: No objection.

Parks and Recreation: No comments received.

County Planning: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:
The request is in Planning District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Park/Open Space (PK/OS) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Park/Open Space

category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

To the north, east, and west of the application area are areas designated for Park/Open Space (PK/OS) uses and is characterized by undeveloped woodlands on Shinall Mountain. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by large tract rural residential development and undeveloped woodlands.

This site is not located in an Overlay District.

Master Street Plan:

The site is proposed to be accessed from Dixie Road to the west and Chenal Valley Drive to the east as development is currently conceptualized. Dixie Road is a Proposed Collector on the Master Street Plan, is maintained by Pulaski County, and is currently 50 feet of right-of-way with 20 ft or less of pavement and open ditches. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Chenal Valley Drive is a Collector on the Master Street Plan.

Bicycle Plan:

Chenal Valley Drive is on the Master Bike Plan as a Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. ANALYSIS:

The area requesting annexation is contiguous with the City limits along portions of its eastern section. The land to the east was annexed by the City in1999 with Ord. 18,146 (A-292 Chenal Valley – Wildwood Annexation).

The subject area encompasses approximately 513 acres and is densely wooded land, void of structures, and characterized by significant ridgelines and valleys with tributaries from the Little Maumelle River.

The Arkansas Geographic Information Systems Office (AGIO), in a letter dated June 17, 2026, confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101. The petition qualifies as a 100% annexation under Arkansas Code § 14-40-609, with all property owners having signed the petition. The Pulaski County Judge's Order verifying the annexation was filed on August 20, 2026. The Order sets the exact boundaries of the annexation, which, by custom, includes all adjacent rights-of-way.

Staff finds that all state statutory requirements have been met.

Land Use & Zoning

The Future Land Use Plan designates the subject area for Residential Low Density (RL) and Park/Open Space (PK/OS) uses. The applicant does not request any change to the Future Land Use Plan. The concurrent zoning request seeks R-2 (Single Family District). The R-2 zoning district is intended to protect single-family uses in established areas by promoting and encouraging a suitable environment for family life, by providing a reasonable standard for light, air and similar amenities, by minimizing traffic congestion, and by avoiding the overloading of utilities and public facilities designed to service only one-family residential uses. The proposed zoning district aligns with the Land Use Plan and the development principles of the Chenal Planning District.

Infrastructure & Services

Upon annexation, the City will assume responsibility for the regulation and coordination of infrastructure improvements in accordance with the Master Street Plan. The annexation petition includes right-of-way of Dixie Road where it abuts. Public Works notes that, while the annexation area will have access to Chenal Valley Drive on the east, the only western access is via Dixie Road, which is currently a substandard county roadway with limited pavement width and open drainage. Because Dixie Road is designated as a Proposed Collector on the Master Street Plan, improvements—including right-of-way dedication, pavement upgrades, and drainage enhancements—will be necessary to support the traffic volumes associated with R-2 residential development and to ensure safe, reliable connectivity. Public Works also emphasizes the need for a Traffic Impact Analysis to assess impacts on surrounding intersections and corridors as development progresses.

The Little Rock Fire Department reports that emergency response to the area is constrained by travel distance and the limited condition of Dixie Road, which does

not currently meet City fire-apparatus standards. LRFD indicates that additional fire stations, apparatus, or staffing may be required as development occurs and reiterates that developments exceeding 30 dwelling units must provide two separate and approved fire-apparatus access roads under IFC Section D107. Ensuring adequate secondary access and upgraded roadway conditions will be essential to providing acceptable emergency response service.

Emergency Management further notes that annexation will require installation of a tornado warning siren at an estimated cost of $69,520.

Municipal solid waste services will be provided to the area should residential development occur. Where zoned for commercial use, no municipal solid waste services will be provided.

The nearest Little Rock Water Reclamation Authority (LRWRA) facility is a 8" sewer line approximately 915 feet from the subject area. The nearest Central Arkansas Water (CAW) facility is a 12" water line approximately 670 feet from the subject area within the right-of-way of Chenal Valley Drive. No comments have been received by CAW. As part of the development of any land within the annexation area, the developer will have to extend these services from the existing service lines to any new development in coordination with CAW and LRWRA.

The nearest fire station is Station 21 at 17000 Chenal Valley Drive, approximately 7.1 miles from the closest annexation area utilizing the existing street system. The Little Rock Fire Department reports that first-due coverage for the area is limited and dependent on travel via Ferndale Cutoff and Dixie Road. LRFD anticipates the need for additional station infrastructure, personnel, or apparatus as development occurs and emphasizes the necessity of reliable access.

The current patrol district, District 73, for the Little Rock Police Department adjacent to this area is approximately 5,945 acres. The annexation would increase the patrol district by 3.65 percent. No comments have been received by the Police Department. The Police Department indicated there are no issues with the annexation request.

Staff finds the proposed annexation is consistent requested zoning is consistent with the Future Land Use Plan and the development principles of the Chenal Planning District, and the proposed land uses are compatible with surrounding PK/OS and RL areas.

However, staff also finds that the area presents infrastructure and emergency-response challenges that must be addressed prior to or concurrent with

development to ensure that municipal services can be safely and efficiently provided. Public Works has identified that the density permitted under R-2 zoning will require access to at least one City-standard arterial or collector street. Under existing conditions, access to the annexation area is limited to Dixie Road on the west, which is a substandard county road with less than 20 feet of pavement and open ditches. The Master Street Plan envisions Dixie Road as a future Collector and anticipates a planned connection between Chenal Valley Drive and Ferndale Cutoff through this corridor. Without improvements to Dixie Road there is concern that future residential development would not be appropriately supported and emergency access would remain constrained.

I. STAFF RECOMMENDATION:

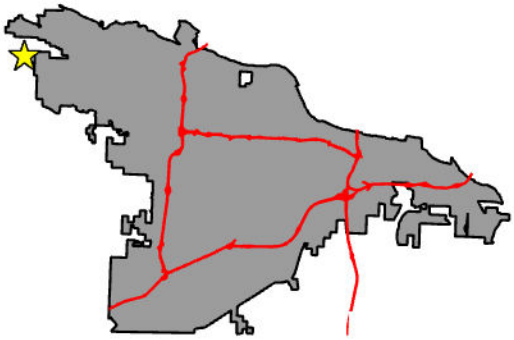
Staff recommends approval of the petition for annexation and incorporation into the City of Little Rock.

A-357	NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



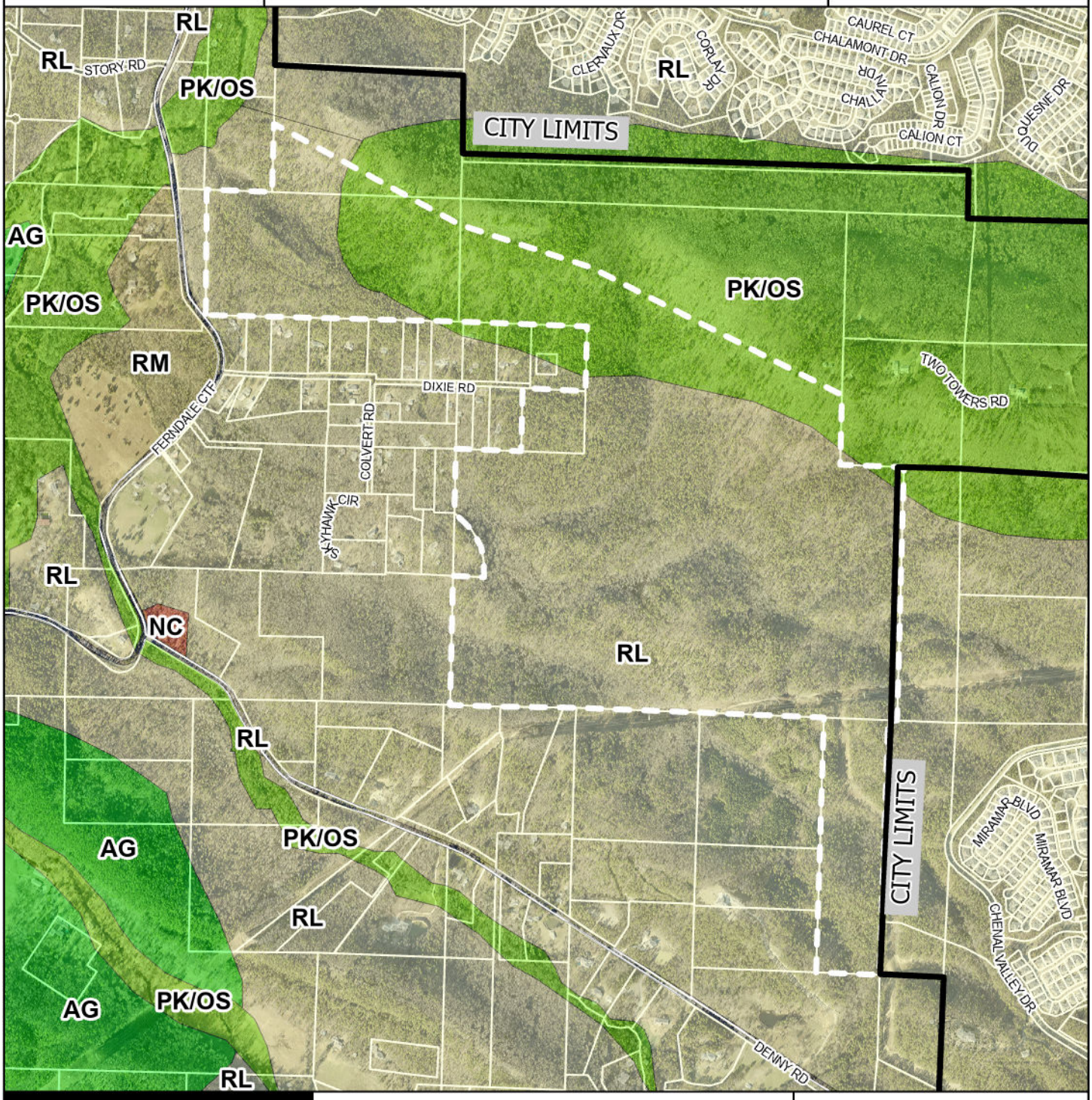
Legend

- SINGLE FAMILY
- Parcel Lines



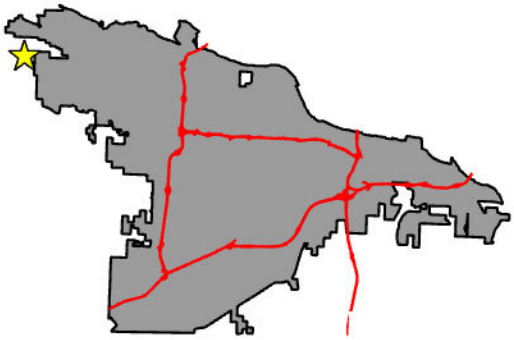
DEPARTMENT OF
PLANNING &
DEVELOPMENT

A-357	NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF	PLANNING COMMISSION OCOTBER 8, 2026
Land Use		



Legend

- Parcel Lines
- PARK / OPEN SPACE
- AGRICULTURAL
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- NEIGHBORHOOD COMMERCIAL



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

A-357

2025 Aerial

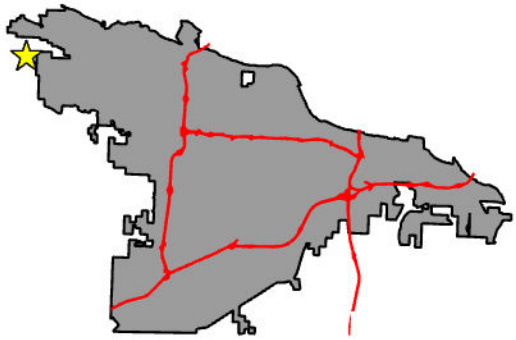
NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF

PLANNING COMMISSION
OCTOBER 8, 2026



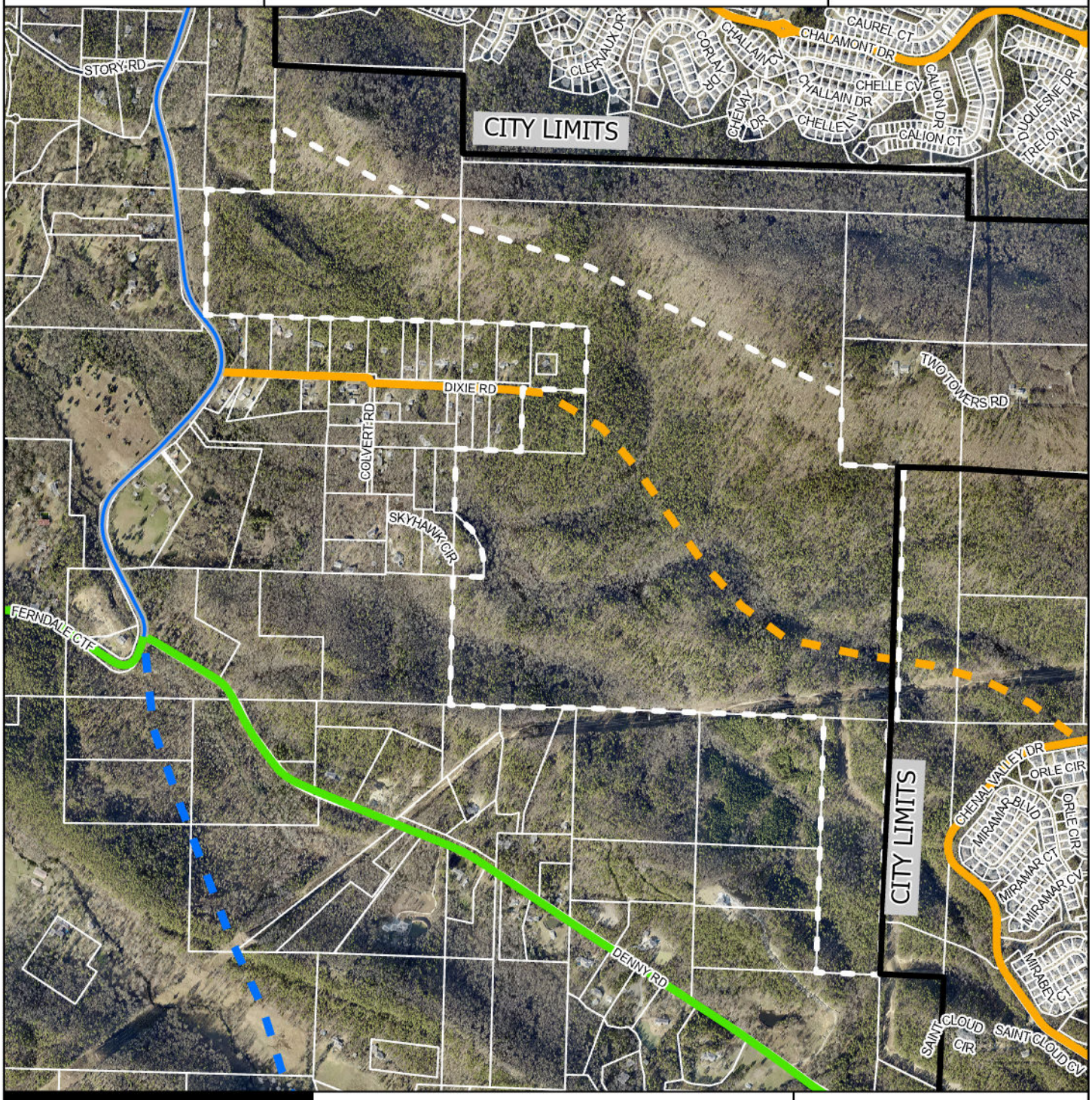
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Parcel Lines



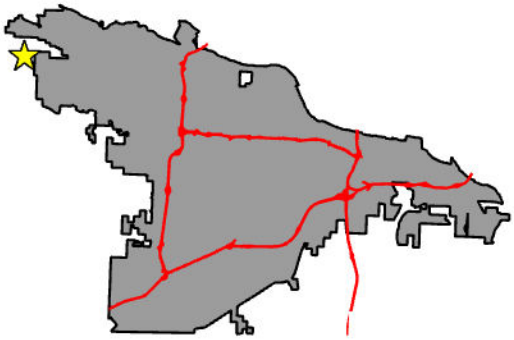
DEPARTMENT OF
PLANNING &
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A-357	NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF	PLANNING COMMISSION OCOTBER 8, 2026
Master Street Plan		



Legend

- Parcel Lines
- Collector
- Minor Arterial
- Principal Arterial (Alt. Design)
- Proposed Collector
- Proposed Principal Arterial



CITY OF LITTLE ROCK ARKANSAS

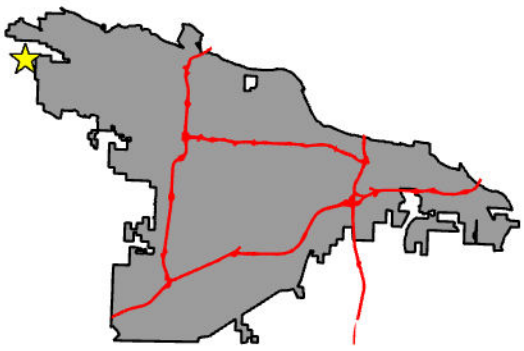
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-357	NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF	PLANNING COMMISSION OCTOBER 8, 2026
Active Transportation		



Legend

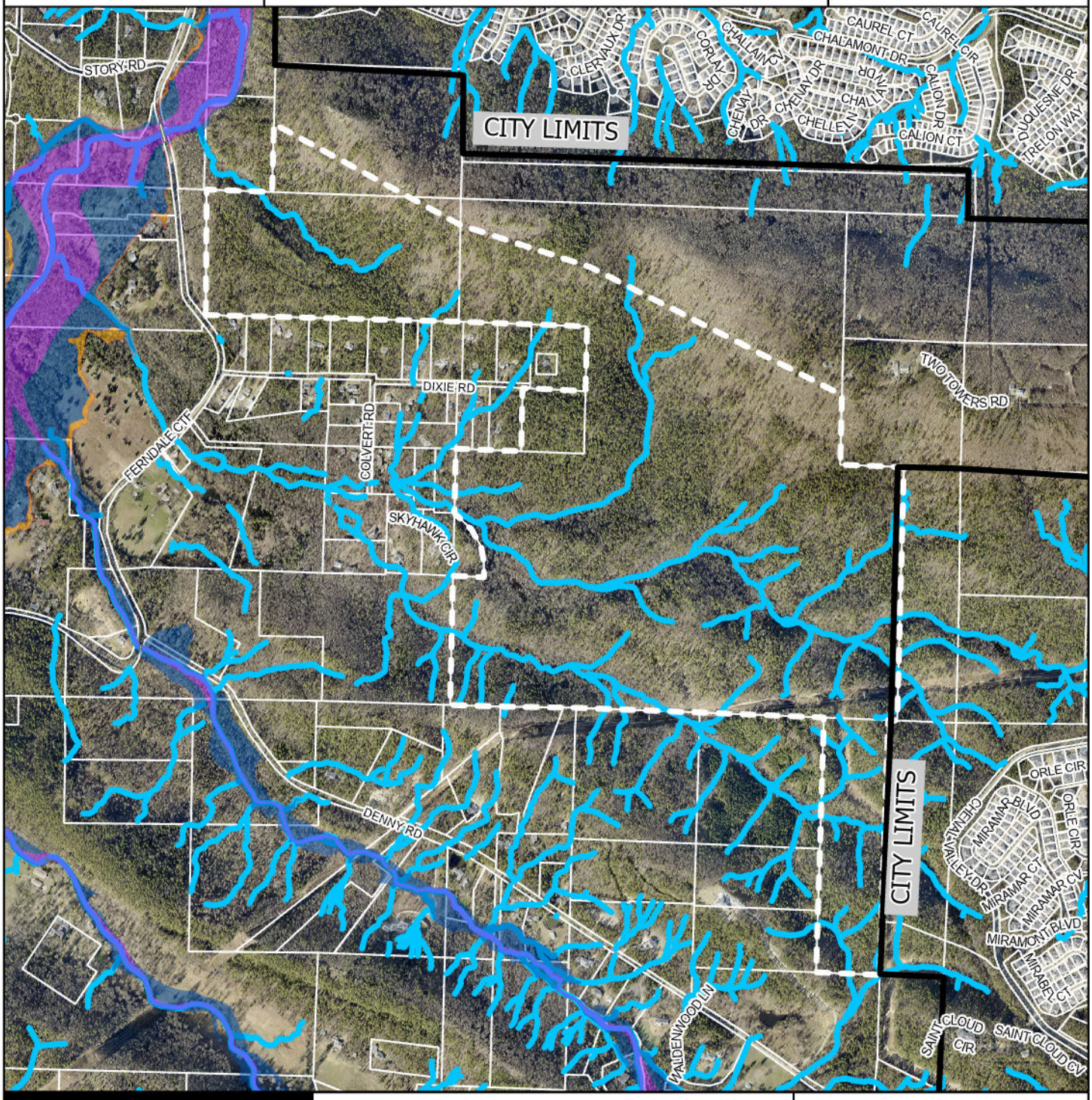
- Parcel Lines
- BIKEWAY II-LANE
- BIKEWAY III-ROUTE
- BIKEWAY II-LANE
- Existing Natural Surface Trail
- Existing Paved Trail



CITY OF LITTLE ROCK ARKANSAS

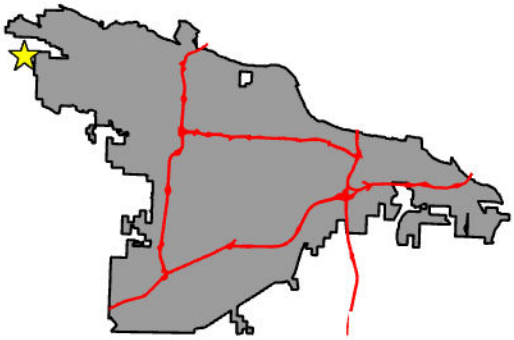
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-357	NORTH OF DENNY RD. & EAST OF FERNDALE CUTOFF	PLANNING COMMISSION OCTOBER 8, 2026
Flood Hazard		



Legend

- Parcel Lines
- Stream Channel
- Stream
- 1% Flood Outside Floodway
- 1% Flood, Inside Floodway
- 0.2% Annual Chance
- Bridge



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

October 8, 2026

ITEM NO.: 14 FILE NO.: Z-9508-A

NAME: Posh Automotive - PCD - Revocation

LOCATION: 8900/8916 Colonel Glenn Road

PROPERTY OWNER:

Edward and Linda Luster (west parcel)
Roth Investments, LLC (east parcel)

AREA: 1.34 acres NUMBER OF LOTS: 2 FT.NEW STREET: 0 l.f.

WARD: 6

CURRENT ZONING: PCD

BACKGROUND/REQUEST:

On May 18, 2021, the Board of Directors passed Ordinance No 21,991 which rezoned the property from C-3 and R-4 to PCD. The PCD rezoning was approved to allow development of a pre-owned automotive sales business with a sales office and a small shop building for repairs and cleaning of autos.

The proposed PCD included construction of a 3,375 square foot sales office building and an 816 square foot shop building. There were 65 parking spaces included throughout the site. To date, the site has not developed.

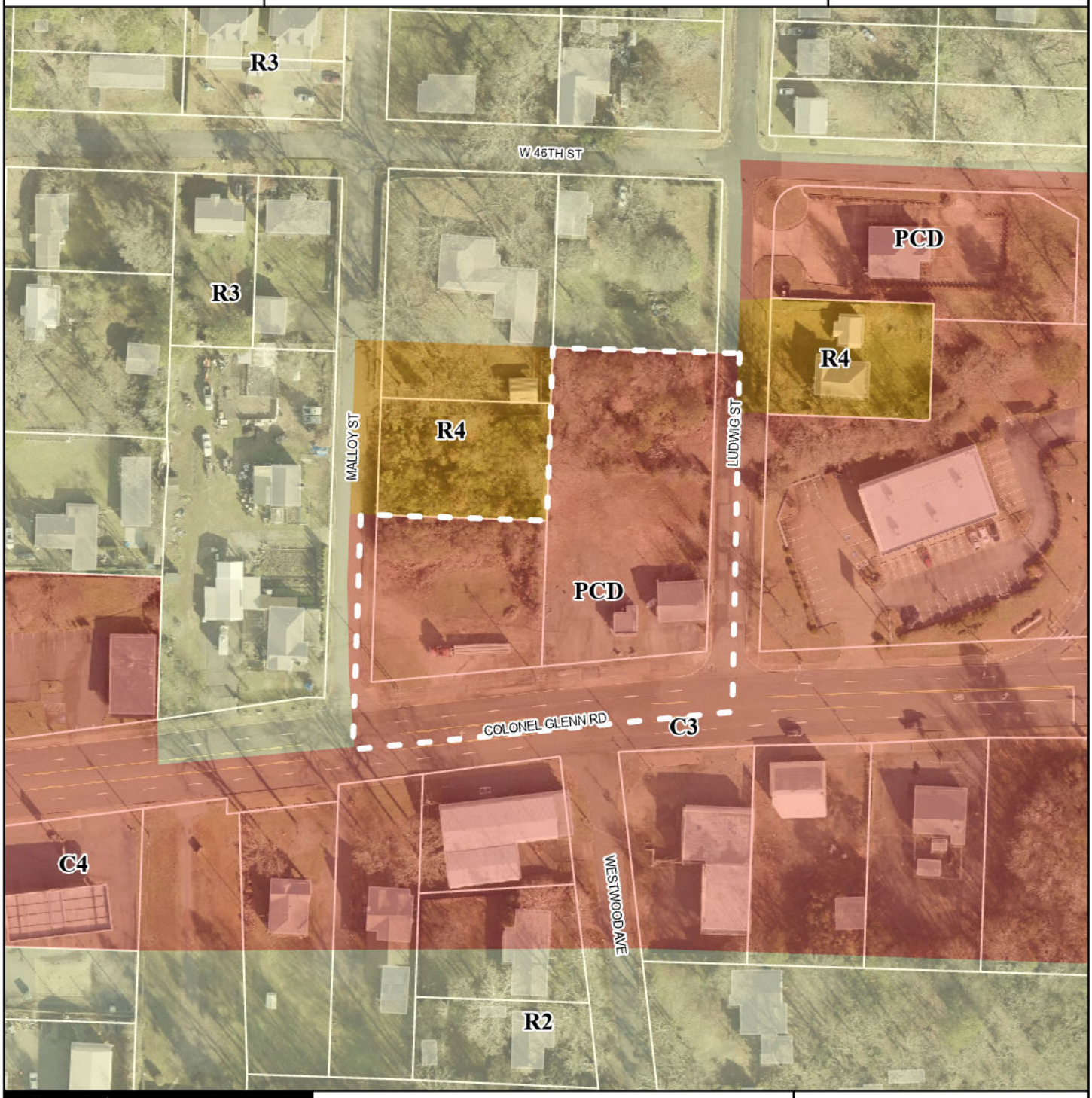
The overall PCD consists of two (2) parcels of property, owned by two (2) different owners. The owner of the west parcel does not wish to pursue the PCD. Also, according to Section 36-454(e) of the City's Zoning Ordinance, an applicant has three (3) years from the date of passage of a PZD ordinance to submit a final development plan. The final plan was never submitted. Therefore, staff recommends the PCD zoning be revoked and the property returned to its original zoning.

The west parcel was previously zoned C-3. The south half of the east parcel was also zoned C-3, with the north half of the east parcel zoned R-4.

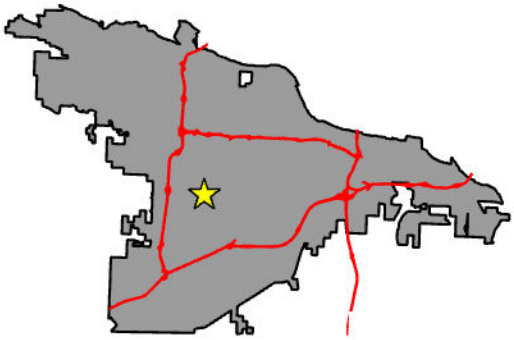
STAFF RECOMMENDATION:

Staff recommends approval of the PCD revocation.

Z-9508-A	8900/8916 COLONEL GLENN RD.	PLANNING COMMISSION OCTOBER 8, 2026
Zoning		



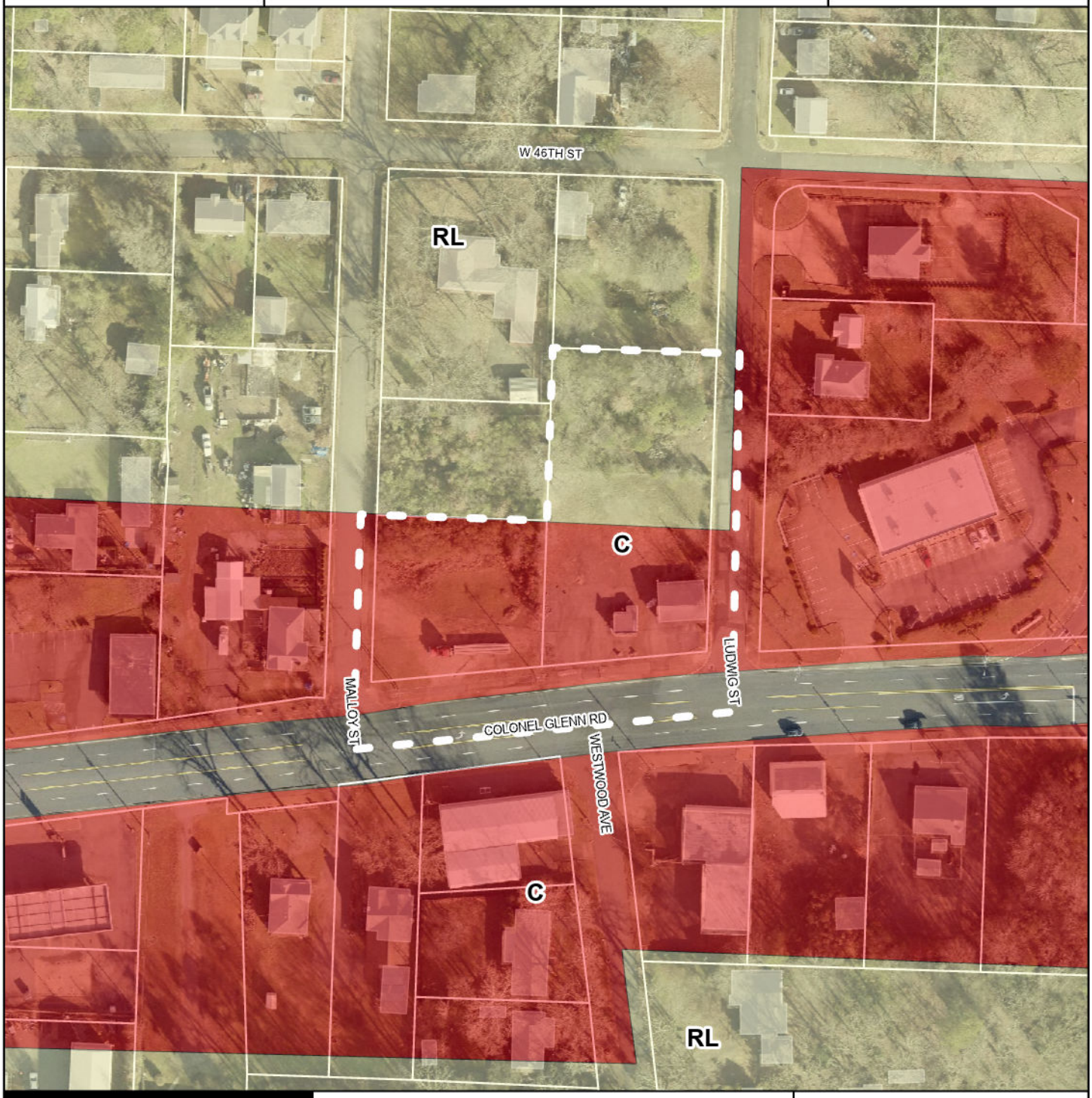
Legend
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

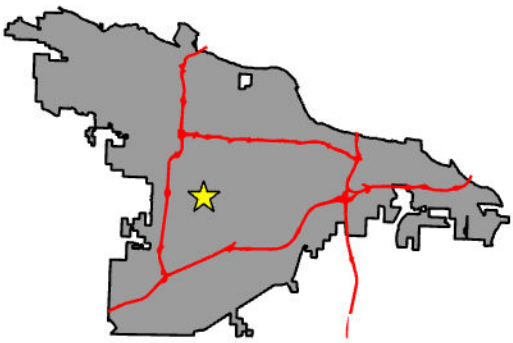
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-9508-A	8900/8916 COLONEL GLENN RD.	PLANNING COMMISSION OCTOBER 8, 2026
Land Use		



Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- COMMERCIAL



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-9508-A

Name: Posh Automotive

Location: 8900/8916 Colonel Glenn Rd.

Title: PCD Revocation

N

Department of Planning and Development
723 West Markham Street
Little Rock. Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

Planning

Development

Building Codes

2027 Planning Commission Calendar

Filing Deadline (1)	**Hearing Date** (2) (3)
11-16-26	01-14-27
12-14-26	02-11-27
01-11-27	03-11-27
02-16-27 (Tues)	04-08-27
03-15-27	05-13-27
04-12-27	06-10-27
05-17-27	07-08-27
06-14-27	08-12-27
07-12-27	09-09-27
08-16-27	10-14-27
09-13-27	11-04-27 (1st Thurs)
10-11-27	12-09-27
11-15-27	01-13-28
12-13-27	02-10-28

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Note: (1) All filing deadlines will be on a Monday unless otherwise noted.

(2) All public hearings will be on the second Thursday of each month unless otherwise noted.

(3) All public hearings shall be held at 4:00 p.m. unless otherwise Changed by the Commission.

(4) Informal meeting dates may be set by the Commission as needed