

LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



Planning Commission

Joshua Baxter **Chairman**
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John Eaves Jr.

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Steven Person
Jeremiah Russel

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Open Position

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 Rezoning, 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
FEBRUARY 12, 2026
4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of January 8, 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

February 12, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>Z-8911-B</u>	De La Rosa – Revised PCD 9123 Chicot Road
2.	<u>Z-10228</u>	CKM Group Home – Special Use Permit 15 Brookhaven Drive
3.	<u>Z-10234</u>	Apex Duplexes – Conditional Use Permit 3800 Block of Elam Street (westside) & SWC of Elam Street & W. 39 th Street
4.	<u>Z-7880-B</u>	Maywood Village – PCD 18511 Cantrell Road
5.	<u>Z-5880-A</u>	Youth Success Center – Conditional Use Permit 25 Sheraton Drive
6.	<u>S-2011</u>	Lacee Trails – Minor Subdivision – Preliminary/Final Plat 4820 Bella Rosa Drive
7.	<u>Z-7648-A</u>	Two Moon Properties, LLC – PD-R SWC of Charles Bussey Avenue & Park Lane
8.	<u>Z-10236</u>	Randle STR-1 – Special Use Permit 218 Kings Row Drive
9.	<u>Z-10239</u>	Miles #3 STR-2 – PD-C 1908 S. Van Buren Street

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
10.	<u>G-25-235</u>	Peckerwood Road Street Name Change to Athletic Club Drive Peckerwood Road, West of Sam Peck Road
11.	<u>S-2002-A</u>	Cottages at Carter Lane – Preliminary Plat 4209 Carter Lane
12.	<u>Z-9850-A</u>	Bassett Parolee/Probationer Housing Facility – Special Use Permit 3118 S. Iazard Street
13.	<u>Z-10253</u>	Perani – PD-C 12223 Colonel Glenn Road
14.	<u>Z-10256</u>	Southdale Estates Mobile Home Park – PD-R 9105 Geyer Springs Road
15.	<u>Z-10257</u>	Victoria Estates Mobile Home Park – PD-R 5820 W. 65 th Street
16.	<u>Z-7838</u>	Rush Engine DBA Triumph of Arkansas – Short-Form PCD Revocation Immediately South of 4111 S. University Avenue
17.	<u>A-353</u>	Faymonville Annexation 5414 Fletcher Drive
18.	<u>A-354</u>	Kanis Road Annexation 14703 Kanis Road

NEW BUSINESS: (Cont.)

III. SHORT TERM RENTALS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
19.	<u>Z-9533-A</u>	Hayes – STR-1 – Special Use Permit 1801 E. 3 rd Street
20.	<u>Z-8779-C</u>	Teeter Property Group STR-2 – PD-C 3011-B W. Markham Street
21.	<u>Z-10246</u>	Archer STR-2 – PD-C 5521 J Street
22.	<u>Z-10254</u>	Quo #1 – STR-2 – PD-C 320 S. Valentine Street
23.	<u>Z-10255</u>	Quo #2 – STR-2 – PD-C 5614 H Street
24.	<u>Z-10258</u>	Tippen – STR-2 – PD-C 8024 W. 33 rd Street

February 12, 2026

ITEM NO.: 1

FILE NO.: Z-8911-B

NAME: De La Rosa – Revised PCD

LOCATION: 9123 Chicot Road

DEVELOPER:

Lorena De La Rosa (Owner)
9123 Chicot Road
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

Lorena De La Rosa
9123 Chicot Road
Little Rock, AR 72209

SURVEYOR/ENGINEER:

Laha Engineers, Inc.
6602 Baseline Road, Ste. E
Little Rock, AR 72209

AREA: 0.53 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 15

CENSUS TRACT: 41.06

CURRENT ZONING: PCD

BACKGROUND:

On March 18, 2014, the Little Rock Board of Directors approved Wallace Baseline Acres preliminary plat (Ordinance No. 20,860), to be rezoned from R-2 to PCD to allow for the rezoning of Lots 1 and 2, with conditions. Lots 3 and 4 of the overall tract remained zoned as single-family residential. The approved PCD site plan for Lot 2 (this subject property) showed an existing billboard and a small temporary office building, with no additional improvements.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the existing PCD (Lot 2) to allow for the continued use of the property for retail sales and mobile canteen unit (food truck) uses. The applicant proposes to retain an existing food truck and place an additional food truck on the site. Both food trucks will be permanently placed on the property.

B. EXISTING CONDITIONS:

The property is located on the east side of Chicot Road, north of Vernon Estates Drive. Properties in the general area primarily 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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus

access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

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.

Fire Hydrants.

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 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.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

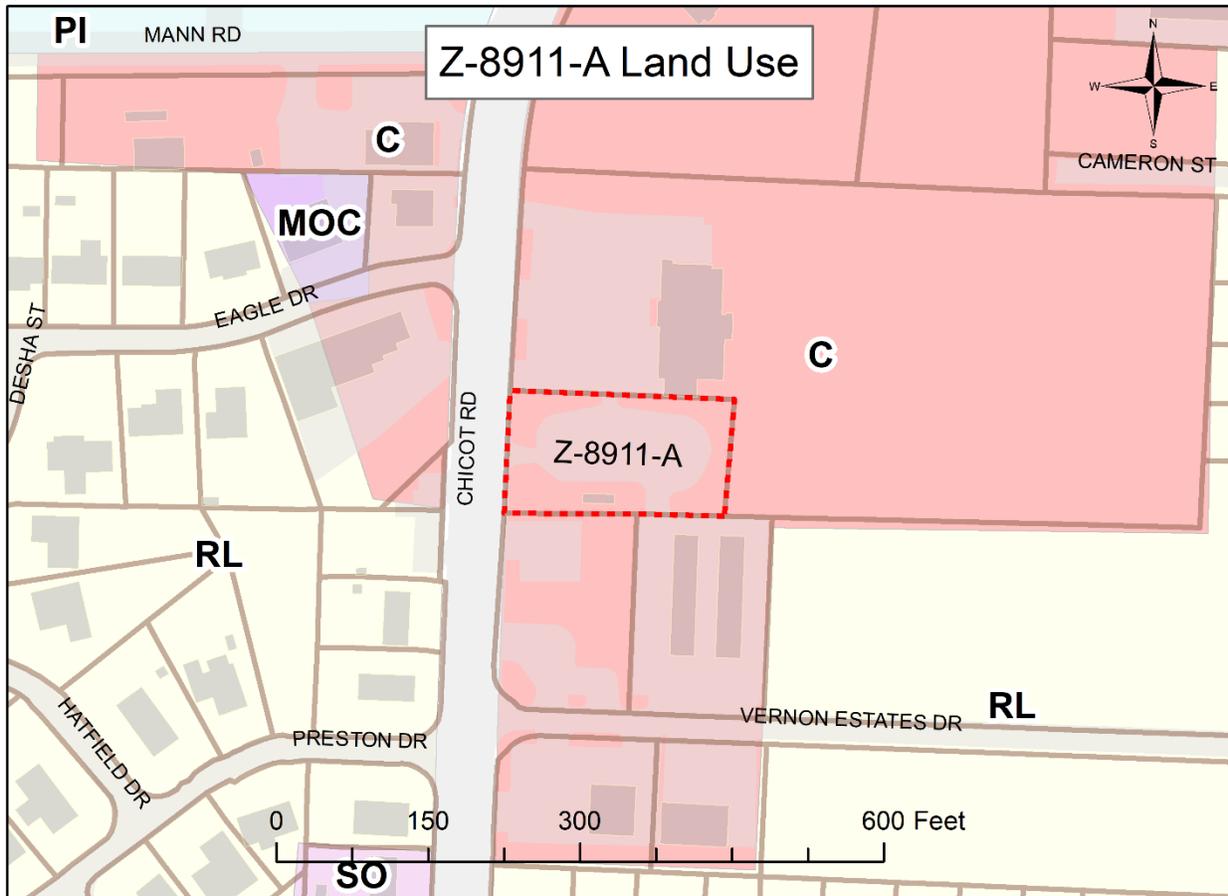
Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-430 Planning District. The Land Use Plan shows Commercial (C) for the requested 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. The application for a Revised PCD.



Surrounding the application area to the north, south, and west are commercial, and office uses along Chicot Road. To the east is vacant residential lots.

This site is not located in an Overlay District.

Master Street Plan:

Chicot 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.

Bicycle Plan:

Chicot Rd is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is now proposing to revise the existing PCD (Lot 2) to allow for the continued use of the property for retail sales and mobile canteen unit (food truck) uses. The applicant proposes to retain an existing food truck and place an additional food truck on the site. Both food trucks will be permanently placed on the property.

The property is located on the east side of Chicot Road, north of Vernon Estates Drive. Properties in the general area primarily contain a mixture of zoning and uses.

Access to the site is provided from an asphalt driveway extending from Chicot Road. The driveway opens up to a gravel parking lot that spans most of the property.

The property is secured by chain-link fencing with an access gate along Chicot Road. There is shared access with the properties to the north and south of the site.

The applicant provided the following improvement plan for the property:

“We will begin with required site upgrades, including asphalt paving of the parking area that’ll provide a clean, safe, and durable surface for both vehicular and pedestrian use, and additional lighting on the property to improve safety and visibility for the customers. Once these site upgrades are complete, the existing shipping container will undergo cosmetic repairs that will convert it into a permanent structure on the site. The mobile office type building on the site will remain to be used for storage of inventory and supplies. It, too, will undergo the necessary improvement required by the city. We will anchor down the mobile office to the ground to prevent it from flipping over. All modifications will be done in compliance with building and zoning codes.”

1. Site Improvements:

A. Asphalt paving (Estimated Completion: 2-3 months/ Completed by May or June 1, 2026)

We will schedule asphalt paving in compliance with city standards and regulation for the parking area to enhance safety, cleanliness, and durability for both pedestrian movement and vehicle access. We will also be preventing any gravel/rocks from pouring into the street.

*(This timeframe accounts for contractor availability, weather, and proper grading/preparation.)

- B. Additional lighting installation (Estimated Completion: 1 month/ Completed by April 30, 2026)
We will install additional light poles to improve visibility and safety throughout the food court.
2. Shipping Container enhancements:
- A. Shipping container enhancements (Estimated Completion: 1 month/ Completed by April 30, 2026)
The container will be cleaned, repainted, and undergo cosmetic repairs to ensure it presents a clean, professional appearance consistent with the overall appearance of the site. The container will be anchored down into the ground.
- B. The building located along the south property line will be utilized for storage (Estimated Completion: 2 months/ Completed by May or June 1, 2026.)
The building will be anchored down into the ground to prevent the unit from flipping over due to strong winds.

The property contains the following existing uses:

- An 8'x40' foot metal container near the northwest corner of the of property that contains a current retail use.
- An 8'x26' building labeled "office" along the south property line. The applicant notes the current use of the building is utilized for storage.
- A 30'x13' concrete pad containing an existing food truck use is located immediately north of the storage building.

As part of this request, the applicant is proposing to build a new 20'x13' concrete pad and place a second food truck on the property adjacent to the existing food truck.

The applicant notes hours of operation for proposed uses on the property will be M-F from 11:00am-8:00pm, Saturday from 11:00am-5:00pm, and closed on Sundays. The second food truck on the site (El Jalapeno Postres Belicones) will be closed during weekends.

The proposed uses requested as part of the overall development will contain a maximum number of fourteen (14) employees at any given time.

The site plan shows a dumpster and grease collection container near the east property line. The dumpster must be screened and comply with Section 36-523(d) of the City's Zoning Ordinance.

The applicant provided a letter to staff noting approval from LRWRA approving the required liquid waste container and method of disposal, dated September 16, 2025.

The applicant is not proposing additional signage at this time. Any new signage shall conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant states that additional lighting will be installed on the site to improve visibility and safety. All existing and additional site lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the applicant's request to revise the PCD, including all site improvements noted above. The applicant provided responses to staff's concerns regarding technical aspects and existing uses on the site. The applicant's timeline has been reviewed and considered acceptable by staff, including approval from LRWRA regarding location, liquid waste collection and disposal required for compliance. Staff feels site improvements proposed by the applicant will create an acceptable permanent development for the site and the general area at large.

STAFF RECOMMENDATION:

Staff recommends approval of the revised PCD, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

STAFF UPDATE:

On July 23, 2025, the applicant submitted correspondence to staff requesting the application be deferred to the November meeting. Staff supports the deferral request.

PLANNING COMMISSION ACTION: (AUGUST 14, 2025):

This item was deferred to the November 13, 2025 agenda at the request of the applicant.

STAFF UPDATE:

On September 18, 2025 the applicant requested that this application be deferred to the February 12, 2026 agenda. Staff supports this deferral request.

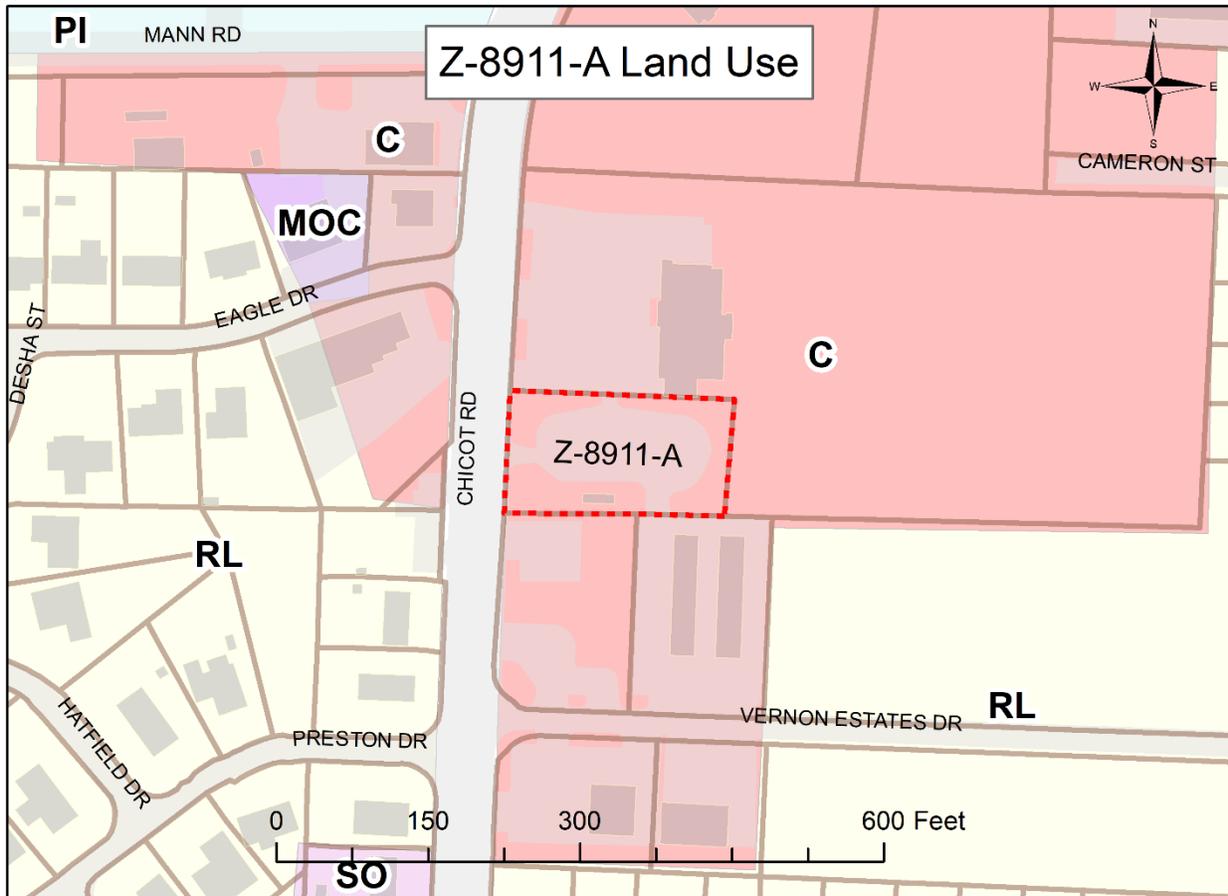
February 12, 2026

ITEM NO.: 1 (Cont.)

FILE NO.: Z-8911-B

PLANNING COMMISSION ACTION: (NOVEMBER 13, 2025):

The item was deferred to the February 12, 2026 agenda at the request of the applicant.



Surrounding the application area to the north, south, and west are commercial, and office uses along Chicot Road. To the east is vacant residential lots.

This site is not located in an Overlay District.

Master Street Plan:

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The applicant provided the following improvement plan for the property:

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STAFF RECOMMENDATION:

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Z-8911-B

9123 CHICOT RD.

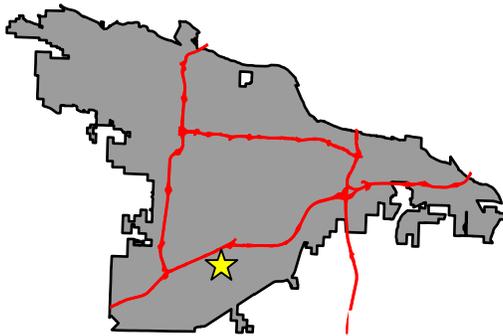
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



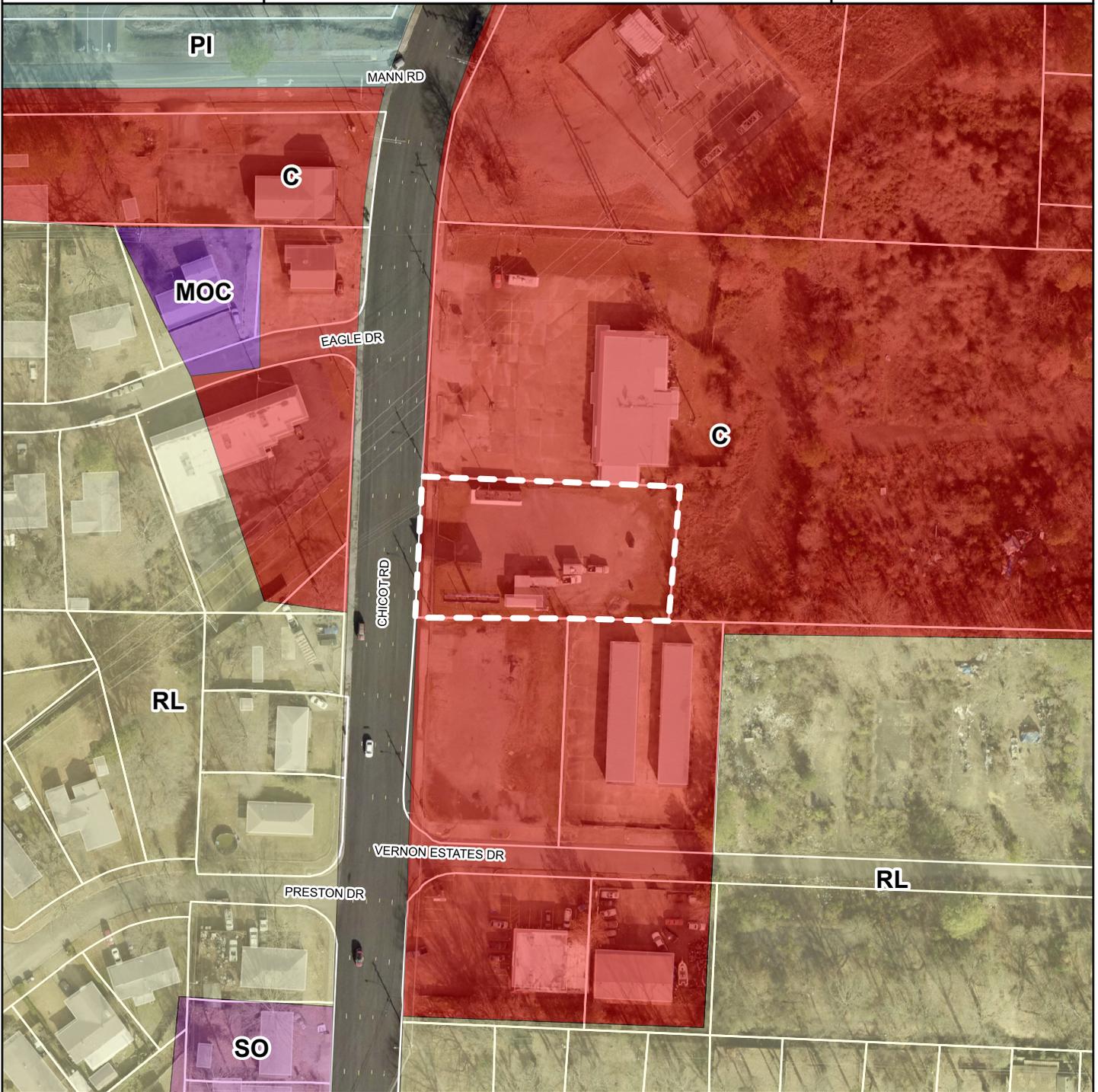
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-8911-B

9123 CHICOT RD.

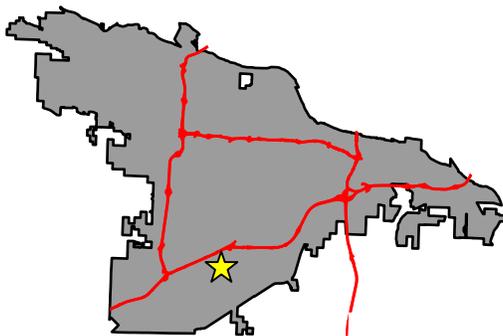
Planning Commission
FEBRUARY 12, 2026

Land Use



Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL LOW DENSITY
-  COMMERCIAL
-  SUBURBAN OFFICE
-  MIXED OFFICE AND COMMERCIAL



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 2

FILE NO.: Z-10228

NAME: CKM Group Home – Special Use Permit

LOCATION: 15 Brookhaven Drive

OWNER/AGENT:

Carl Caple (Agent)
5 Country Oaks Drive
Little Rock, AR 72223

CKM Holdings, LLC (owner)

AREA: .24 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit to allow for a group home to operate within an existing two-story 2,312 square-foot, four (4) bedroom, single-family residence. The home, located at 15 Brookhaven Drive, will contain a maximum of five (5) disabled men at any given time.

B. EXISTING CONDITIONS:

The site sits on the corner of Brooklawn Drive and Brookhaven Drive. Brooklawn Drive is a Cul De Sac. The proposed site resides within a residential neighborhood consisting of single-family residences. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-2.

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. Provide complete Site Plan for staffs review comments below are based on aerial view provided.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Proposal of use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
5. May be subject to building permit for further review.
6. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

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: No comments.

Fire Department: No Comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No Comments.

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home to operate within an existing two-story 2,312 square foot, four (4) bedroom, single-family residence. The home, located at 15 Brookhaven Drive, will contain a maximum of five (5) disabled men at any given time.

The site sits on the corner of Brooklawn Drive and Brookhaven Drive. Brooklawn Drive is a Cul De Sac. The proposed site resides within a residential neighborhood consisting of single-family residences. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-2.

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 six (6) persons is 650 square feet. As noted, the residence contains 2,312 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 a statement demonstrating compliance with this section of the code as there are four bedrooms capable of housing a total of six (6) persons. The first bedroom is one hundred thirty-three (133) square feet, the second is one hundred (100) square feet, the third is one hundred (184) square feet, and the fourth is one hundred fifteen (115) square feet.

The home will have one staff member that will live in the home. Staff at Magnolia Recovery Community is available by phone Monday through Sunday at any given time and is immediately available between 7:00 am and 7:00 pm Monday through Friday, and on Saturdays from 8:00 am until 12:00 pm.

The home has a four-car driveway and a two-car garage. Most of the residents drive. For any resident that is not driving, they will carpool with the residents who drive or utilize public transportation via Rock Region Metro's Bus Route #12287 located at W. Markham Street and Fairbrook Drive.

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

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed conditional use permit, subject to compliance with the comments and conditions outlined in paragraph D, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(DECEMBER 11, 2025)

The applicant was present. There were (8) persons registered in opposition. The item was taken off the Consent Agenda and opened for discussion. The applicant asked to defer their item until the February 12, 2026 agenda. There was a motion to approve the request. There was a second. The vote was (9) ayes, (0) noes and (2) open positions. The motion passed. The

February 12, 2026

ITEM NO.: 2 (Cont.)

FILE NO.: Z-10228

application was deferred until the February 12, 2026 Planning Commission agenda.

STAFF UPDATE:

The application needs to be deferred to the March 12, 2026 agenda due to insufficient notices.

Z-10228

15 BROOKHAVEN DR.

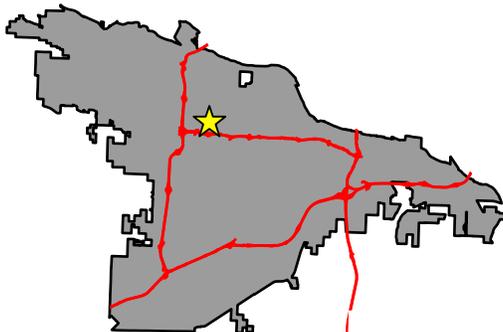
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 3

FILE NO.: Z-10234

NAME: Apex Duplexes – Conditional Use Permit

LOCATION: 3800 Block of Elam Street (westside) & SWC of Elam Street & W. 39th Street

OWNER/AGENT:

Kendel Grooms, ESQ. (Agent)
32 Caurel Court
Little Rock, AR 72223

Ryan Brooks (owner)

SURVEYOR/ENGINEER:

Bond Consulting Engineers, Inc.
2601 T.P. White Drive
Jacksonville, AR 72076

AREA: 1.07 acres

NUMBER OF LOTS: 7

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to develop a total of 1.07 acres for seven (7) duplexes. The property is comprised of seven (7) platted lots, located along the west side of the 3800 Block of Elam Street and the SWC corner of Elam Street and W. 39th Street.

B. EXISTING CONDITIONS:

The application includes seven (7) lots on the west side of Elam Street from 3800 Elam Street to 3822 Elam Street and 3900 Elam Street. Six of the seven lots are vacant, grass covered and undeveloped. The corner lot located at 3800 Elam Street is occupied by a one-story 1,236 square-foot single-family residential home. The front and back yards are fenced in and there are several mature trees on the property. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-3.

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):

1. Elam 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.

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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department:

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in District 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space—especially along Rock Creek—and limiting commercial development along John Barrow Road to between 32nd and 37th Streets. The Land Use Plan shows Residential Low Density (RL) use 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 application is for a CUP for seven duplexes.

Surrounding the application area is an area designated for Residential Low Density (RL) use and is characterized by single-family homes, duplexes, and churches.

This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

Elam St. 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. W. 39th Street has dedicated public right of way but is not constructed.

Bicycle Plan:

Elam St. 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 conditional use permit to develop a total of 1.07 acres for seven (7) duplexes. The property is comprised of seven (7) platted lots, located along the west side of the 3800 Block of Elam Street and the SWC corner of Elam Street and W. 39th Street.

The application includes seven (7) lots on the west side of Elam Street from 3800 Elam Street to 3822 Elam Street and 3900 Elam Street. Six of the seven lots are vacant, grass covered and undeveloped. The corner lot located at 3800 Elam Street is occupied by a one-story 1,236 square-foot single-family residential home. The front and back yards are fenced in and there are several mature trees on the property. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-3.

Each of the seven (7) duplexes will be one-story structures. Each unit will be 1,089 square feet with a 6.7-foot front porch facing east towards Elam Street.

Section 36-502 requires three (3) off-street parking spaces for each duplex for the proposed development. Each duplex has a parking pad consisting of 4 parking spaces with access from Elam Street.

The site plan shows each duplex having a forty-six (46) foot setback from the east (front) property line, a six (6) foot setback from the north and south property lines, and a thirty-one and a half (31.5) foot setback from the west (rear) property line. Each duplex meets setback requirements notated in Section 36-255.

Each building will not exceed thirty-five (35) feet in height.

The applicant notes typical building materials will include a concrete slab foundation and exterior siding predominately being board and batten vinyl siding, with the potential for some brick accents on portions of the building.

The applicant proposes laying Bermuda grass for landscaping on each lot.

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

Each individual unit will have its own trash and recycle bin for collection.

Any fencing constructed will 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 that the proposed duplex for each lot is an appropriate use for the subject properties. Staff feels the proposed use will have minimal impact within the general area and will serve the community with clean, affordable housing. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed conditional use permit, 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:

(DECEMBER 11, 2025)

The applicant was present. There were two (2) persons registered in opposition. The item was taken off the Consent Agenda and opened for discussion. Sandy Becker and Hui Romero both expressed concerns that insufficient information had been presented to understand the impact of the proposed development. Mr. Becker wanted to understand how the duplexes would fit on the land and how the duplexes would be oriented on the lots. Kendal Grooms, agent for the applicant,

said that he would be willing to defer the item until the February 12, 2026 agenda so that he could address the parking pads being in the front as opposed to the rear of the duplexes as well as provide renderings of the proposed duplexes. After some discussion, there was a motion to approve the requested deferral. There was a second. The vote was (9) ayes, (0) noes, and (2) open positions. The motion passed. The application was deferred to the February 12, 2026 Planning Commission agenda.

STAFF UPDATE:

The applicant submitted a revised site plan to staff on January 22, 2026. The revised plan eliminates the proposed duplex structures on the two (2) northernmost lots. There is an existing single-family home on these two (2) lots which the applicant plans to refurbish for continued use as a single-family residence.

The revised site plan for the five (5) remaining lots continues to propose a duplex for each lot, with the following changes:

1. Each proposed duplex has been pulled 18 feet closer to each front (east) property line, with the proposed front setback of 30 feet.
2. A double driveway from Elam Street is proposed for each lot.
3. Each driveway will access a parking pad for two (2) vehicles in front of each duplex unit.
4. Landscaped areas will be provided between each parking pad.

Staff continues to support the proposed conditional use permit application as previously noted.

Z-10234

**3800 BLOCK OF ELAM ST. & SWC
of ELAM ST. & W. 39th ST.**

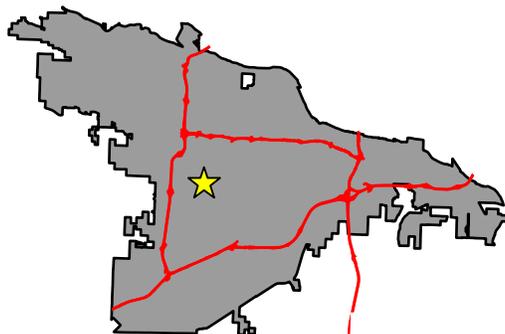
Planning Commission
FEBRUARY 12, 2026

Zoning

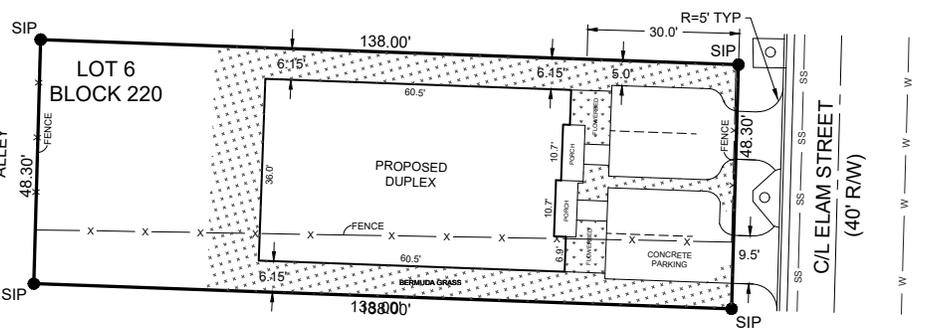
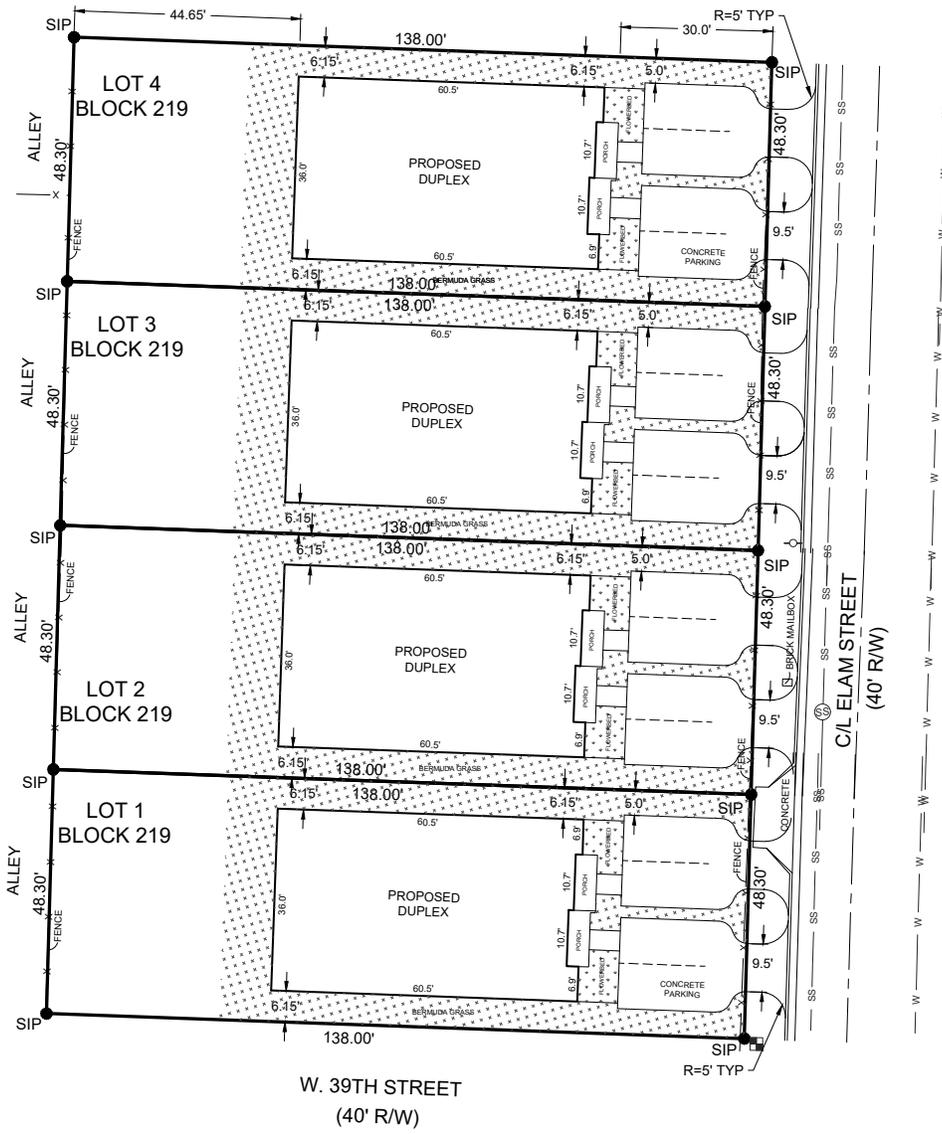


Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10234
Name: Apex Duplexes
Location: 3800 block of Elam St. (west side) & SWC of Elam St. & W. 39th St.

Title: Conditional Use Permit



February 12, 2026

ITEM NO.: 4

FILE NO.: Z-7880-B

NAME: Maywood Village – PCD

LOCATION: 18511 Cantrell Road

DEVELOPER:

Maywood Village, LLC (Owner)
1 Maywood Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Brian Dale (Agent)
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

SURVEYOR/ENGINEER:

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

AREA: 4.8 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0

WARD: 2

PLANNING DISTRICT: 15

CENSUS TRACT: 41.06

CURRENT ZONING:

O-1/R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 4.8 acre site from O-1/R-2 to PCD to allow for a mixed-use development that will contain commercial, office and residential uses. The applicant is requesting C-2 permitted uses as a use mix for the non-residential aspects of the development. Subject property is located within the Highway 10 Design Overlay District (DOD).

B. EXISTING CONDITIONS:

The southeast corner of Maywood Drive and Cantrell Road contains an existing building utilized as an office. The remaining portion of the site contains R-2 zoning and uses. Properties in the general area of the site 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):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, ADA and ordinances are met.
2. All streets, sidewalks and drainage shall comply with City of Little Rock Standards and Specifications.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the

- accuracy of the information within this report.
8. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).
Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
 9. Since City required boundary street improvements will take place in ARDOT right of way, these improvements required by City's boundary street ordinance is subject to approval from ARDOT District 6. Please contact ARDOT District 6 Permit officer at 501-569-2266 to submit for review and approval of boundary street improvement construction plans within ARDOT right of way.
 10. A traffic impact study (TIA) may be required at the time of building permit. TIA should show the following: 1. an evaluation of the existing traffic conditions in the vicinity of the proposed site 2. an analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site 3. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development 4. evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations 5. Assess the adequacy of the site to accommodate projected drive-thru traffic via queueing analysis.
 11. Pending the recommendations of the Traffic Study, traffic signal modifications may be needed and some of the construction will take place within state right of way, a special permit from ARDOT District 6 and a traffic control device permit from ARDOT Roadway Design Division to modify the traffic signal will also be needed before construction can begin. Have the Developer contact the District 6 Permit officer Angela Bettis at 501-569-2266 and submit the construction plans and traffic signal modification plans to District 6 for their review and approval. District 6 will forward the traffic signal modification plans to Roadway Design Division for their review and approval for the traffic control device permit. Roadway Design Division's contact is Brian Bettinardi at 501-569-2566.
 12. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
 13. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District, in which a special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
 14. Pending ARDOT review/approval provide ADA accessible route from the public

- right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
15. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
 16. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Cantrell 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;
2. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Cantrell Rd in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
3. A 20 feet radial dedication of right-of-way is required at the intersections of Cantrell Rd and Norton Rd. and at Cantrell Rd and Maywood Drive.
4. Due to the proposed use of the property, the Master Street Plan specifies that Norton Rd for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
5. Due to the proposed use of the property, the Master Street Plan specifies that Maywood Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
6. With site development, provide design of Norton Rd conforming to the Master Street Plan. Construct one-half street improvement to Norton Rd including 5-foot sidewalks with planned development to a width of 31 ft from the existing east back of curb.
7. With site development, provide design of Maywood Drive conforming to the Master Street Plan. Construct one-half street improvement to Maywood Drive

- including 5-foot sidewalks with planned development to a width of 15.5 ft from center of street.
8. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
 9. Show the proposed location of the stormwater detention pond. 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.
 10. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
 11. 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.
 12. 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.
 13. Streetlights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
 14. The width of driveway must not exceed 40 feet.
 15. 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.
 16. Proposed improvements within the existing drainage way must be designed for the 100 year storm event to pass.
 17. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on an arterial street is 300 ft from intersections and other driveways and 150 ft from side property lines. The width of driveway must not exceed 40 feet.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: 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. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. 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.
6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
8. 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.
9. 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, 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

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.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.
3. The property must comply with the requirements of the Highway 10 Overlay District.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in 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) use for the requested 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 application is for a Planned Commercial District for mixed uses.

February 12, 2026

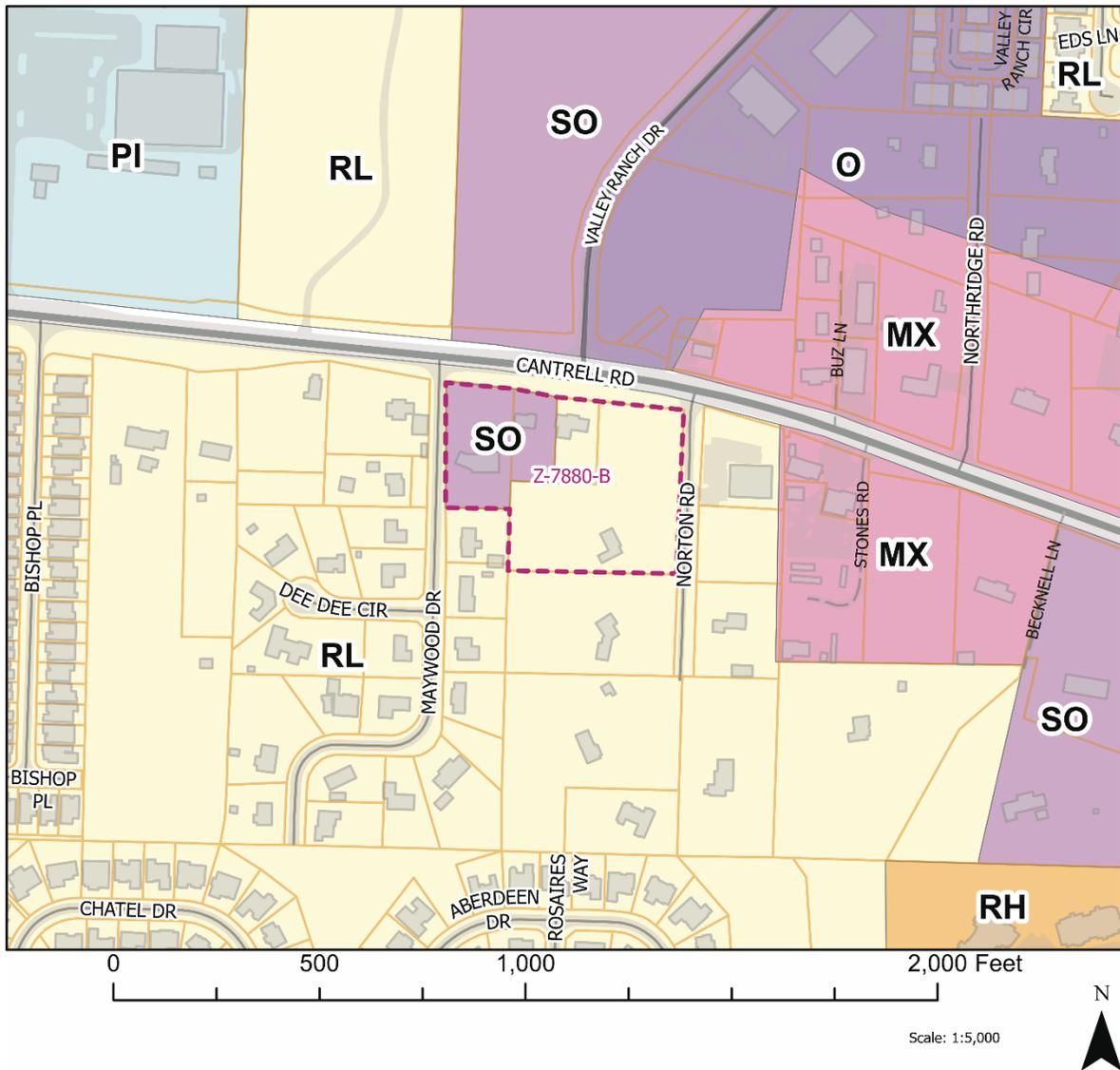
ITEM NO.: 4 (CONT.)

FILE NO.: Z-7880-B

Surrounding the application area, to the northwest and directly west is area designated for Suburban Office (SO) use and is characterized by open space and single-family homes, respectively. To the northeast is area designated for Office (O) use and is characterized by office space for private and state entities and duplexes in a developed subdivision. To the south, east, and west is area designated for Residential Low Density (RL) use and is characterized primarily by single-family homes in developed subdivisions and interspersed with a day care and welding business.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15,965, 1990). The purpose of this district is to protect and enhance the aesthetic and visual character of the lands surrounding Highway 10.

Future Land Use Plan for Z-7880-B

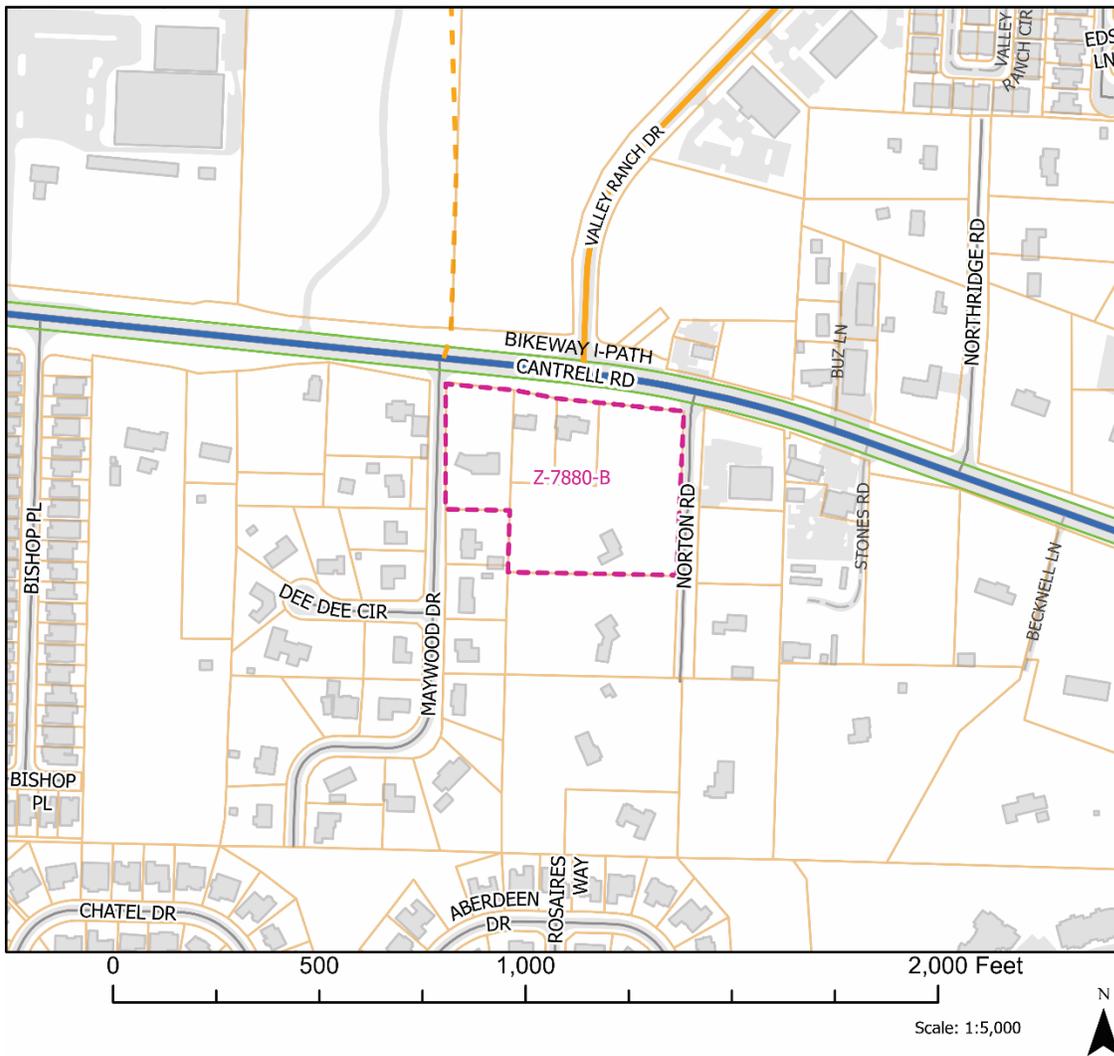


Master Street Plan:

Cantrell Rd. 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.

Master Street Plan for Z-7880-B



Bicycle Plan:

Cantrell Rd. is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

February 12, 2026

ITEM NO.: 4 (CONT.)

FILE NO.: Z-7880-B

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to rezone a 4.8 acre site from O-1/R-2 to PCD to allow for a mixed-use development that will contain commercial, office and residential uses. The applicant is requesting C-2 permitted uses as a use mix for the non-residential aspects of the development. Subject property is located within the Highway 10 Design Overlay District (DOD).

The southeast corner of Maywood Drive and Cantrell Road contains an existing building utilized as an office. The remaining portion of the site contains R-2 zoning and uses. Properties in the general area of the site contain a mixture of zoning and uses.

Access to Maywood Village is provided by a thirty-six (36) foot wide driveway extending from Cantrell Road. A second driveway is shown to the east of the development from Norton Road.

The site plan shows thirteen (13) buildings.

The site plan shows a front building setback at least one hundred (100) feet from the front property line, over forty (40) feet from the side (west) property, over thirty (30) feet from the east property line, and over forty (40) feet from the rear property line.

The site plan shows a forty (40) foot landscape buffer as required by the Highway 10 Design Overlay District (DOD).

The site plan shows three-point, emergency apparatus turnaround, near the southwest and southeast corners of the development.

The existing building addressed 1 Maywood Drive, located near the western portion of the development, is currently being utilized as an office and will remain as an aspect of Maywood Village.

The mixed-used development will contain a mixture of residential, office and commercial spaces where occupants will live, work, shop and utilize the common amenity areas depicted on the site plan. The applicant notes twenty-one (21) single-family units will be included as part of the overall development. The 2,800 square foot building located near the center of the site will contain an event center use.

Maywood Village will operate Monday-Friday from 10:00am-9:00pm, Friday & Saturday from 10:00am-10:00pm.

The site plan shows parking spaces provided along the north, east and west property lines. Garages and surface parking are shown for all of the single-family apartment units.

Staff feels that the parking spaces provided is sufficient to serve the mixed-use development. The proposed number of parking spaces conforms with the typical ordinance requirement for a shopping center.

The site plan shows a sign near the entrance of the site along Cantrell Road. All signs must comply with Section 36-346(5)(f) of the City's Zoning Ordinance (Highway 10 Design Overlay District).

The applicant notes a mail kiosk will be provided on the west side of the project near the pavilion.

The applicant notes three (3) dumpsters will be placed on the site. Any dumpster placed on the site must be screened comply with Section 36-523(d) of the City's Zoning Ordinance.

The site plan shows adequate screening as required by code. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

All site lighting shall be low-level and directed away from adjacent properties.

To staff's knowledge, there are no outstanding issues associated with this application. The proposed development is located along the Highway 10 Corridor, which contains a mixture of zoning and uses. Staff feels the use is consistent with the development pattern in the area. The proposed development will create a mixture of uses and provide a diversity of residential housing within the general area. Staff feels the proposed use should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

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

January 8, 2026

ITEM NO.: 1

FILE NO.: Z-7880-B

PLANNING COMMISSION ACTION: (NOVEMBER 13, 2025)

The item was deferred to the January 8, 2026 agenda at the request of the applicant.

PLANNING COMMISSION ACTION: (JANUARY 8, 2026)

This item was deferred to the February 12, 2026 agenda at the request of the applicant.

STAFF UPDATE:

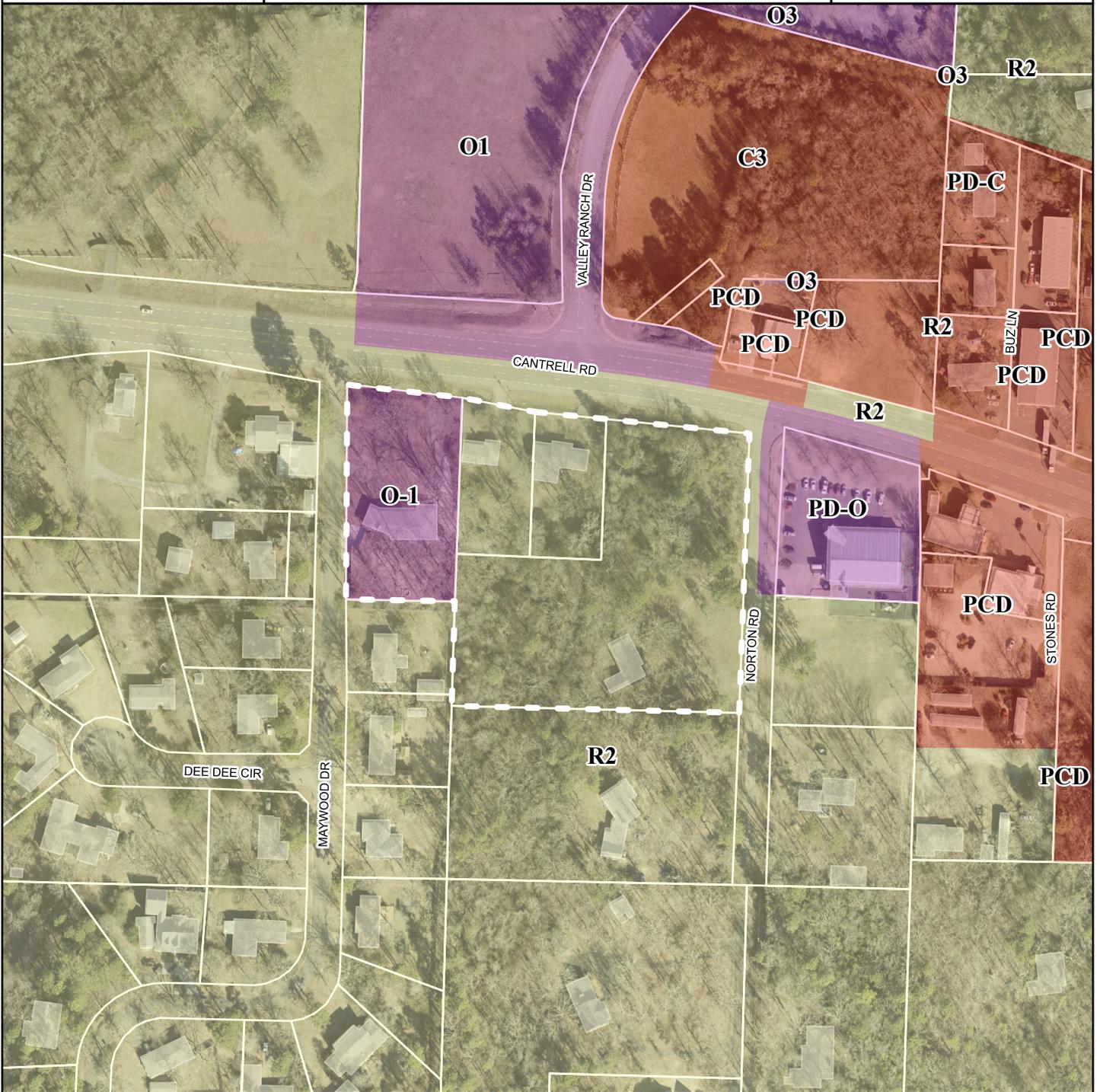
The applicant submitted a letter to staff on January 9, 2026 requesting this application be withdrawn, without prejudice. Staff supports the withdrawal request.

Z-7880-B

18511 CANTRELL RD.

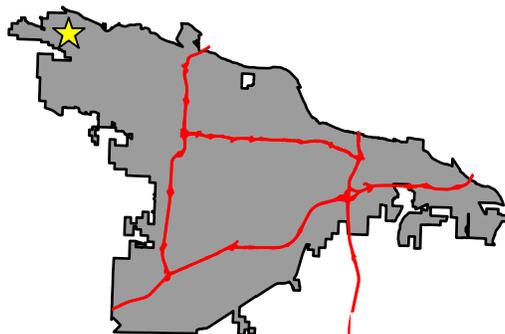
Planning Commission
JANUARY 8, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-7880-B

18511 CANTRELL RD.

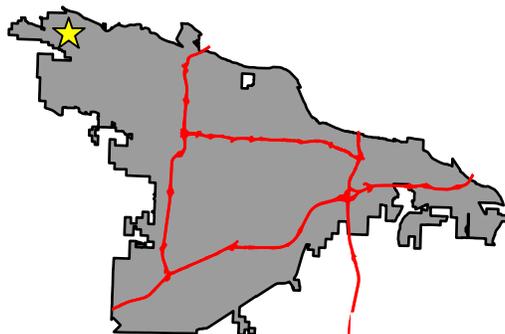
Planning Commission
JANUARY 8, 2026

Land Use



Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY
-  MIXED USE
-  SUBURBAN OFFICE
-  OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 5

FILE NO.: Z-5580-A

NAME: Youth Success Center – Conditional Use Permit

LOCATION: 25 Sheraton Drive

DEVELOPER:

Shannon Smith (Agent)
1619 S. Martin Street
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Little Rock School District (Owner)
810 Markham Street
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Hensley, AR 72065

AREA: 9.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to operate a youth success center in an existing school building. The center will serve as a community-based hub for youth prevention, intervention, and family support connected to the opioid crisis.

B. EXISTING CONDITIONS:

Subject property is located within the Meadowcliff Subdivision. Properties east of the site, along Mabelvale Pike and S. University Avenue, contain a mixture of commercial and light-industrial zoning and uses. Properties located to the west, north, and south contain single-family residential zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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):

1. Provide complete Site Plan for staffs review comments below are based on aerial view provided.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Proposal of use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
5. May be subject to building permit for further review.
6. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments received.

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:

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.

Full Plan Review & Life Safety Inspection

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:

The request is in District 12, the 65th Street West Planning District. The development principles of the district include strengthening residential stability and improving infrastructure to support residential growth. The Land Use Plan shows Public/Institutional (PI) use for the application area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The application is for a CUP for a youth success center.

Surrounding the application area to the north, west, and south is area designated for Residential Low Density (RL) use and is characterized by single-family homes in developed subdivisions as well as a church and funeral home. East of the application area is area designated for Commercial (C) use and is characterized by a hotel, a used car dealership, and office spaces.

This site is not located in an Overlay District.

Master Street Plan:

Sheraton Dr. is a Commercial street on the Master Street Plan. Commercial Streets are a Local public street that is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Sheraton Dr. 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 conditional use permit to operate a youth success center in the existing school building. The center will serve as a community-based hub for youth prevention, intervention, and family support connected to the opioid crisis.

Subject property is located within the Meadowcliff Subdivision. Properties east of the site, along Mabelvale Pike and S. University Avenue, contain a mixture of commercial and light-industrial zoning and uses. Properties located to the west, north, and south contain single-family residential zoning and uses.

The Center will operate as a non-residential prevention and recovery support center. The center will not provide detoxification or residential treatment services. The program will offer programming designed to educate, support, and empower youth and families impacted by the opioid epidemic.

The applicant notes that a registered nurse will be available part-time, and contracted security will be present as needed during large community events.

The Center anticipates serving approximately 80-100 youth annually through structured prevention and intervention programs. In addition, the Center will reach an estimated 2,500-3,000 students annually through school-based education and outreach and engage 300-400 parents and caregivers annually through family programming.

The applicant will utilize the existing parking spaces for staff, youth drop-off/pick

up, ADA and visitor parking. The parking plan will include directional arrows for lot circulation. Staff feels the parking plan is sufficient to serve the proposed use.

General operating hours will be Monday-Friday from 8:00am to 8:00pm. The Center will employ fifteen (15) staff members, including administrative, programmatic, and support personnel. Eight (8) to ten (10) staff will be present for operations, program planning, and coordination. During after school and evenings, at least six (6) staff members will be on-site to supervise and facilitate youth activities.

The applicant provided the following information for weekend activities:

- Standard weekend programming: Saturday from 10:00am to 4:00pm and Sunday from 1:00pm to 5:00pm.
- Community events: Saturday from 10:00am to 8:00pm and Sunday from 1:00pm to 6:00pm, as needed.

The applicant notes that there will be no more than two (2) weekend events per month. There will be a maximum number of twenty (20) employees at any given time for weekend activities. There will be no outside activities. All activities will take place inside the building.

Staff is supportive of the requested conditional use permit to allow the repurposing of the existing school facility to be utilized for the proposed use. The Youth Success Center's mission is to transform the currently vacant property into a safe, educational, and supportive space for youth and families. The use may create new employment opportunities, provide essential prevention and recovery resources, and foster community collaboration in addressing the opioid epidemic. Staff feels that the proposed use will provide a benefit to the community and facilitate the need to address youth and families with a vital resource and should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit 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:

(DECEMBER 11, 2025)

The application was deferred to the January 8, 2026 agenda at the request of the applicant. The Commission waived their bylaws, as the request for deferral was made less than five (5) working days prior to the public hearing.

February 12, 2026

ITEM NO.: 5 (Cont.)

FILE NO.: Z-5580-A

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

This item was deferred to the February 12, 2026 agenda due to insufficient notification.

STAFF UPDATE:

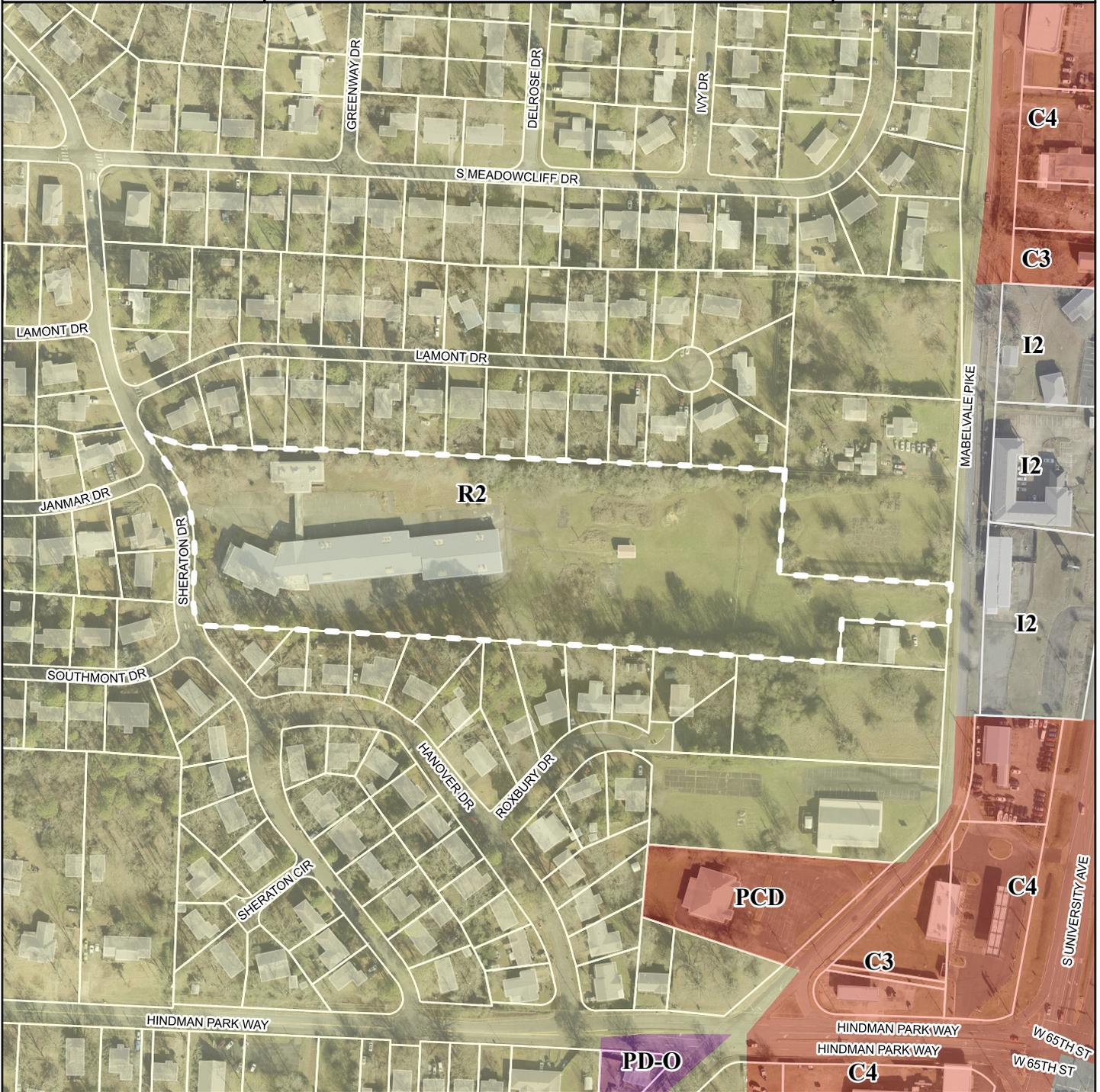
The applicant submitted a letter to Staff on January 28, 2026 requesting this application be withdrawn. Staff supports the withdrawal request.

Z-5580-A

25 SHERATON DR.

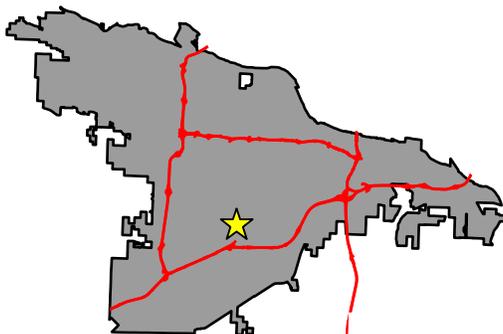
Planning Commission
FEBRUARY 12, 2026

Zoning

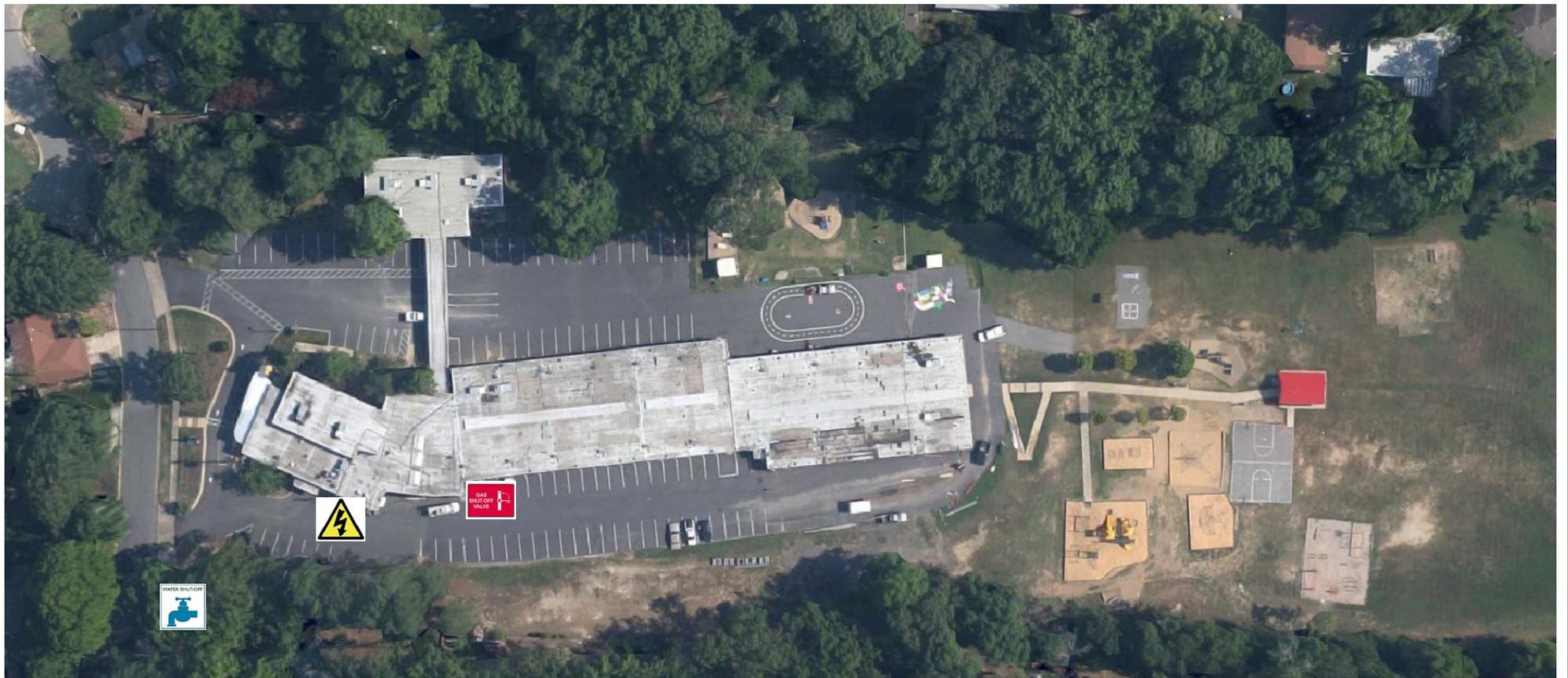


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-5580-A

Name: Carter's Crew Youth Success Center

Location: 25 Sheraton Dr.

Title: Conditional Use Permit



February 12, 2026

ITEM NO.: 6

FILE NO.: S-2011

NAME: Lacey Trails – Minor Subdivision – Preliminary/Final Plat

LOCATION: 4820 Bella Rosa Drive

DEVELOPER:

Linda Louise Seiter Robbins
4820 Bella Rosa Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Linda Seiter Robbins / K.H. Hunchingson Family Trust (Owners)

Brian Dale (Agent)

SURVEYOR/ENGINEER:

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

AREA: 1.16 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0

WARD: 1

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 1.16 acres into four (4) lots for single family residential development.

B. EXISTING CONDITIONS:

The north half of the overall property contains a one-story brick, single family residence. The south half is undeveloped and partially tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING):

1. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
3. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
4. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, inlets and an analysis of downstream impact with existing infrastructure as required per City's current stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
5. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
6. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**,

and public transportation stops to the accessible building or facility entrance they serve.”

7. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City’s stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
8. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000
9. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

The development is required to provide stormwater detention in conformance with the Little Rock Drainage Manual.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: 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. 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.

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. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

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

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 all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1,
2. 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.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

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 19, the Chenal Planning District. The development principles of the district include developing roads for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features. 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. The application is for a Preliminary Plat.

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

This site is not located in an Overlay District.

Master Street Plan:

Bella Rosa 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'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Bella Rosa Drive 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 proposes to subdivide 1.16 acres of property located at 4820 Bella Rosa Drive into four (4) lots for single family residential development. The north half of the overall property contains a one-story brick single family residence. The south half of the property is undeveloped and partially tree covered.

The proposed lots are as follows:

Lot 1 - 0.57 Acre

Lot 2 - 0.22 Acre

Lot 3 - 0.1575 Acre

Lot 4 - 0.211 Acre

All of the lots comply with the R-2 ordinance standards for minimum lot width, lot depth and lot area. The proposed subdivision complies with the minor subdivision requirements of Section 31-142 of the City's Subdivision Ordinance, with allows a combined preliminary/final plat to be submitted for Planning Commission approval. Section 31-142(b) allows the following:

(b) In order to qualify as a minor subdivision, a proposed subdivision must meet the following requirements:

1. The proposed plat does not create more than four (4) lots, tracts or parcels of land.
2. The proposed plat is intended for residential or commercial use only and is not more than five (5) acres in size.
3. The proposed plat does not involve dedication of public street or access easement through rather than adjacent to the lot, tract or parcel proposed for subdivision.

To Staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed minor subdivision plat. Staff believes the proposed plat is appropriate and will have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested minor subdivision 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:

(JANUARY 8, 2026)

This item was deferred to the February 12, 2026 agenda at the request of the applicant.

STAFF UPDATE:

The applicant submitted a letter to Staff on January 9, 2026 requesting this application be withdrawn without prejudice. Staff supports the withdrawal request.

S-2011

4820 BELLA ROSA DR.

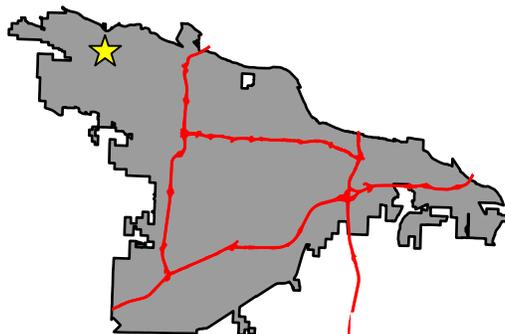
Planning Commission
FEBRUARY 12, 2026

Zoning

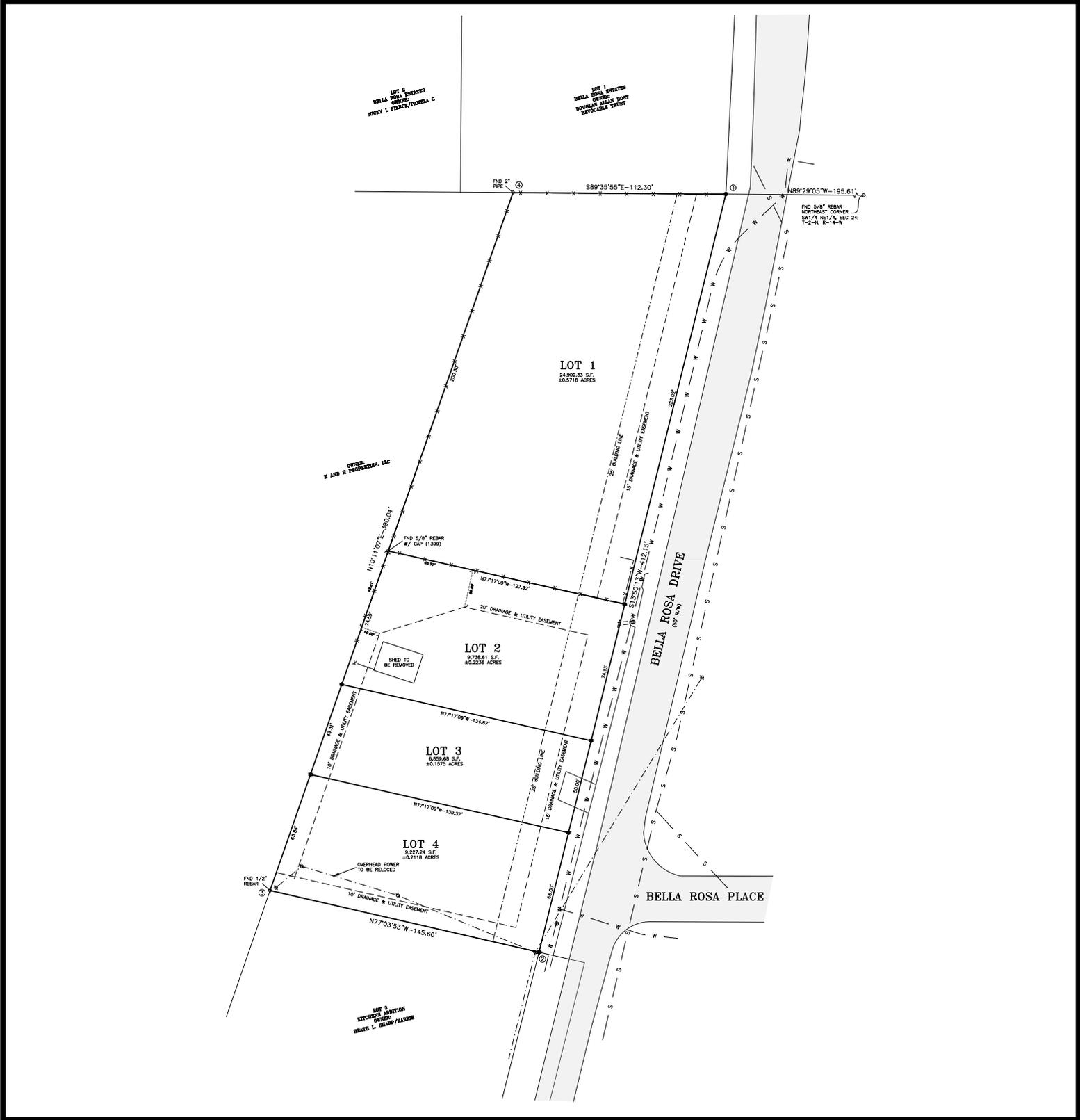


Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2011
Name: Lacey Trails - Minor Subdivision
Location: 4820 Bella Rosa Rosa Dr.

Title: Preliminary/Final Plat



February 12, 2026

ITEM NO.: 7

FILE NO.: Z-7648-A

NAME: Two Moon Properties, LLC – PD-R

LOCATION: SWC of Charles Bussey Avenue & Park Lane

DEVELOPER:

Downtown Little Rock Community Development Corporation/Two Moon Properties, LLC
8610 Crofton Circle
Little Rock, AR 72209

SURVEYOR/ENGINEER:

GarNat Engineering, LLC (Agent)
P.O. Box 116
Benton, AR 72018

AREA: 0.46 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone subject property from R-4 to PD-R to allow for the development of seven (7) residential units. The property is comprised of Lots A, 6 and 7, Block 404, Lincoln & Zimmerman Addition.

B. EXISTING CONDITIONS:

Subject property contains a mixture of zoning and uses in all directions.

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):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.
2. Not enough onsite parking.
3. Proposed dimensions of the shared easement do not properly add up.

4. Applicant to show onsite location of fire hydrant and proposed fire hydrant if required by LRFD as each lot is 150 ft in depth.
5. The proposed site plan does not show emergency vehicle circulation plan. Please provide LRFD approved plan.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A width of at least 20 ft must be provided for 2-way traffic for the proposed interior driveways accessing the residential structures.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Charles Bussey St. and Park Lane.
3. Park Lane is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
4. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

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

Little Rock Water Reclamation Authority: No comments received.

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 the request for water must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

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

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better define single-family and non-residential use areas by neighborhood oriented commercial 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. The application is for a PD-R.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and area characterized by single-family residences. To the west along Commerce Street is area designated for Mixed Use (MX) uses and is characterized by single-family residences, a duplex, and office buildings.

This site is not located in an Overlay District.

Master Street Plan:

E. Charles Bussey Avenue and Park Lane are Local Streets 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:

E. Charles Bussey Avenue and Park Lane is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The property is approximately 340' away from the William Laporte Building. William Laporte escaped slavery in the South and returned to Arkansas in 1870. He was a prominent bricklayer, plasterer, businessman, and politician. Laporte built this building, a two-story brick masonry commercial cornerstore, circa 1899 to 1990. The building was saved from demolition in 2014 and listed on the National Register of Historic Places on 5/19/23.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposed use will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources beyond the alterations already performed.

H. ANALYSIS:

The applicant is proposing to rezone subject property from R-4 to PD-R to allow for the development of seven (7) residential units. The property is comprised of Lots A, 6 and 7, Block 404, Lincoln & Zimmerman Addition.

The applicant proposes to subdivide all of Lots A & 7, Block 404, Lincoln & Zimmerman Subdivision into three (3) lots, with a single-family dwelling on each lot. The proposed Lots A-C are shown to be fifty (50) feet wide and approximately seventy-eight (78) feet deep, ranging from approximately 3,822 square feet to 4,301 square feet in area. Lot 6 dimensions are shown as fifty (50) feet wide by one-hundred-fifty (150) feet deep, or 7,500 square feet in area.

A twenty (20) foot wide shared driveway extending from E. 20th Street provides access to the development. The shared driveway tapers to approximately fifteen (15) feet onto the property and will provide parking in the rear for each residence.

The overall development will contain a 2,372 square foot quadplex building or two (2), 1,295 square foot duplex structures in the western portion of the development on Lot 6, and three (3) single-family residences in the eastern portion of the development on the proposed Lots A-C. Each single-family residence will be approximately one thousand (1,000) square feet in area.

Lot 6 shall have developable areas as depicted within the setbacks as depicted in the replat; however, any dwelling constructed shall be no closer than five (5) feet to the shared drive within the access easement, as built. Within the developable area of Lot 6, up to four (4) dwelling units may be constructed in any configuration, as so as one (1) off-street parking space is provided for each dwelling unit. Other uses shall be permitted on Lot 6 as provided by Code. Other area regulations and siting standards shall govern all lots within the replat.

The homes will be constructed using asphalt shingle roof and clad siding with brick accents, including covered front and rear porches. The two (2) duplexes or quadplex will be constructed using asphalt shingles and clad roofing.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of one (1) off-street parking space per single-family home. The three (3) homes will have rear loading garages and the quadplex or two (2) duplexes will utilize four (4) off-street parking spaces constructed in the rear of the quadplex, or between the two (2) duplexes. Typically, Section 36-502 of the City's Zoning Ordinance requires six (6) parking spaces for either Lot 6 configuration. On-street parking is allowed along East 20th Street and Park Lane. Staff feels the parking for the overall development is sufficient to serve the proposed use.

The proposed residences will utilize standard city trash collection.

The site plan does not show perimeter fencing. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. A screening fence will be required along the west and south property lines of Lot 6.

The applicant is not requesting any signs at this time. Signage for any configuration must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one- and two-family zones).

Any site lighting for the overall development must be low-level and directed away from adjacent properties.

Staff is supportive of the proposed PD-R rezoning. To staff's knowledge, there are no outstanding issues associated with this application. The applicant met with Planning staff to resolve all technical issues noted during the review of the application. Staff feels that the proposed increase in density should have no adverse impact on the 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.

STAFF UPDATE:

The applicant submitted a letter to Staff on December 15, 2025 requesting this application be deferred to the February 12, 2026 agenda. Staff supports the deferral request.

PLANNING COMMISSION ACTION: (JANUARY 8, 2026)

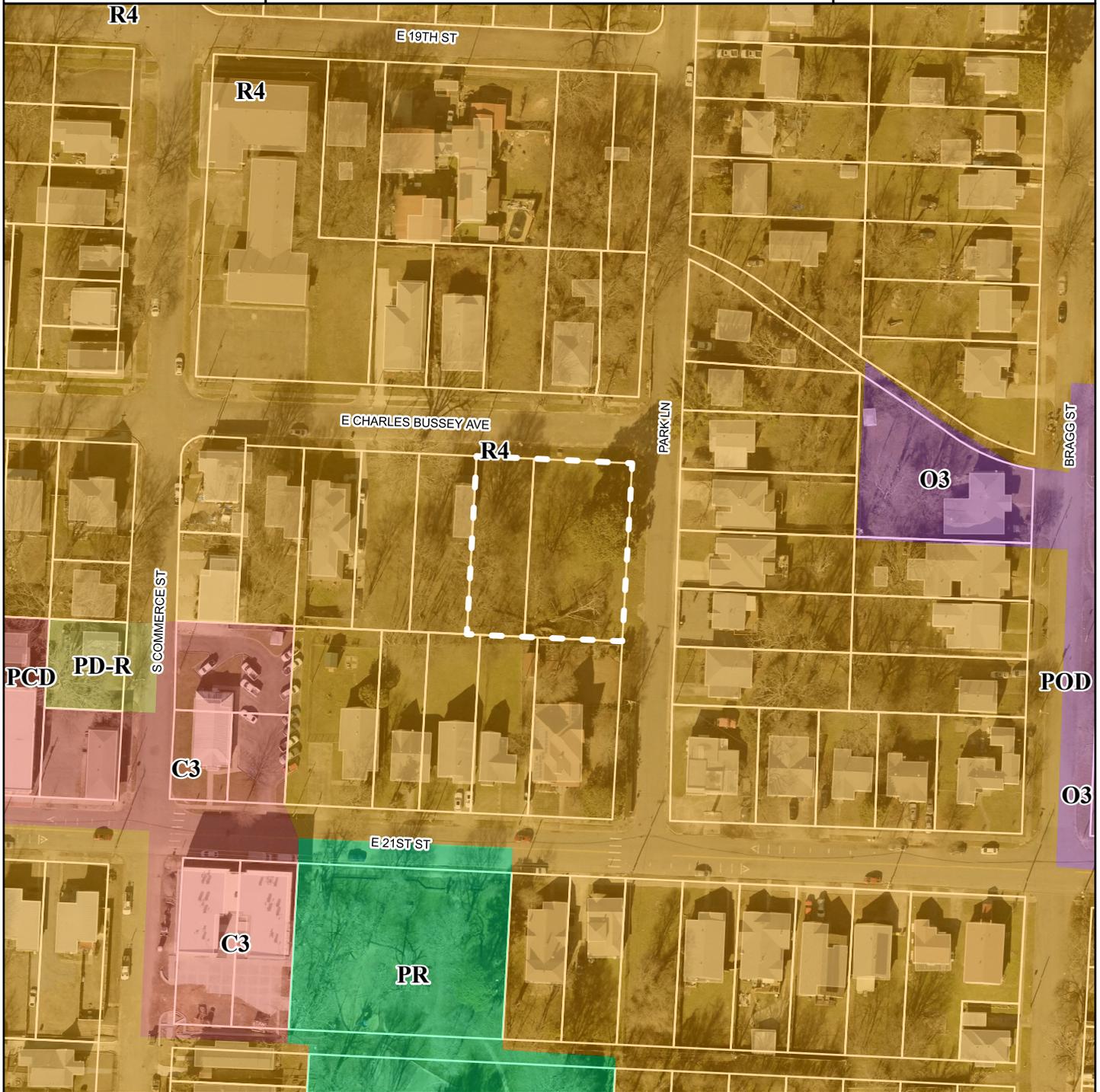
This item was deferred to the February 12, 2026 agenda at the request of the applicant.

Z-7648-A

SWC CHARLES BUSSEY AVE. & PARK LN.

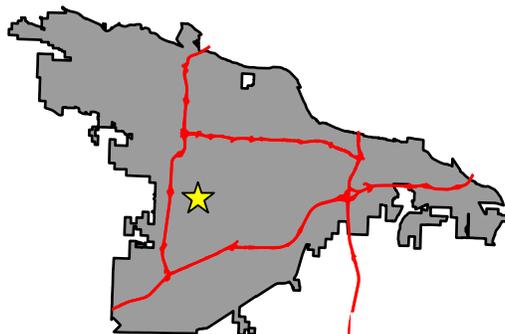
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

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



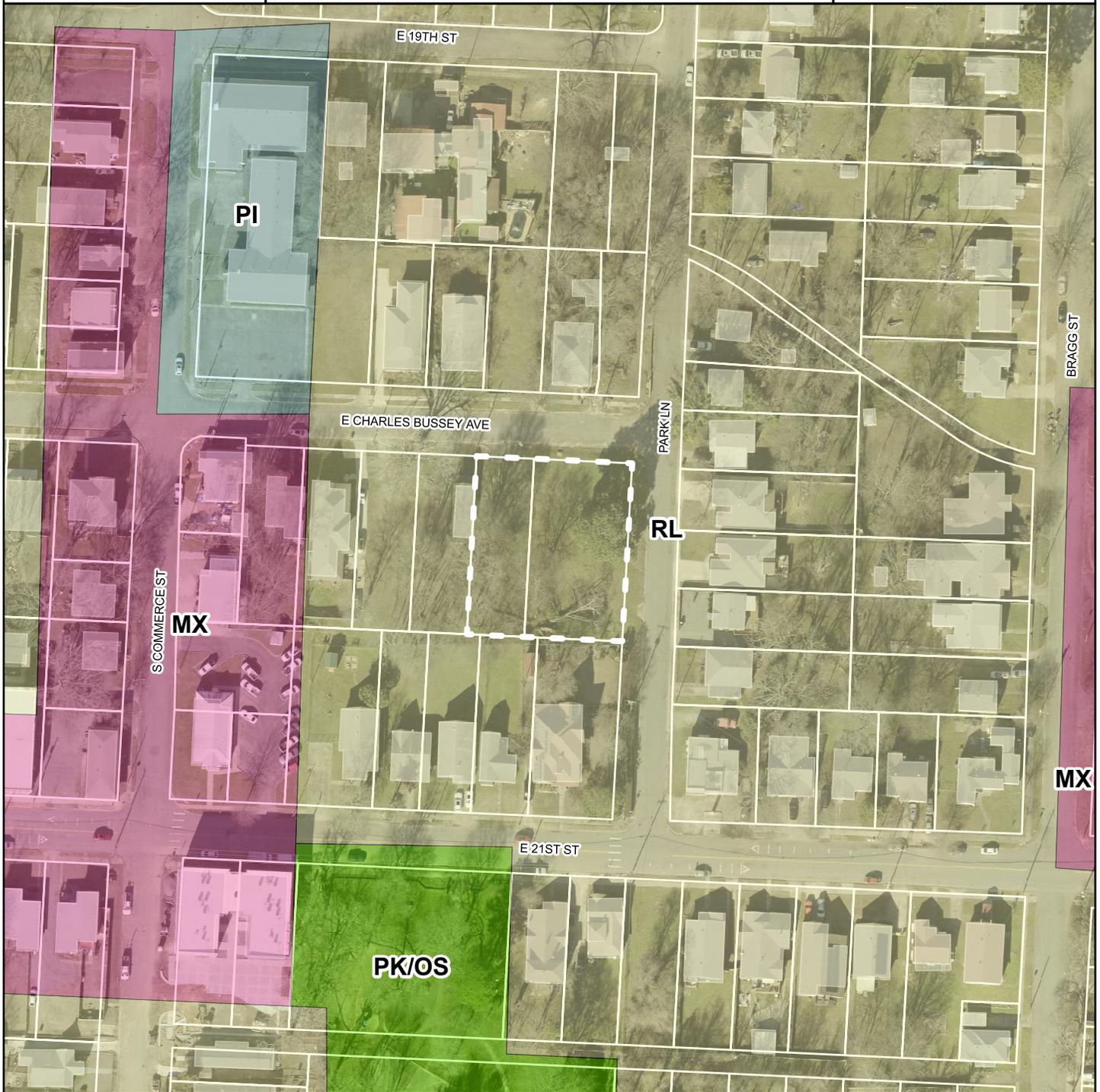
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-7648-A

SWC CHARLES BUSSEY AVE. & PARK LN.

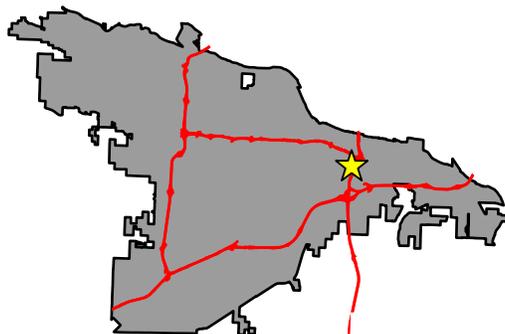
Planning Commission
FEBRUARY 12, 2026

Land Use

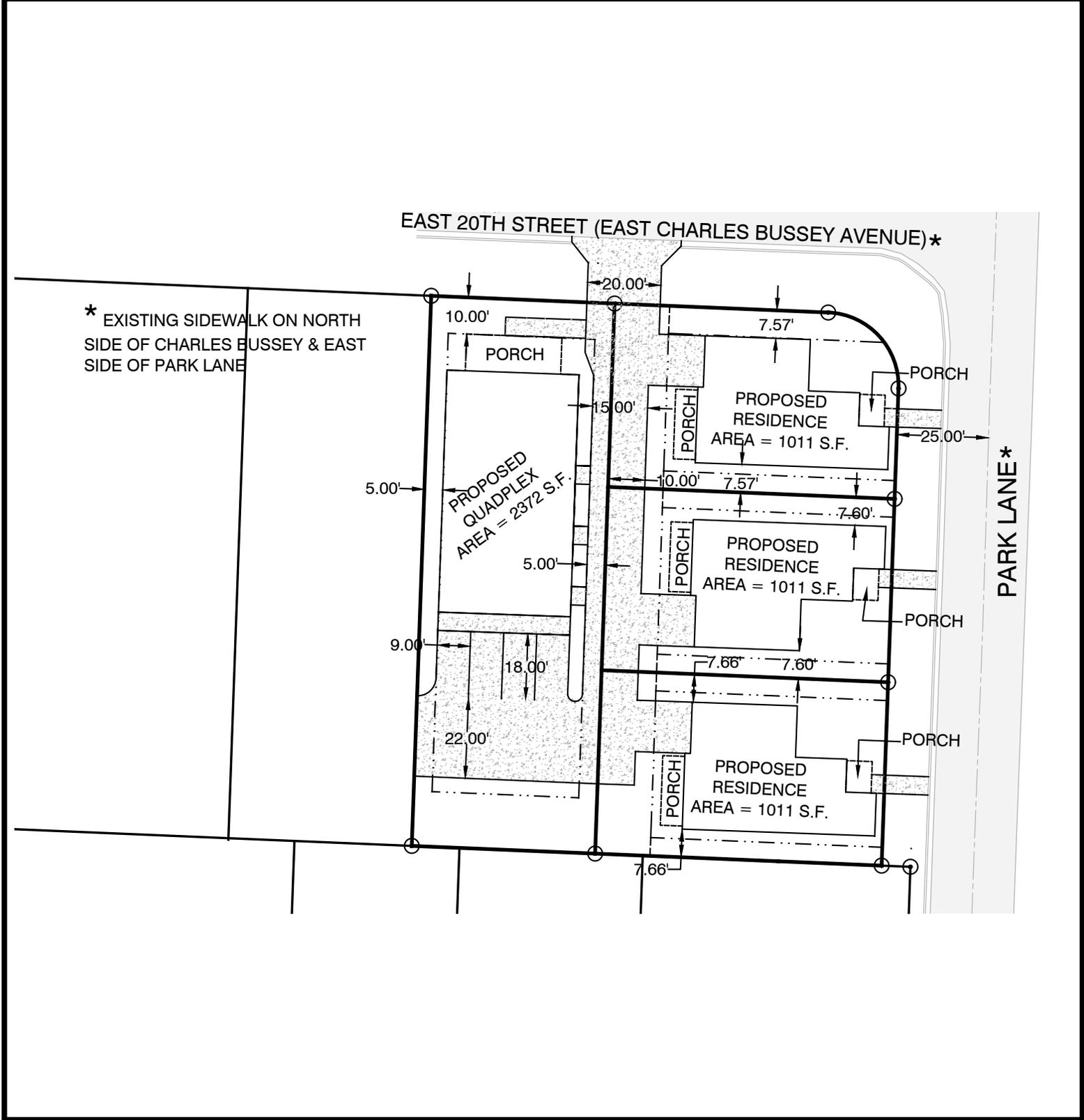


Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  PARK / OPEN SPACE
-  RESIDENTIAL LOW DENSITY
-  MIXED USE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

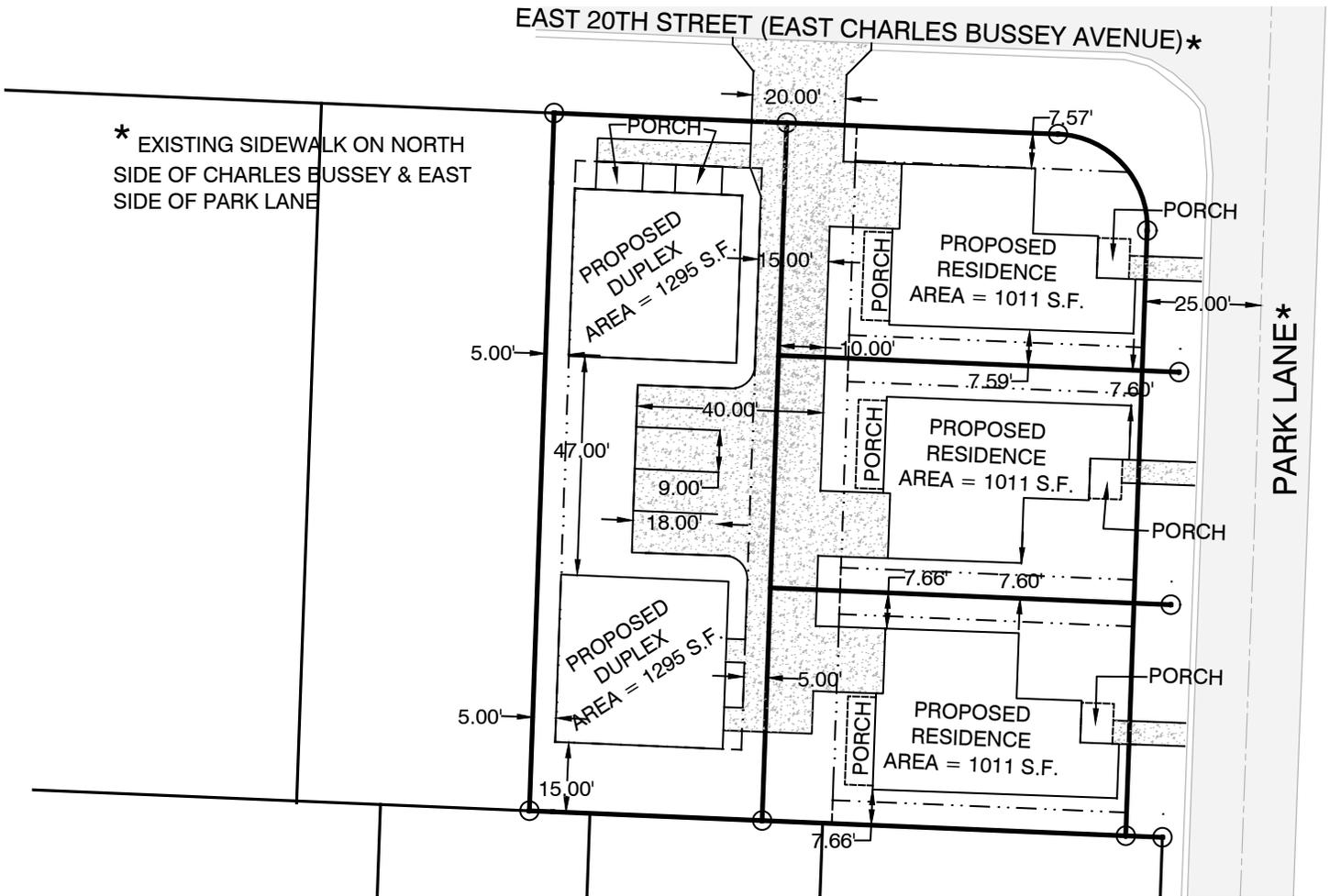


Sketch Map
City of Little Rock Planning & Development

Case No: Z-7648-A (Sketch A)
Name: Two Moon Properties
Location: SWC Charles Bussey Ave. & Park Ln.

Title: PD-R





Sketch Map
City of Little Rock Planning & Development

Case No: Z-7648-A (Sketch B)
Name: Two Moon Properties
Location: SWC Charles Bussey Ave.
 & Park Ln.

Title: PD-R



February 12, 2026

ITEM NO.: 8

FILE NO.: Z-10236

NAME: Randle – STR-1 – Special Use Permit

LOCATION: 218 Kingsrow Drive

APPLICANT/OWNER:

Myranda Grulke
218 Kings Row Drive
Little Rock, AR 72207

AREA: .71 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit for the 0.71-acre property, located at 218 Kingsrow Drive, to allow the operation of a short-term rental 1 (STR-1) with a maximum stay of twenty-nine (29) days. The owner resides in the primary residence and rents out the detached studio apartment. The short-term rental has been in operation for six (6) months and is rented out as an entire unit.

B. EXISTING CONDITIONS:

The property is occupied by a 4,756 square foot, two-story, single-family residence and located at the rear of the property is a 365 square foot, one-story, detached studio apartment. The property has a three-car driveway as well as off-street parking. There are single family homes surrounding the property to the north and southeast. There is a multifamily apartment complex on the other side (south) of Kingsrow Drive and there is commercial property further south leading to Cantrell Road. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-2.

C. NEIGHBORHOOD COMMENTS:

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): No comments.

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: No comments.

Fire Department: Full life Safety Inspection

Landscape:

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 3, the West Little Rock Planning District. The development principles of the district include preserving and maintaining greenways and open spaces and preventing encroachment of commercial development into existing residential spaces. 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. The application is for a Special Use Permit.

North, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences in developed subdivisions. South of the application area is area designated for Residential High Density (RH) uses and is characterized by an apartment complex.

This site is not located in an Overlay District.

Master Street Plan:

Kingsrow Drive is a Minor Residential Street on the Master Street Plan. Minor Residential Streets are: (a) A cul-de-sac street not exceeding 40 lots, or (b) a loop street not exceeding 80 lots, and in no case generating more than 400 vehicle trips per day. The standard Right-of-way is 45'. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Kingsrow Drive is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application area is the site of the Dan Cowling House. A mid-century modern style house, this house is ineligible for historic listing.

G. ANALYSIS:

The applicant is requesting a special use permit for the 0.71-acre property, located at 218 Kingsrow Drive, to allow the operation of a short-term rental 1 (STR-1) with a maximum stay of twenty-nine (29) days. The owner resides in the primary residence and rents out the detached studio apartment. The short-term rental has been in operation for six (6) months and is rented out as an entire unit.

The property is occupied by a 4,756 square foot, two-story, single-family residence and located at the rear of the property is a 365 square foot, one-story, detached studio apartment. The property has a three-car driveway as well as off-street parking. There are single family homes surrounding the property to the north and southeast. There is a multifamily apartment complex on the other side (south) of Kingsrow Drive and there is commercial property further south leading to Cantrell Road. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-2.

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes "development standards" for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.

2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.

13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
14. Principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (3) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and thirty-two (132) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City’s new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested special use permit to allow a short-term rental 1 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that this short-term rental 1 located at 218 Kingsrow Drive will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the special use permit, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

This item was deferred to the February 12, 2026 agenda due to insufficient notification.

Z-10236

218 KINGS ROW DR.

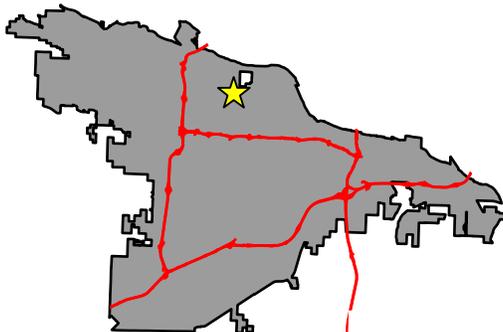
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 9

FILE NO.: Z-10239

NAME: Miles #3 – STR-2 – PD-C

LOCATION: 1908 S. Van Buren Street

APPLICANT/OWNER:

Sheila Miles
P.O. Box 45345
Little Rock,, AR 72214

SURVEYOR/ENGINEER:

Edward Lofton Engineering
15415 Oakcrest
Little Rock, AR 72206

AREA: .14 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.14-acre property located at 1908 S. Van Buren Street from R-3 to PD-C to allow use of the property as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence has been used as a short-term 2 rental since 2018, and is rented out as a whole unit.

B. EXISTING CONDITIONS:

The property is occupied by a 1,217 square foot, one-story, single-family residence. The home has a three (3) car driveway. Subject property is in a residential neighborhood made up of single-family homes. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 9, the I-630 Planning District. The primary development principle of this district is 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. The application is for a PD-C.

Surrounding the application area are areas designated Residential Low Density (RL) and are characterized by single-family residences. To the north one block is area designated Public/Institution (PI) and is characterized by Franklin Elementary School.

This site is not located in an Overlay District.

Master Street Plan:

S. Van Buren 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:

S. Van Buren 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.

G. ANALYSIS:

The applicant is requesting to rezone a 0.14-acre property located at 1908 S. Van Buren Street from R-3 to PD-C to allow use of the property as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence has been used as a short-term 2 rental since 2018, and is rented out as a whole unit.

The property is occupied by a 1,217 square foot, one-story, single-family residence. The home has a three (3) car driveway. Subject property is in a residential neighborhood made up of single-family homes. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes "development standards" for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit

- has an attached garage.
- 12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
- 13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
- 14. Principal renter shall be at least eighteen (18) years of age.
- 15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
- 16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
- 17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for three (3) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and thirty-two (132) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City’s new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow a short-term rental 2 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

February 12, 2026

ITEM NO.: 9 (CONT.)

FILE NO.: Z-10239

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

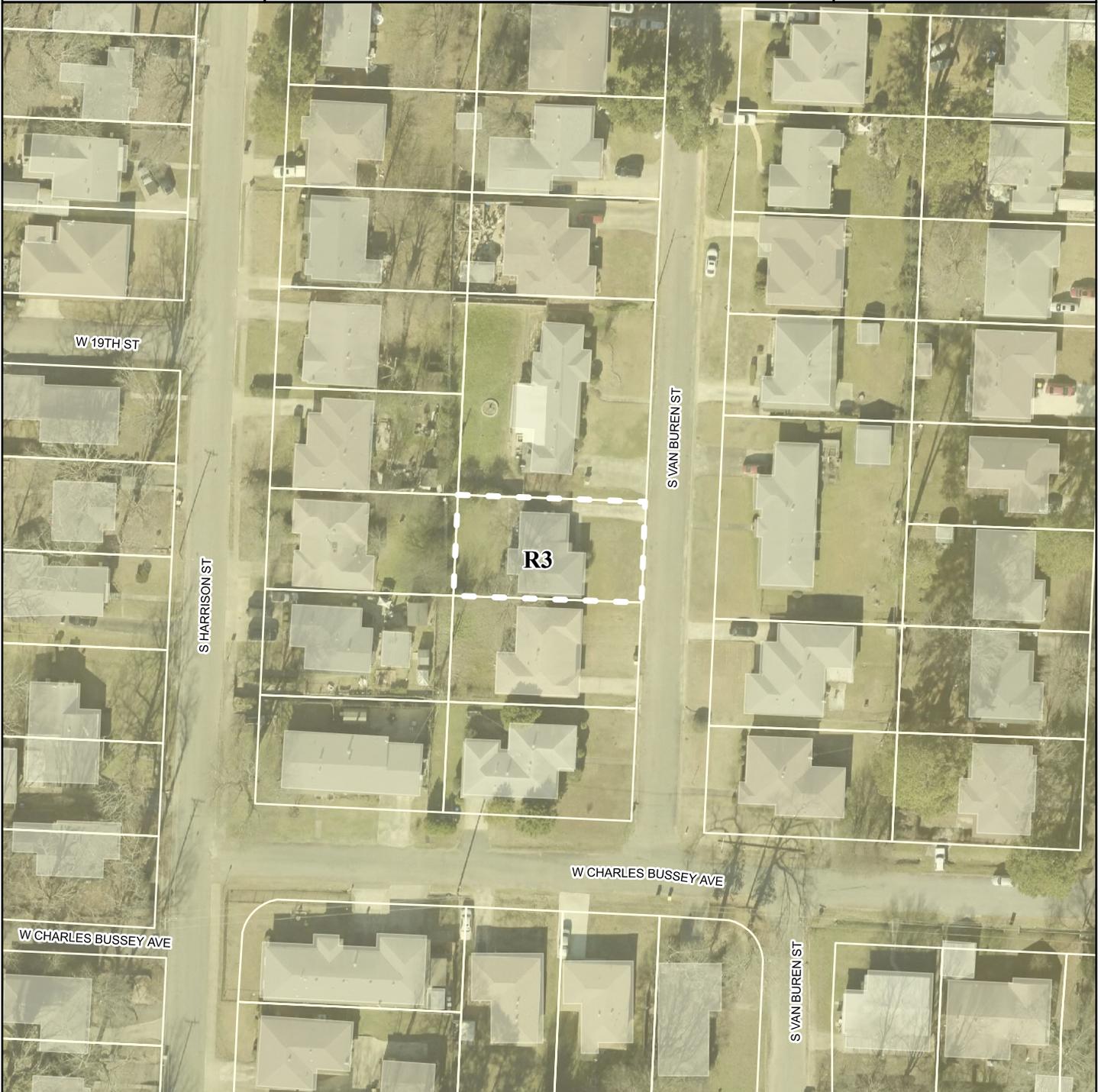
This item was deferred to the February 12, 2026 agenda due to insufficient notification.

Z-10239

1908 S. VAN BUREN ST.

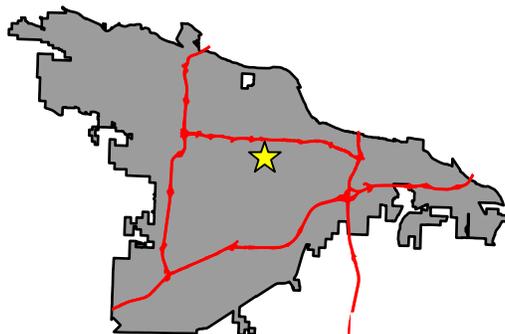
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



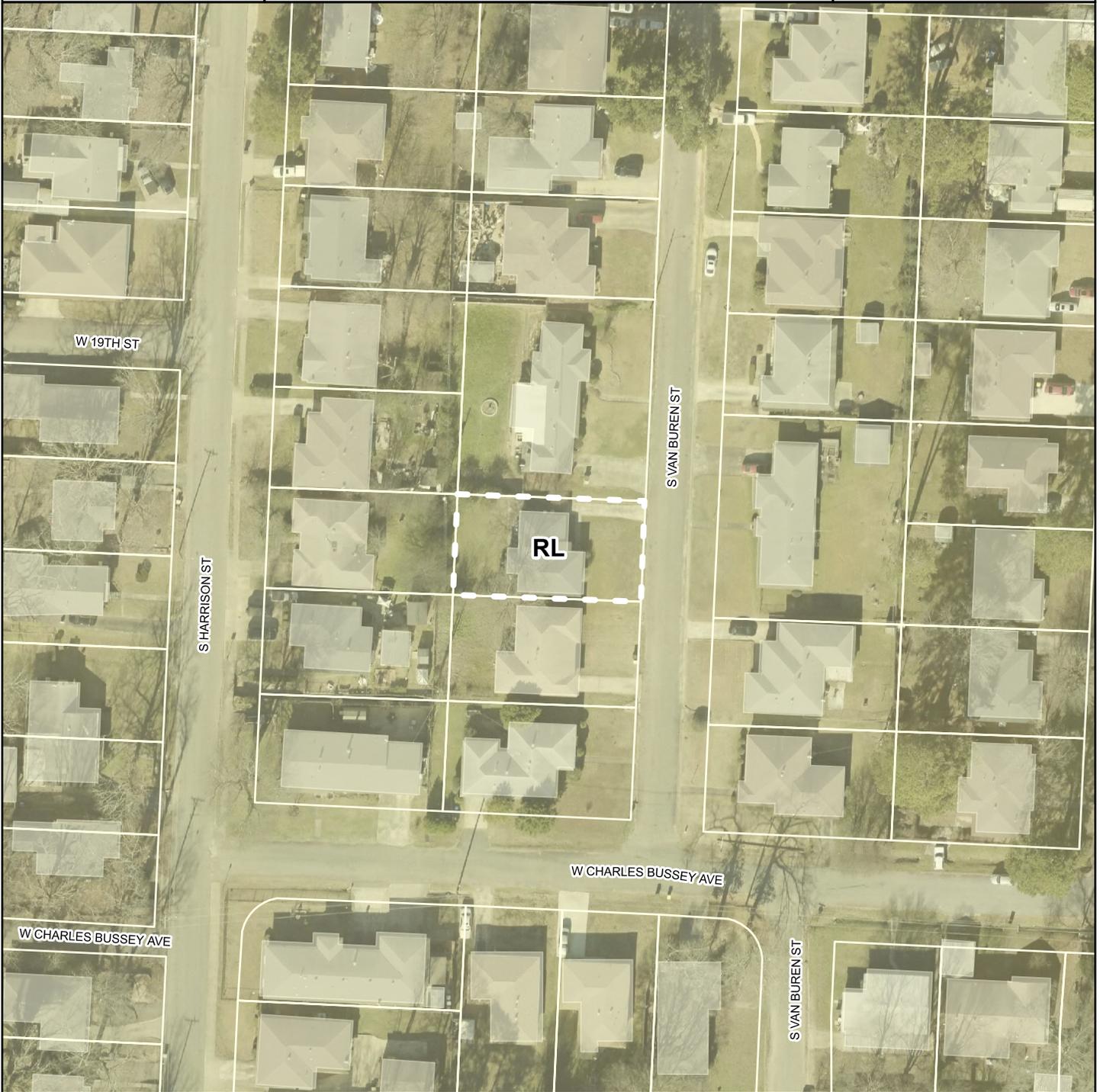
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10239

1908 S. VAN BUREN ST.

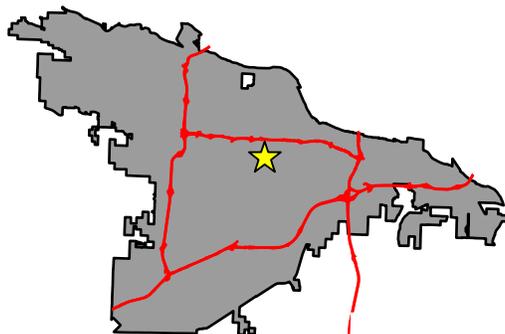
Planning Commission
FEBRUARY 12, 2026

Land Use



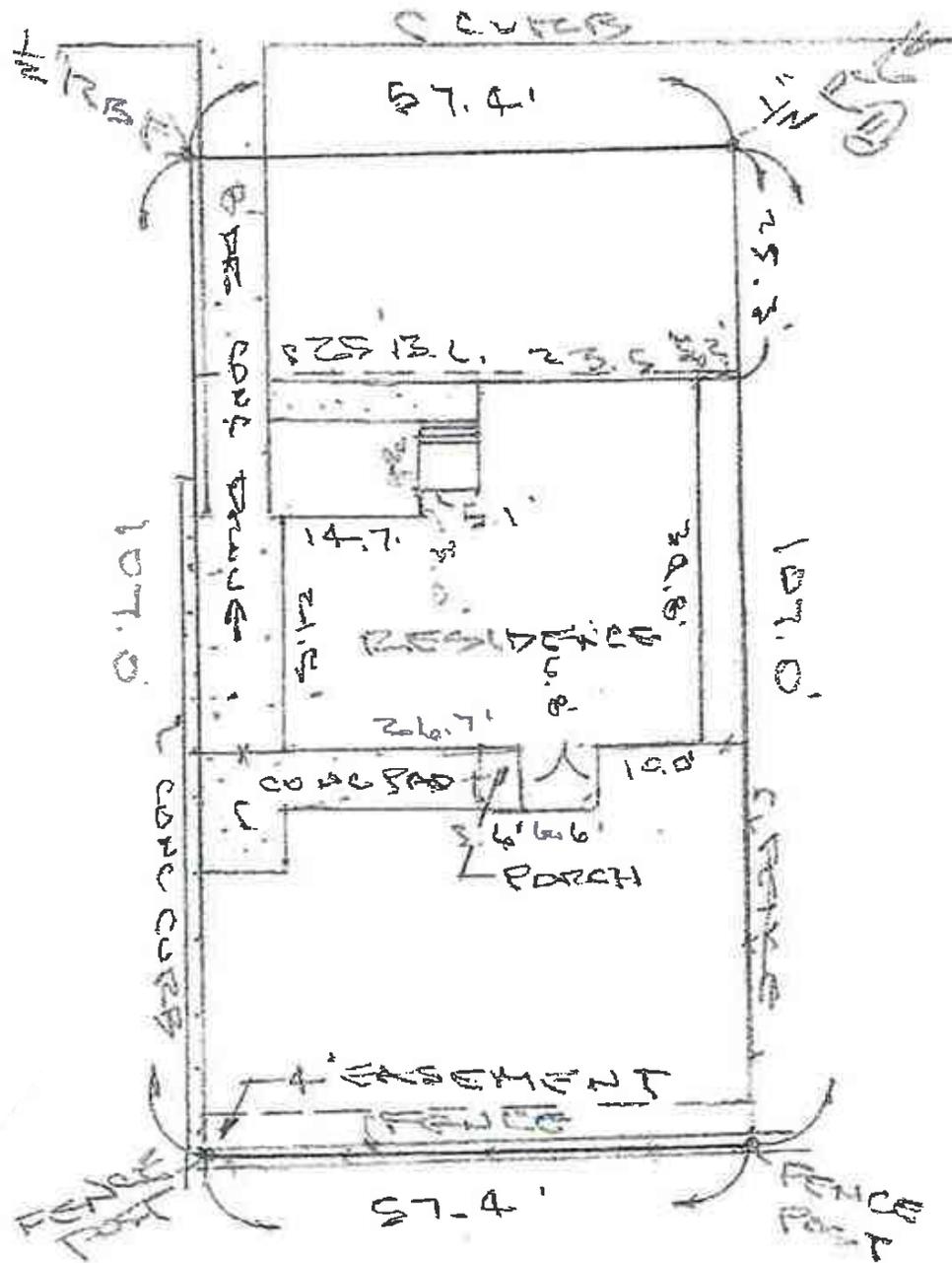
Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

C & SOUTH VAN BUREN ST



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10239

Name: Miles #3 - STR-2

Location: 1908 S. Van Buren St.

Title: PD-C



February 12, 2026

ITEM NO.: 10

FILE NO.: G-25-235

NAME: Peckerwood Road Street Name Change to Athletic Club Drive

LOCATION: Peckerwood Road, West of Sam Peck Road

APPLICANT:

Little Rock Athletic Centers
Linda D. Ray
P.O. Box 17090
Little Rock, AR 72222

OWNER/AUTHORIZED AGENT:

Joe White & Associates - Agent

SURVEYOR/ENGINEER:

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

AREA: N/A

NUMBER OF LOTS: N/A

FT. NEW STREET: N/A

WARD: 4

CURRENT ZONING: N/A

VARIANCE/WAIVERS:

N/A

A. NEIGHBORHOOD NOTIFICATIONS:

All owners of property which abuts Peckerwood Road are parties to the street name change request. All neighborhood associations registered with the City of Little Rock were notified of the public hearing.

B. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Fire Department: No Comments.

D. ANALYSIS:

The applicants request to rename Peckerwood Road to Athletic Club Drive. Peckerwood Road is a paved, two-lane, dead-end road which runs west from Sam Peck Road. Peckerwood Road is approximately 900 feet (0.17 mile) in length.

Little Rock Athletic Centers owns all of the properties which abut the roadway, with the exception of 30 Peckerwood Road, which is owned by Linda D. Ray Living Trust. Both property owners are a party to the name change application.

There is one (1) single-family home at the west end of Peckerwood Road. Otherwise, all other abutting properties contain Little Rock Athletic Club facilities.

The proposed street name change should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested street name change.

G-25-235

PECKERWOOD RD., WEST OF SAM PECK RD.

Planning Commission
FEBRUARY 12, 2026

Zoning

PD-R

MF12

O2

AF

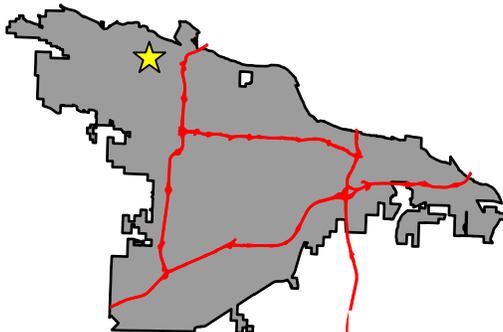
PECKERWOOD RD

R2

BUTTERFIELD LN
SAM PECK RD

Legend

-  AGRICULTURE AND FARMING
-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  MULTI FAMILY
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 11

FILE NO.: S-2002-A

NAME: Cottages at Carter Lane – Preliminary Plat

LOCATION: 4209 Carter Lane

DEVELOPER:

Carter Lane, LLP
24 Rahling Circle
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Carter Lane, LLP - owner
White-Daters & Assoc. - agent

SURVEYOR/ENGINEER

White -Daters & Assoc.
24 Rahling Circle
Little Rock, AR 72223

AREA: 5 acres

NUMBER OF LOTS: 23

FT. NEW STREET: 850 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.12

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width (corner lots).
 2. Variance to allow reduced front/street side building setbacks.
-

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to subdivide 5 acres into 23 lots for single family residential development. The subdivision will contain 850 linear feet of new streets.

B. EXISTING CONDITIONS:

There is an existing single family residence within the west half of the property. The east half of the property is undeveloped and contains a creek.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING):

1. Drives may not exceed 40% of the lot width.
2. City of Little Rock Residential Road Standard is min. 50 ft ROW, plans show only 45 ft.
3. Subdivision must provide sidewalk per City Standard.
4. Boundary street requirements for Carter Lane shall be done in accordance with city Residential Street Standards.
5. Provide Finished Floor Elevations for all lots near the creek, also show the possible extents of flooding with the show Q of 740CFS.
6. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
9. Arkansas Fire Prevention Code 2021 Volume 3 Residential Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm). **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The boundary street improvements on Carter Lane should connect with the improvements to the south and at least 1 inlet is recommended to be provided with those improvements;
2. A ditch is recommended to be constructed along the north property line connecting into the creek;
3. The creek bank is recommended to be constructed with measures for bank stabilization and armoring at all change of directions to prevent erosion and scour;
4. The 18" ditch on the south is recommended to be constructed with Phase 1;
5. Ditching with steeper than 3:1 side slopes will not be accepted by the City of Little Rock for maintenance and should be noted on the final plat;
6. Due to the history of flooding, finished floor elevations should be set at least 1 ft higher than the predicted water surface elevation during 100 yr event for all lots in the subdivision;
7. Due to the lack of access to the rear of the lots 9-14 for ditch maintenance, a concrete ditch is recommended to be constructed along the east property line.
8. A pipe invert or flared end section is recommended to be installed on the existing 48 in concrete pipe located at the rear of lot 9 to direct stormwater into the pipe;
9. Roofs and front yards are recommended to drain to the street.
10. Compliance with Public Works Comments #1 thru #7 and #9;
11. Carter Lane boundary street improvements shall be constructed with Phase 1;
12. Install ditch on north property line to the creek with Phase 1;
13. No fence or other obstruction shall be placed within any drainage easement and should be noted on the final plat;
14. Since no access is provided, the drainage easements at the rear of Lots 1-8 and Lots 9-14 will not be maintained by the City of Little Rock and should be noted on the final plat and bill of assurance to be maintained by the Property Owner's Association;
15. Prior to the approval of the final plat for Phase 2, a temporary turnaround shall be provided at the end of the street, 100% of the stormwater detention capacity provided for all subdivision phases, and complete all creek channelization work;
16. The south hammerhead of Old Cottage Cove exceeds 150 ft. The fire code requires a turnaround to be provided for streets exceeding 150 ft. Obtain approval from LRFD to vary from the fire code;
17. The owner should obtain all necessary state and federal permits prior to beginning

construction;

18. Provide a stormwater end treatment to direct all stormwater in the east ditch into the existing 48-inch underground drainage pipe. Provide an emergency overflow for the 100-year storm event.

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

Little Rock Water Reclamation Authority:

Please submit plans for sewer main extension.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Provide a 10' utility Easement along Old Cottage Ln. on either side.

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

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.

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.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department:

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 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 replaces 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.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No Comments.

G. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

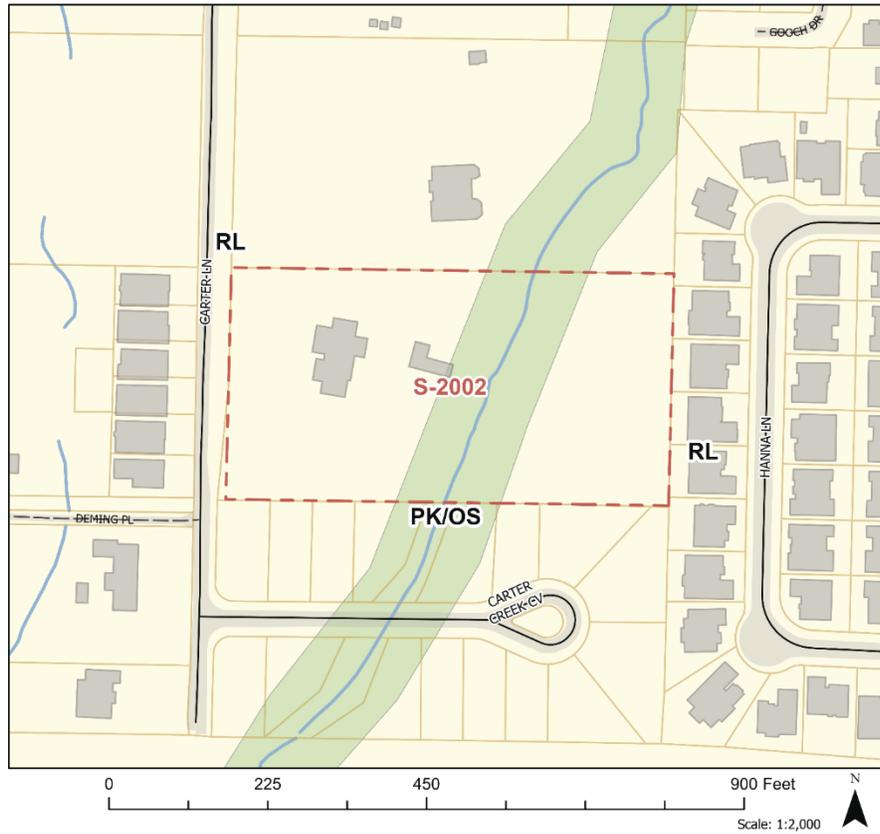
Land Use Plan:

The request is in the Chenal Planning District, District 19. The Land Use Plan shows Residential Low Density (RL) for the requested 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 application is for a Preliminary Plat.

Surrounding the application area is designated for Residential Low (RL) uses and is characterized by single-family homes. An area designated for Park and Open Space uses is shown bisecting the application from north to south along a creek which encompasses the riparian areas abutting the creek.

This site is not located in an Overlay District.

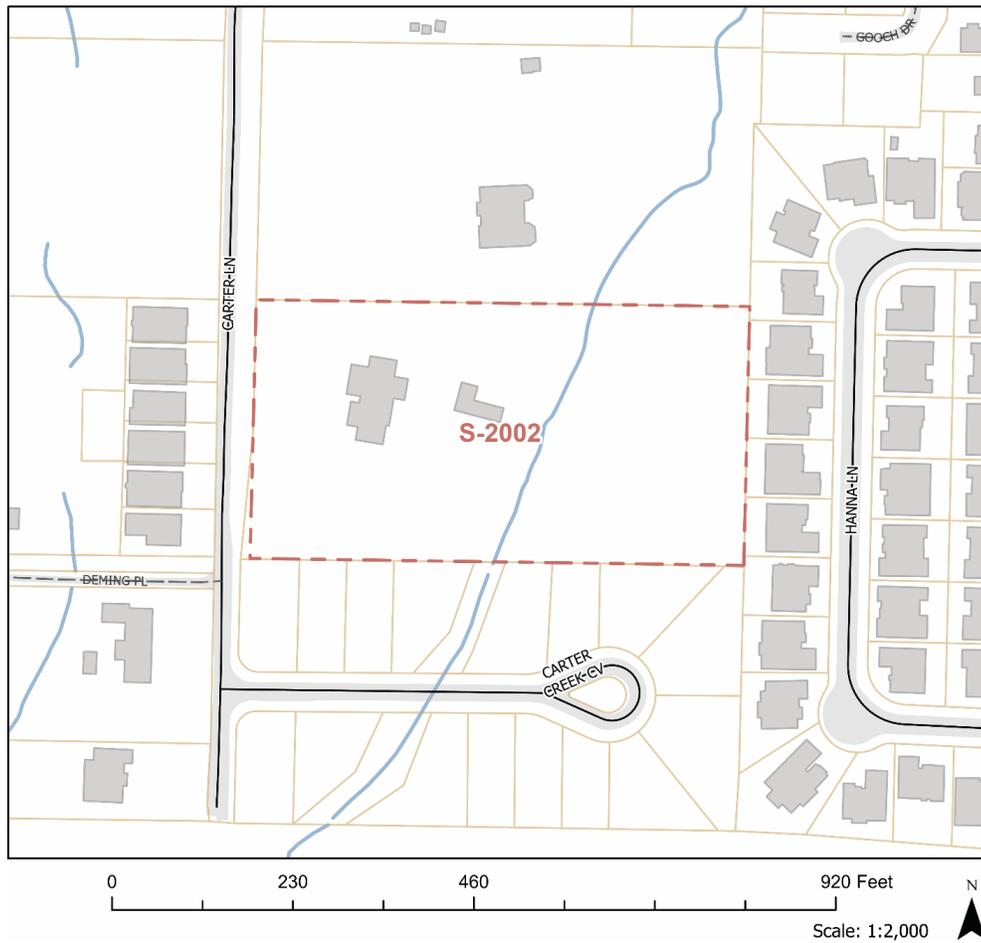
Future Land Use Plan for S-2002



Master Street Plan:

Carter Lane 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. Carter Lane is a dead-end road and currently serves more than 30 residences as the sole route for ingress and egress.

Master Street Plan for S-2002



Bicycle Plan:

Carter Lane is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is located in the Central High National Register Historic District.

H. ANALYSIS:

The applicant requests to subdivide five (5) acres into 23 lots for single family residential development. The subdivision will contain 850 linear feet of new street.

The property contains an existing single-family residence located within the west half of the property. The east half of the property is undeveloped and mostly tree covered. A creek is located in the east half of the overall property. A driveway from Carter Lane is located at the southeast portion of the property.

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

Phase 1 - Lots 1-2 and Lots 21-23

Phase 2 - Lots 3-7 and Lots 16-20

Phase 3 - Lots 8-15

Lots 1 thru 8 and Lots 15 thru 22 will front on Old Cottage Lane which will run east/west from Carter Lane, through the center of the overall property. Lots 9 thru 14 will take access from Old Cottage Cove, which runs north/south at the east end of Old Cottage Lane. Lot 23 will take access from Carter Lane. The new streets within this subdivision will have 45 feet of right-of-way and be constructed to minor residential standards as per to the City's Master Street Plan.

The applicant is requesting two (2) variances with the proposed preliminary plat. Section 36-254 (d)(1) of the City's Zoning Ordinance requires a minimum 25-foot front building setback for R-2 zoned lots. Section 31-256 of the City's Subdivision Ordinance requires minimum street setbacks of 25 feet for corner lots. Therefore, the applicant is requesting a variance to allow Lot 23 with a 15-foot front setback and Lots 1 and 22 with 15-foot street side setbacks, all along the Carter Lane frontage. Staff supports the variance request.

Section 31-232 (e) requires a minimum lot width of 75 feet for residential corner lots. Lots 1 and 22 have lot widths of 67.5 feet. Therefore, the applicant is requesting a variance to allow the reduced lot width. Staff supports the variance request.

Stormwater detention areas will be located south of Lots 15-20 and east of Lots 8 and 15, between these lots and Old Cottage Cove. As of this writing, the applicant is working to submit Engineering Analysis for Stormwater Drainage as required by Section 31-90 of the code to the engineering divisions. Any issues with drainage must be resolved prior to a Grading Permit being issued for the property.

The applicant has proposed two (2) possible future secondary access points for the Carter Lane area. The first is located between Carter Lane and LaMarche Drive through property owned by this same developer, via Derring Place located just south of this property. The other possible secondary access will be extending the proposed Old Cottage Cove roadway to the north and tying into Gooch Drive to the northeast.

The Staff's knowledge, there are no outstanding issues associated with the proposed preliminary plat. Staff supports the preliminary plat with variances.

I. STAFF RECOMMENDATION:

Staff recommends approval of the 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.

February 12, 2026

ITEM NO.: 11 (CONT.)

FILE NO.: S-2002-A

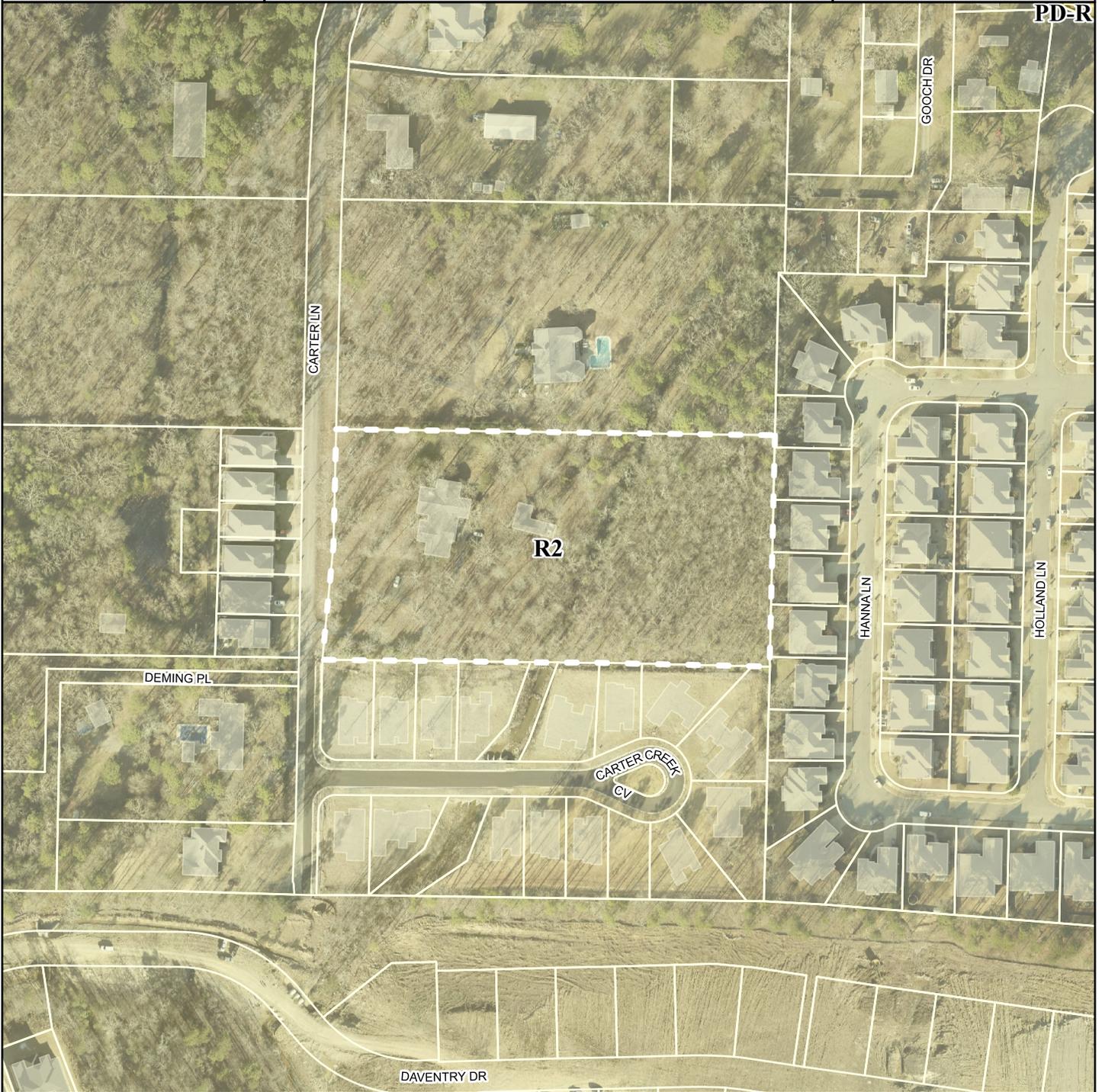
S-2002-A

4209 CARTER LANE

Planning Commission
FEBRUARY 12, 2026

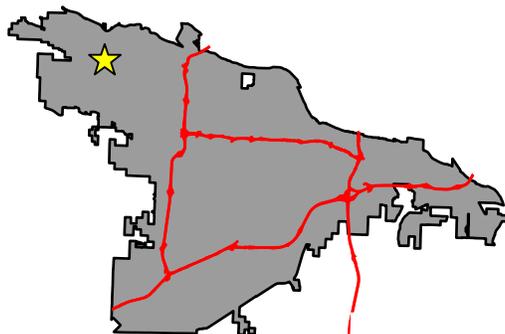
Zoning

PD-R

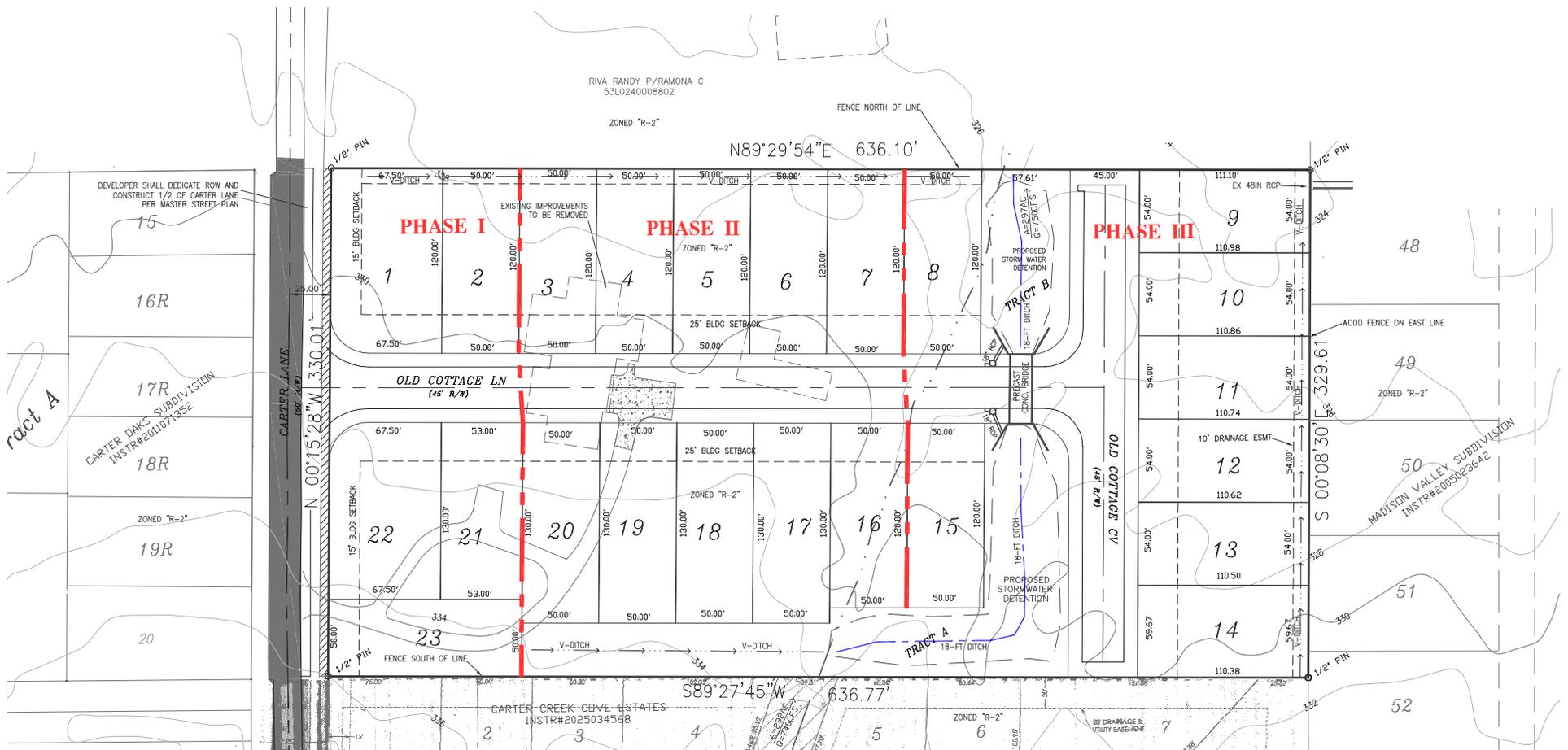


Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2002-A

Name: Cottages at Carter Lane

Location: 4209 Carter Lane

Title: Preliminary Plat



February 12, 2026

ITEM NO.: 12

FILE NO.: Z-9850-A

NAME: Bassett Parolee/Probationer Housing Facility – Special Use Permit

LOCATION: 3118 S. Iazard Street

OWNER/AUTHORIZED AGENT:

Phyllis Green (Owner)
16 Marchwood Cove
Little Rock, AR 72210

AREA: 0.17 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

The applicant failed to send notifications to surrounding property owners as required. Staff recommends the application be deferred to the March 12, 2026 Planning Commission meeting.

Z-9850-A

3118 S. IZARD ST.

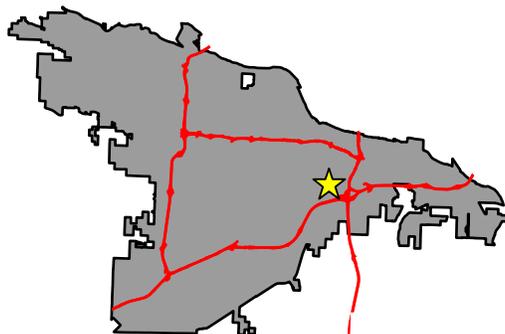
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- PARKS AND RECREATION
- SINGLE FAMILY
- MULTI FAMILY
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 13

FILE NO.: Z-10253

NAME: Perani – PD-C

LOCATION: 12223 Colonel Glenn Road

OWNER/AUTHORIZED AGENT:

Eileen, LLC (Owner)
1501 Rahling Road, Apt. 412
Little Rock, AR 72223

AREA: 0.52 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

CURRENT ZONING: R-2

The applicant failed to send notifications to surrounding property owners as required. Staff recommends the application be deferred to the March 12, 2026 Planning Commission meeting.

Z-10253

12223 COLONEL GLENN RD.

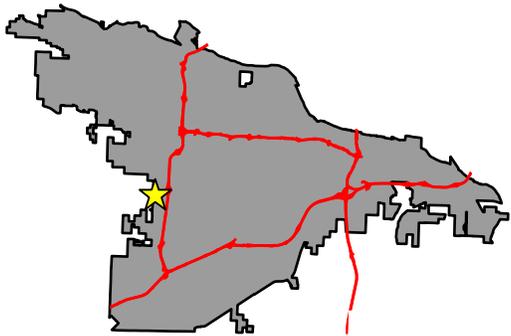
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10253

12223 COLONEL GLENN RD.

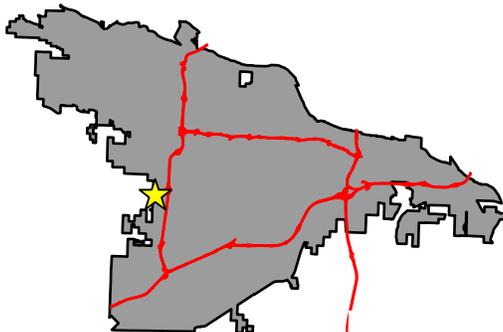
Planning Commission
FEBRUARY 12, 2026

Land Use

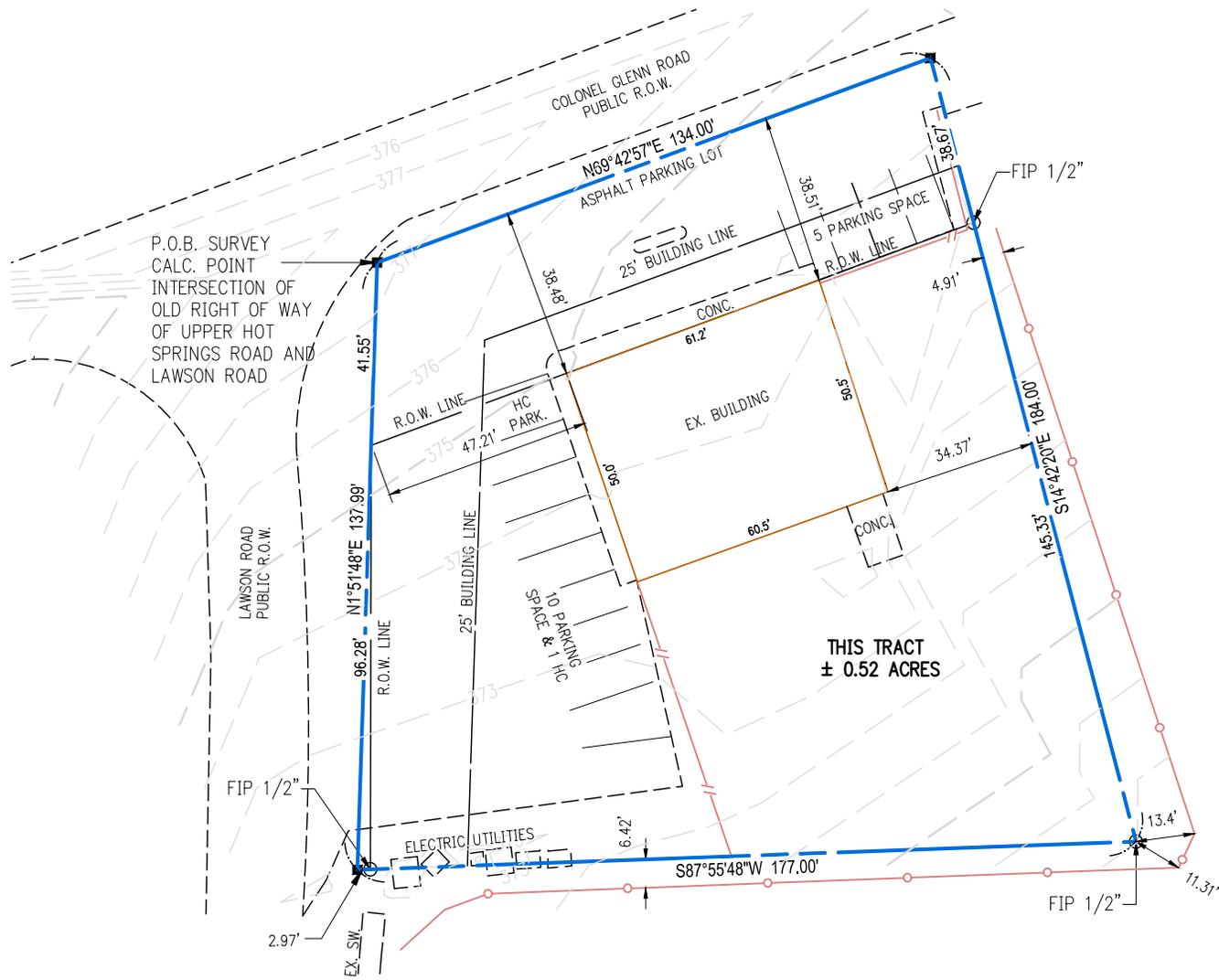


Legend

- Parcel Lines
- COMMERCIAL
- SERVICE TRADES DISTRICT
- MIXED OFFICE AND COMMERCIAL



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10253

Name: Perani

Location: 12223 Colonel Glenn Rd.

Title: PD-C



NAME: Southdale Estates Mobile Home Park – PD-R

LOCATION: 9105 Geyer Springs Road

AGENT/OWNER:

Randal B Frazier (Agent)
200 River Market Avenue, Suite 500
Little Rock, AR 72201

Southdale Estates, LLC (Owner)

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Circle
Little Rock, AR 72223

AREA: 4.8334 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone 4.8334 acres located at 9105 Geyer Springs Road from R-2 to PD-R to add four (4) manufactured homes to an existing mobile home park.

B. EXISTING CONDITIONS:

The property is occupied by an existing, non-conforming 210,543 square foot mobile home park consisting of two tracts with a total of thirty-seven (37) mobile/manufactured homes. The applicant is requesting to add an additional four (4) manufactured homes to tract 1, on the corner of Gourgues Lane and Geyer Springs Road. Both tract 1 and 2's western property lines are fenced in with a chain linked fence. There are three private drives, Cindy Lane, Gourgues Lane and George Lane circulating through the park. The property resides in a mixed-use area consisting of residential, office and commercial uses. The current zoning is R-2. The Future Land Use Plan is Residential High Density "RH".

C. NEIGHBORHOOD COMMENTS:

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): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: If necessary, please submit sewer plans to LRWRA.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office

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 an 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 replaced 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 all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

- 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of this district include developing facilities for all modes of transportation and protecting and stabilizing existing neighborhoods from haphazard placement of commercial uses. The Land Use Plan shows Residential High Density (RH) uses for the application area. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The application is for a Mobile Home Park.

To the east of the application area is area designated for Residential High Density (RH) uses and is characterized by mobile homes and apartment buildings. To the west is area designated for Office (O) uses and is characterized by medical offices. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by apartment buildings and single-family residences in developed subdivisions. North and northwest of the application area are areas designated for Commercial (C) uses and are characterized by office and commercial buildings.

This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

Geyer Springs 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:

Geyer Springs Road 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.

G. ANALYSIS:

The applicant is requesting to rezone 4.8334 acres located at 9105 Geyer Springs Road from R-2 to PD-R to add four (4) manufactured homes to an existing mobile home park.

The property is occupied by an existing, non-conforming 210,543 square foot mobile home park consisting of two tracts with a total of thirty-seven (37) mobile/manufactured homes. The applicant is requesting to add four (4) manufactured homes to tract 1, on the corner of Gourgues Lane and Geyer Springs Road. Both tract 1 and 2's western property lines are fenced in with a chain linked fence. There are three private drives, Cindy Lane, Gourgues Lane and George Lane circulating through the park. The property resides in a mixed-use area consisting of residential, office and commercial uses. The current zoning is R-2. The Future Land Use Plan is Residential High Density "RH".

Access to the park is from either Cindy Lane or Gourgues Lane on the western property line abutting Geyer Springs Road. The four (4) additional manufactured homes can be accessed from Gourgues Lane.

The four (4) additional manufactured homes each have their own proposed parking pad abutting Gourgues Lane. The dimensions of the additional manufactured homes are relatively the same in size as the existing mobile homes that range from 460 square feet to 1,064 square feet.

The setbacks for the proposed manufactured homes will be at least 5 feet from all property lines.

All signs must comply with Section 36-552 of the City's Zoning Ordinance.

Any required landscaping will comply with Chapter 15 of the City's Landscape Ordinance.

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

Staff is supportive of the requested rezoning to allow the existing mobile home park to add four (4) manufactured homes to the park. Staff feels there is enough space to properly accommodate the additions. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

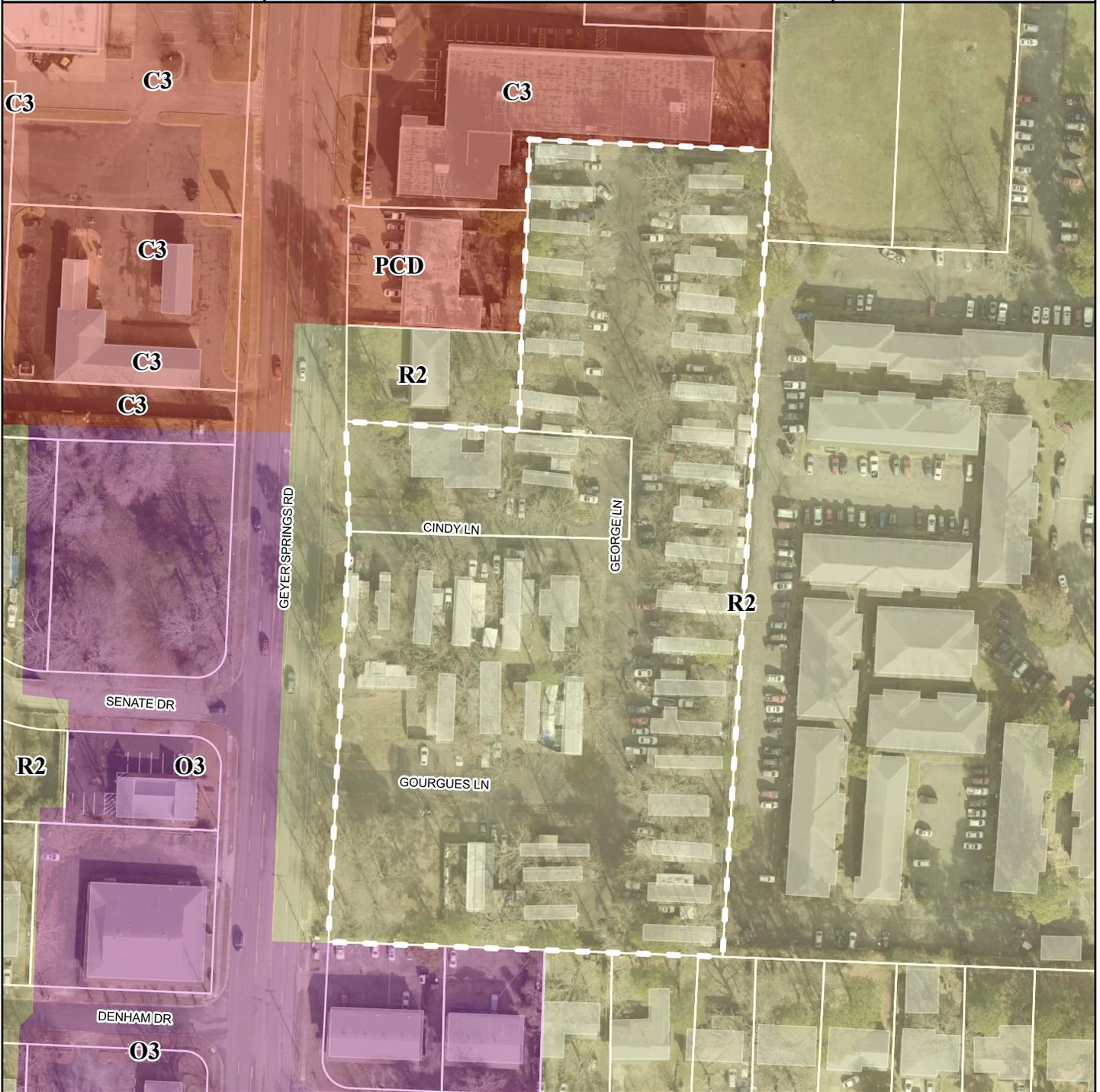
Staff recommends approval of the PD-R, subject to compliance with the comments and conditions outlined in paragraph E and the staff analysis of the agenda staff report.

Z-10256

9105 GEYER SPRINGS RD.

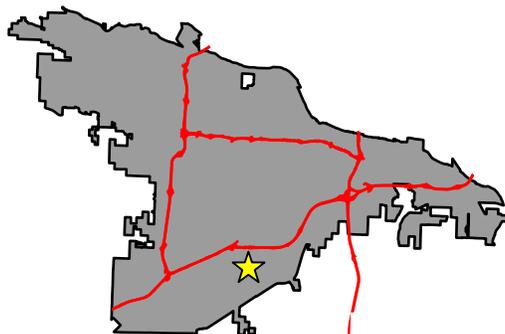
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10256

9105 GEYER SPRINGS RD.

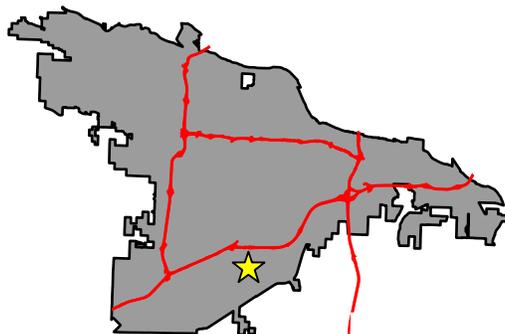
Planning Commission
FEBRUARY 12, 2026

Land Use

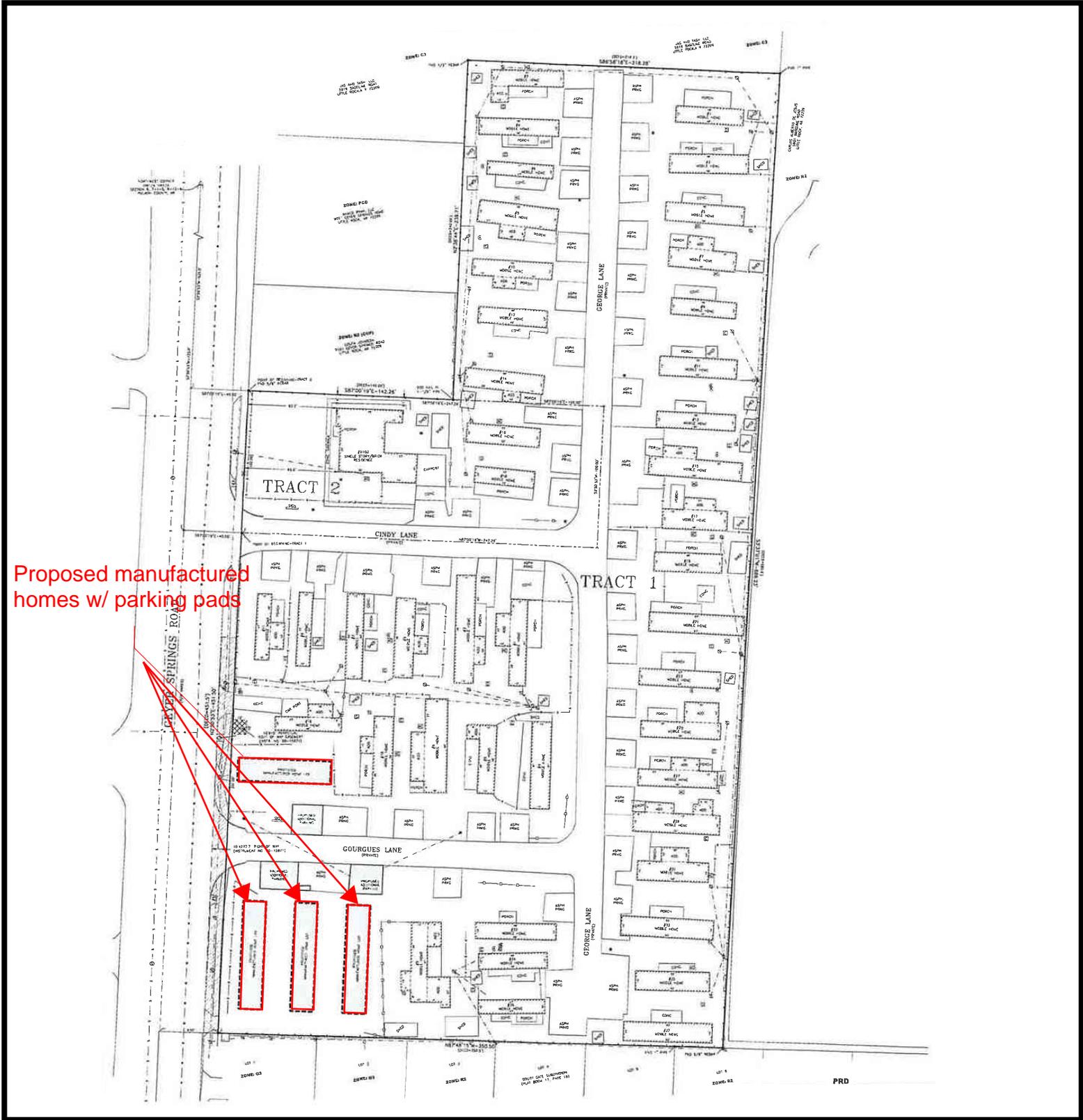


Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Proposed manufactured homes w/ parking pads

Sketch Map

City of Little Rock Planning & Development

Case No: Z-10256
Name: Southdale Estates Mobile Home Park
Location: 9105 Geyer Springs Rd.

Title: PD-R



February 12, 2026

ITEM NO.: 15

FILE NO.: Z-10257

NAME: Victoria Estates Mobile Home Park – PD-R

LOCATION: 5820 W. 65th Street

AGENT/OWNER:

Randal B Frazier (Agent)
200 River Market Avenue, Suite 500
Little Rock, AR 72201

Victoria Estates, LLC (Owner)

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Circle
Little Rock, AR 72223

AREA: 5.0098 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone 5.0098 acres located at 5820 W. 65th Street from C-3 to PD-R to add three (3) manufactured homes to the existing mobile home park.

B. EXISTING CONDITIONS:

The property is occupied by an existing, non-conforming 218,227 square foot mobile home park consisting of forty-three (43) mobile/manufactured homes. The applicant is requesting to add three (3) manufactured homes to the northeast corner of the mobile home park. There are two private drives, Hazel Street and Harvey Street circulating through the park. The property resides in a mixed-use area consisting of predominately industrial and commercial uses. The current zoning is C-3. The Future Land Use Plan is Commercial "C".

C. NEIGHBORHOOD COMMENTS:

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): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: If necessary, please submit sewer plans to LRWRA.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office

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 an 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 replaces 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 all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

- 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 13, the 65th Street East Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and significant environmental features and systems. 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. The application is for a Mobile Home Park.

To the south of the application area is area designated for Commercial (C) uses and is characterized by office and commercial buildings, a faith-based institution, and a warehouse. To the north, east, and west of the application area is area designated for Light Industrial (LI) uses and is characterized by warehouses, auto service buildings, and a commercial print shop.

This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

W. 65th Street 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:

W. 65th Street 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.

G. ANALYSIS:

The applicant is requesting to rezone 5.0098 acres located at 5820 W. 65th Street from C-3 to PD-R to add three (3) manufactured homes to the existing mobile home park.

The property is occupied by an existing, non-conforming 218,227 square foot mobile home park consisting of forty-three (43) mobile/manufactured homes. The applicant is requesting to add three (3) manufactured homes to the northeast corner of the mobile home park. There are two private drives, Hazel Street and Harvey Street circulating through the park. The property resides in a mixed-use area consisting of predominately industrial and commercial uses. The current zoning is C-3. The Future Land Use Plan is Commercial "C".

Access to the park is from either the Hazel Street or Harvey Street entrance on the southern property line from W. 65th Street.

The three (3) additional manufactured homes each have their own proposed parking pad abutting Harvey Street. The dimensions of the additional mobile homes are relatively the same in size as the existing mobile homes that range from 480 square feet to 1,216 square feet.

The setbacks for the proposed manufactured homes will be at least 40 feet from all property lines.

All signs must comply with Section 36-552 of the City's Zoning Ordinance.

Any new fencing or wall erected will comply with Section 36-516 of the City's Zoning Ordinance.

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

Staff is supportive of the requested rezoning to allow the existing mobile home park to add three (3) manufactured homes to the park. Staff feels there is enough space to properly accommodate the additions. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

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

Z-10257

5820 W. 65th ST.

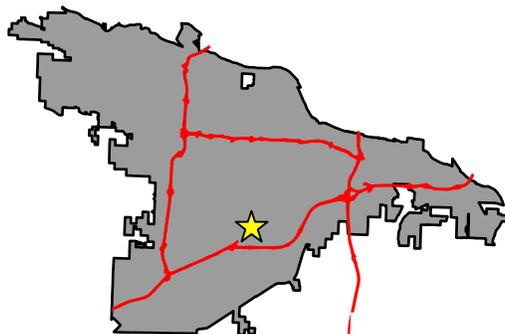
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- INDUSTRIAL
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



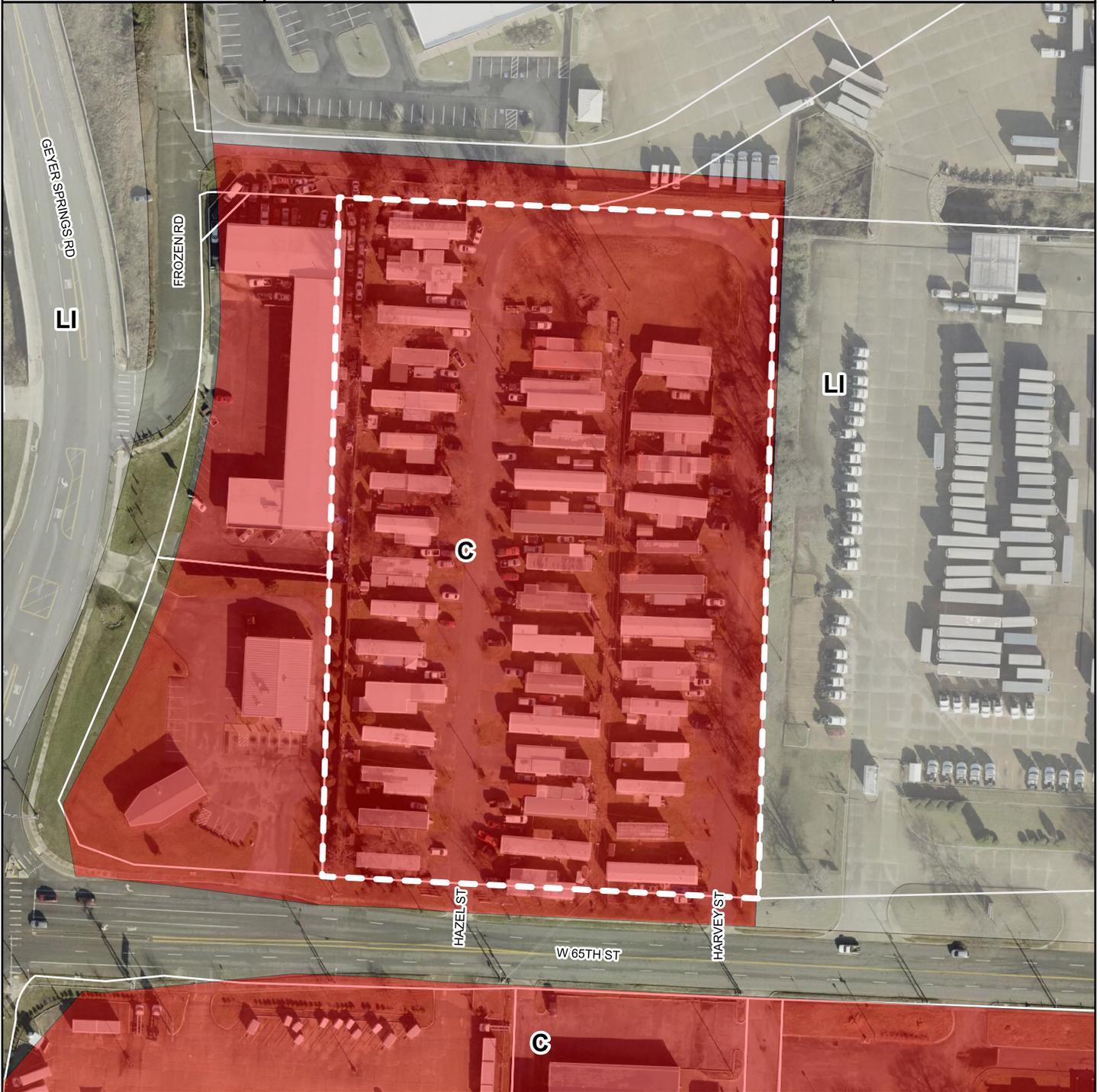
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10257

5820 W. 65th ST.

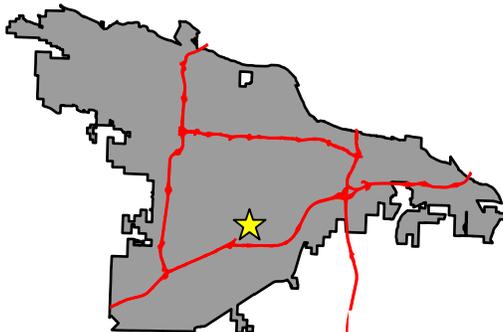
Planning Commission
FEBRUARY 12, 2026

Land Use



Legend

- Parcel Lines
- LIGHT INDUSTRIAL
- COMMERCIAL



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 16

FILE NO.: Z-7838

NAME: Rush Engine DBA Triumph of Arkansas – Short-Form PCD Revocation

LOCATION: Immediately South of 4111 S. University Avenue

DEVELOPER:

Benbran, LLC
10809 Executive Center Drive, Suite 100
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Benbran, LLC (Owner)

SURVEYOR/ENGINEER:

N/A

AREA: 12.24 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

None Requested.

BACKGROUND/REQUEST:

On August 1, 2005 the Board of Directors approved Ordinance No. 19,358 which rezoned the property located immediately south of 4111 S. University Avenue from C-3 to PCD and established the Rush Engine DBA Triumph of Arkansas – Short-Form PCD. The approved PCD was to allow for the development of a motorcycle sales business with outdoor display. Office/warehousing and C-3 permitted uses were also approved with the PCD requests. A portion of the property is located in the floodway.

The property is currently undeveloped. Some site work has taken place in preparation for future development.

The property owner does not wish to pursue the previously approved PCD development and is requesting that the PCD zoning be revoked and the property be restored to its original C-3 zoning.

Staff is supportive of the PCD revocation. The property is designated as “C” Commercial

February 12, 2026

ITEM NO.: 16 (CONT.)

FILE NO.: Z-7838

on the City's Future Land Use Plan.

STAFF RECOMMENDATION:

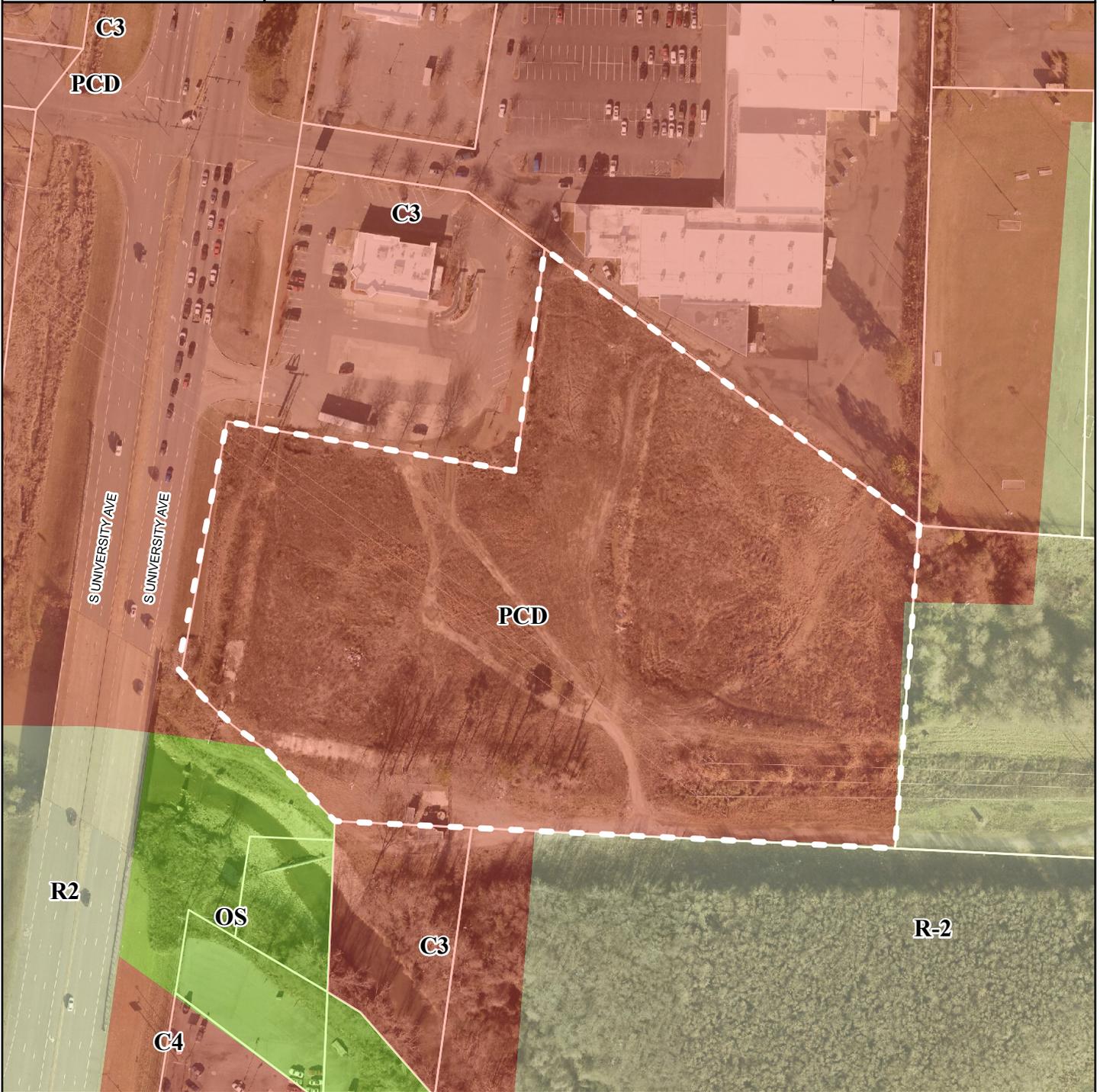
Staff recommends approval of the PCD revocation request.

Z-7838

IMMEDIATELY SOUTH OF 4111 S. UNIVERSITY AVE.

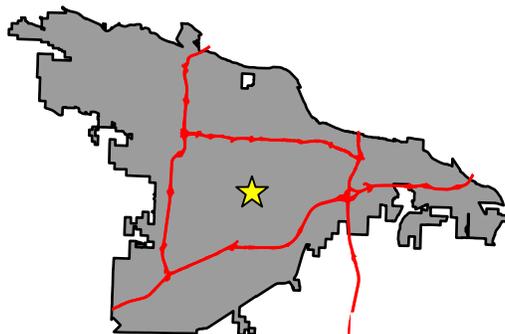
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- OPEN SPACE
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

FILE NO.: A-353 and Z-10265

NAME: Faymonville Annexation and I-3, Heavy Industrial Zoning

LOCATION: 5414 Fletcher Drive

OWNER/AUTHORIZED AGENT:

Faymonville Real Estate, LLC (Owner)
8720 Faulkner Lake Rd
North Little Rock, AR 72117

James Isom (Agent)
Isom Company, LLC
400 W. Capitol Ave, Suite 1700
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 53.07 acres more or less

WARD: N/A

PLANNING DISTRICT: 26

CURRENT LAND USE: I, Industrial

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 January 9, 2026.
- The petition qualifies as an annexation by 100%, in accordance with Arkansas Code § 14-40-609.
- The County Judge's Order verifying findings was filed on January 20, 2026.
- In a letter dated October 2, 2025, 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 area's western and northern boundaries.

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 53.07 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 under the I-3, Heavy Industrial Zoning District.

The request is to establish the I-3, Heavy Industrial District designation for the petitioned land upon annexation. The zoning designation 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 53.07 acres of clear cut, undeveloped land void of structures with a utility easement running through a portion of the eastern property. The site is accessed via Fletcher Drive, which is classified as a private road taking access from Zeuber Road to the north. The most western parcel shown on the survey that abuts Fletcher Drive is already incorporated. The land is protected by a levee system.

C. NEIGHBORHOOD NOTIFICATIONS:

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

FILE NO. (Cont.): A-353 and Z-10265

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department: No comments received.

Public Works Department: No comments received.

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: No comment received.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: The initial cost to CAW for this annexation will be \$0, all improvements are required to be installed by the developer.

Fire Department: Based on estimated travel times and current first-due coverage from the City of Little Rock Fire Stations that would serve the annexation area, the Little Rock Fire Department (LRFD) anticipates no need for additional fire stations, apparatus, or staffing to serve this area at this time. Accordingly, no incremental personnel, equipment, or station infrastructure costs are anticipated as a direct result of this annexation under current conditions.

This assessment is based on existing road access and current development assumptions. The LRFD requests re-evaluation if any of the following change or are proposed as part of the annexation or subsequent development approvals:

- Significant increases in density, scope, or intensity of development (e.g., large multifamily, industrial, high-hazard, or major commercial projects)
- Changes to primary access routes, traffic controls, gates, bridges, or other constraints that could impact response times

- Water supply/fire flow needs that exceed existing system capability (hydrant spacing, flow testing, tank or main improvements)
- Street/parcel configurations that limit apparatus access, turnaround, or staging

Police Department: There would be no additional costs for personnel, equipment, or infrastructure needs to maintain response times and coverage for this area. At this time, no additional patrol units or a new substation be required to serve the expanded jurisdiction as we currently patrol in this area already.

Parks and Recreation: Currently, Little Rock Parks and Recreation does not provide amenities in this immediate area. The nearest park is Remmel Park which is north of I-440 which is approximately 8-minute drive or 1hour walk. This park has limited amenities.

County Planning: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in the Port South Planning District, District 26. The development principles of the district include two goals: to allow for future expansion of industrial uses lying to the north and the protection of existing agricultural land.

The Land Use Plan shows Industrial (I) for the requested area. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual basis rather than according to an overall development plan.

The areas surrounding the site are designated for Industrial (I) use and are characterized by two large scale industrial developments to the north, west, and east (Amazon, South Port Industrial Park, and Central Freight Line) and open farmland, wetland and wetland bank parcels to the south.

There has been one (1) Land Use Plan amendment in the vicinity which changed the land use of the area in 2010 from Agricultural (A) to Industrial (I).

Master Street Plan:

The site is accessed via Fletcher Drive, which terminates at the site's northeast corner. Fletcher Drive is classified as a private road taking access to the public right-of-way from Zeuber Road to the north. Zeuber Road is designated as a Minor Arterial on the Master Street Plan. The primary function of a Minor Arterial is to provide short distance travel within the urbanized area. Zeuber Road has been constructed to the 'Industrial Street' design standard with shoulders and open ditches. Standard right-of-way is 90 feet.

Bicycle Plan:

Zeuber Rd is a designated bike route on the Master Bike Plan as a Proposed Class III Bike Routes. Class III Bike Routes utilize sharrow pavements markings and directional signage to indicate facility use. Class III Bike Routes do not require additional right-of-way.

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 of Little Rock's municipal boundary along its western and northern edges. The subject property lies within what was formerly the City's extraterritorial jurisdiction (ETJ), which was repealed in August 2025 following the enactment of Act 314 by the Arkansas Legislature. The site consists of approximately 53.07 acres of clear-cut, undeveloped land with no existing structures. A utility easement traverses a portion of the eastern property, and the land is protected by a levee system. Access to the site is provided via Fletcher Drive, a private road that connects to Zeuber Road to the north. The most western parcel abutting Fletcher Drive is already incorporated into the City.

The Arkansas Geographic Information Systems Office (AGIO), in a letter dated October 2, 2025, 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 January 20, 2026. The Order sets the exact boundaries of the annexation.

Land Use & Zoning

The subject area is designated as Industrial (I) by the Land Use Plan. Surrounding land uses include large-scale industrial developments to the north, west, and east (Amazon, South Port Industrial Park, and Central Freight Line) and open farmland and wetland parcels to the south.

The area is not currently zoned. The applicant requests zoning of I-3, Heavy Industrial District, to be applied concurrently with annexation (Z-10265). The I-3 zoning district is designed to accommodate industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city. The incorporated land north, northeast, and west are zoned I-3, Heavy Industrial, is designated for Industrial (I) use, and is characterized by three large scale industrial developments that have completed construction within the past four years. The lands to the south and east are unincorporated and not currently zoned. The proposed zoning designation request aligns with the development principles of the Port South Planning District (District 26), which emphasize industrial expansion and the protection of agricultural land.

Infrastructure & Services

As Fletcher Drive is a private road, there is no additional assumption of municipal responsibility for this roadway.

No municipal solid waste services will be provided to the area as there are no residential structures on the land and development intends for non-residential uses.

The nearest Little Rock Water Reclamation Authority (LRWRA) facility is a 30" sewer line approximately 950 feet from the subject area. No comments have been received by Little Rock Water Reclamation on the proposed annexation. The nearest Central Arkansas Water (CAW) facility is a 16" water line approximately 950 feet from the subject area in the southern right-of-way of Zeuber Road. 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 4 at 7500 Lindsey Road, approximately 1.73 miles from the closest annexation area utilizing the existing street system. The Fire Department anticipates no additional resources to serve the area. The current patrol district for the Little Rock Police Department adjacent to this area is approximately 10,592 acres. The annexation would increase the patrol district by 0.47 percent. The Little Rock Police Department currently patrols this area and has indicated that no additional resources are immediately necessary.

The proposed annexation of the Faymonville property is consistent with the City's long-range planning goals and represents a logical extension of the municipal boundary. The requested zoning designation of I-3, Heavy Industrial District, is compatible with surrounding development and aligns with the Port South Planning District objectives. Annexation will allow for the orderly provision of municipal services and infrastructure, and support continued industrial growth in the industrial park of the City.

I. STAFF RECOMMENDATION:

The Staff recommends approval of annexation and incorporation of the land into the City of Little Rock and the concurrent designation of the zoning classification of the area to I-3, Heavy Industrial Zoning District.

A-353

5414 FLETCHER DR.

Planning Commission
FEBRUARY 12, 2026

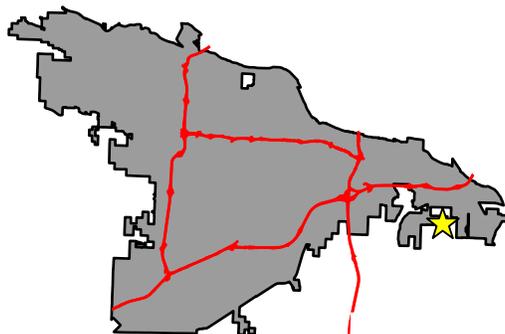
2025 Aerial

CITY LIMITS



Legend

Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-353

5414 FLETCHER DR.

Planning Commission
FEBRUARY 12, 2026

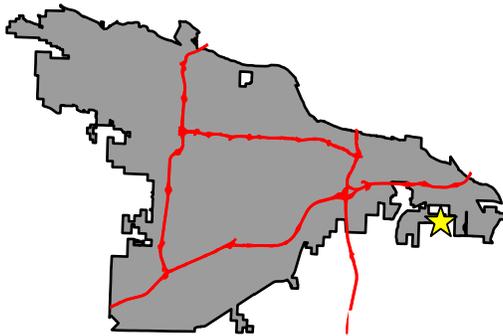
Zoning

CITY LIMITS



Legend

- INDUSTRIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

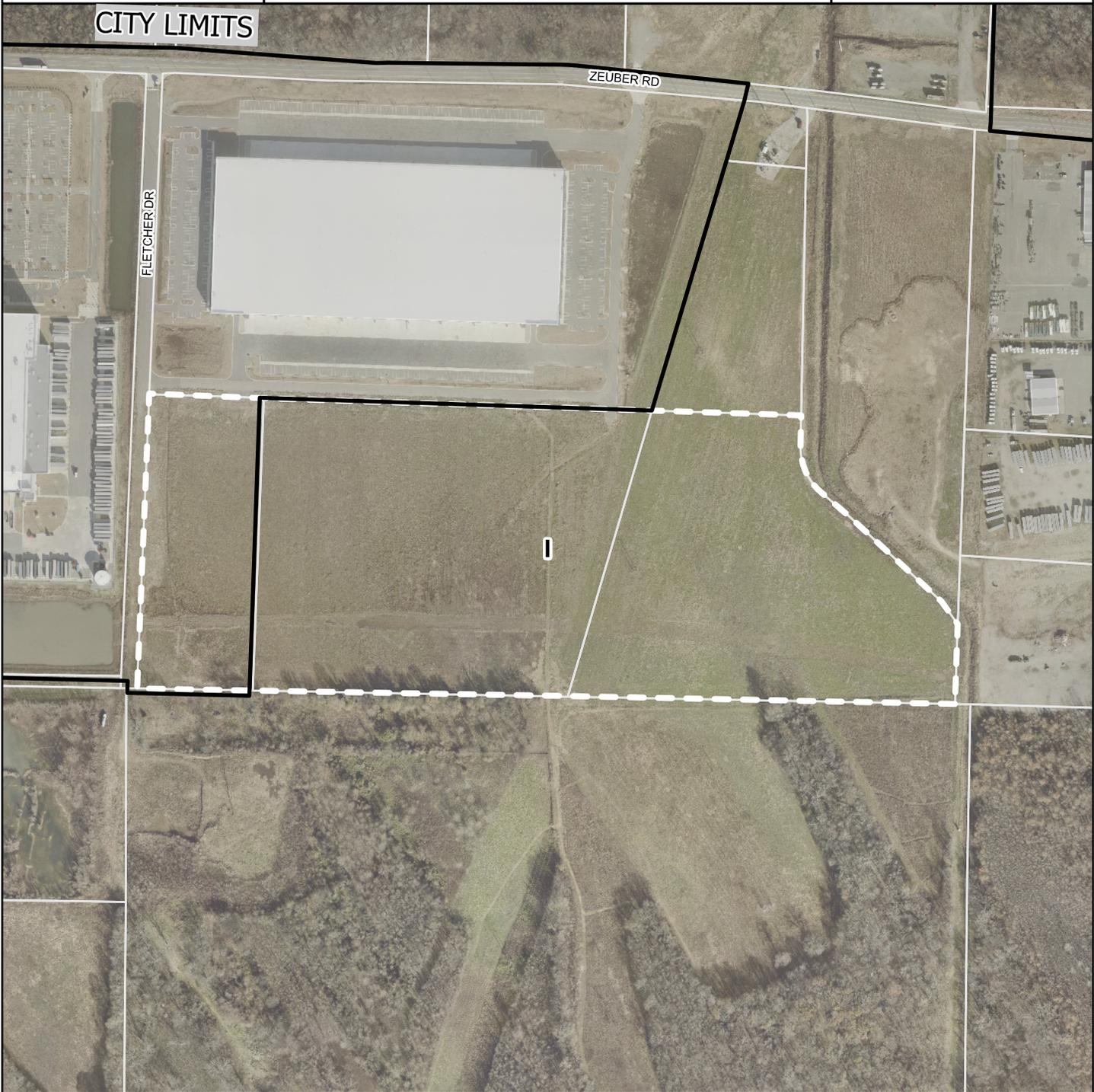
A-353

5414 FLETCHER DR.

Planning Commission
FEBRUARY 12, 2026

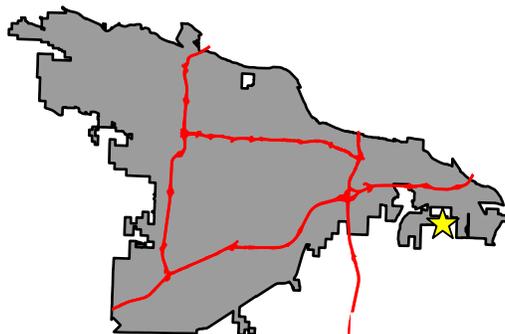
Land Use

CITY LIMITS



Legend

- Parcel Lines
- INDUSTRIAL



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-353

5414 FLETCHER DR.

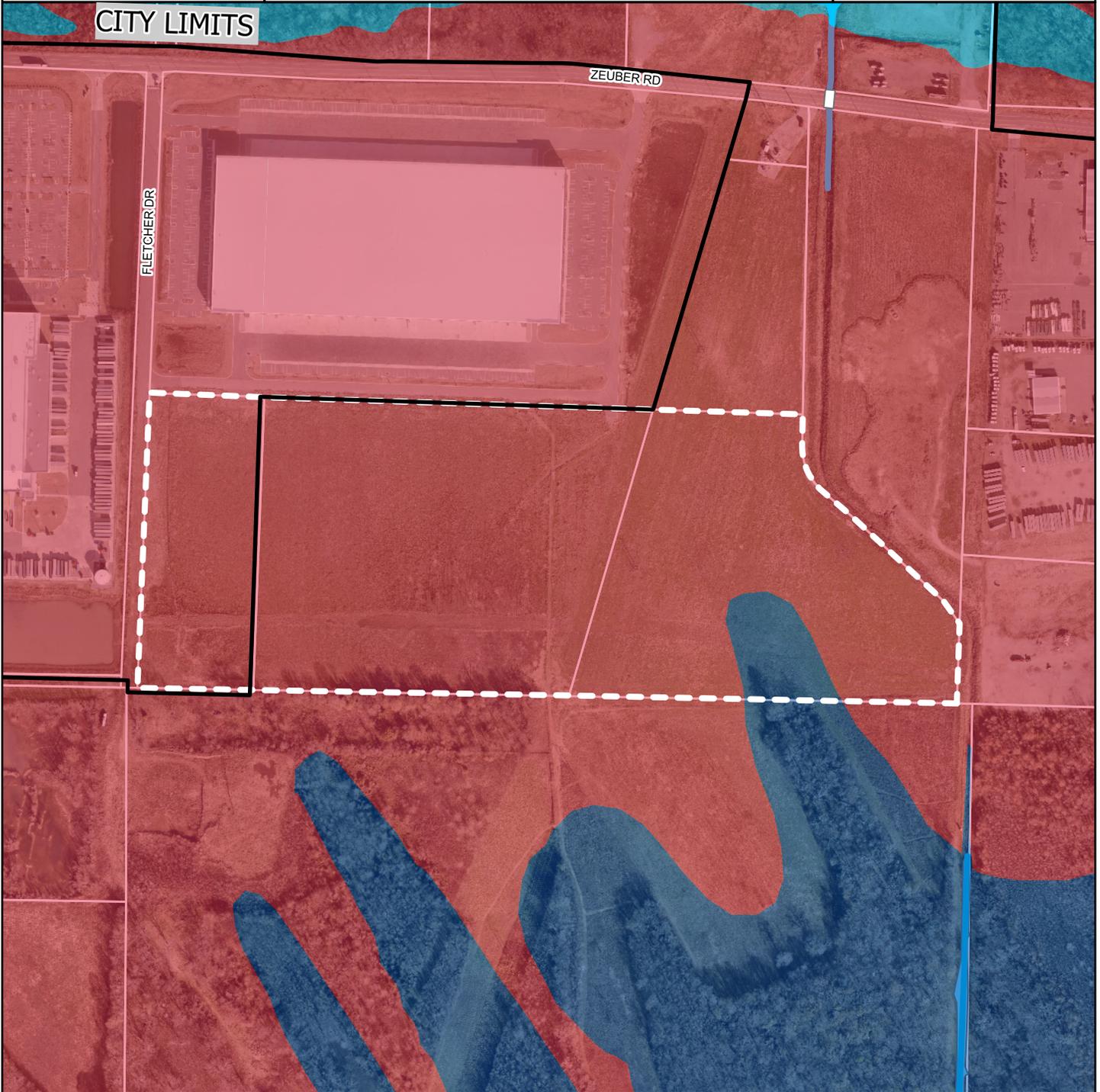
Planning Commission
FEBRUARY 12, 2026

Flood Hazard

CITY LIMITS

ZEUBER RD

FLETCHER DR



Legend

- Parcel Lines
- Stream Channel
- Stream
- 1% Flood, Zone A
- 1% Flood Outside Floodway
- Outside 1% Annual Floodplain, Zone X (Protected by Levee)
- Bridge



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-353

5414 FLETCHER DR.

Planning Commission
FEBRUARY 12, 2026

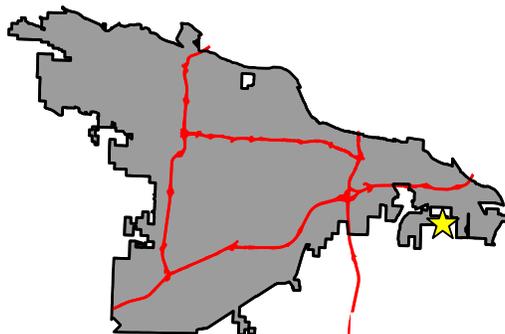
Master Street Plan

CITY LIMITS



Legend

-  Parcel Lines
-  Collector



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-353

5414 FLETCHER DR.

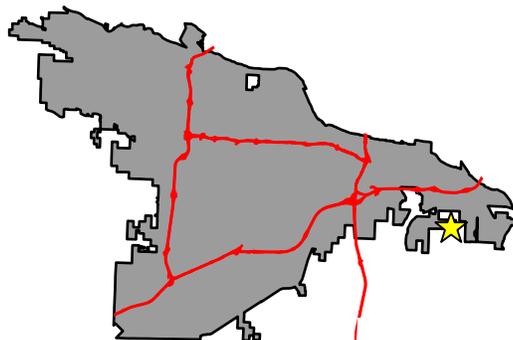
Planning Commission
FEBRUARY 12, 2026

Active Transportation



Legend

- Parcel Lines
- BIKEWAY III-ROUTE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 18

FILE NO.: A-354 and Z-10259

NAME: Kanis Road Annexation and MF-12, Multi-Family Zoning District

LOCATION: 14703 Kanis Road

OWNER/AUTHORIZED AGENT:

BJ White (Owner)
14703 Kanis Road
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 2.8 acres more or less

WARD: N/A

PLANNING DISTRICT: 18

CURRENT LAND USE: RM, Residential Medium & RL, Residential Low

CURRENT ZONING: Not currently zoned.

The applicant failed to submit supporting documents as required. Staff recommends the application be deferred to the March 12, 2026 Planning Commission meeting.

NAME: Hayes – STR-1 – Special Use Permit

LOCATION: 1801 E. 3rd Street

APPLICANT/OWNER:

Kenneth Hayes
1722 E. Capitol Avenue
Little Rock, AR 72202

AREA: .06 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit for the 0.06-acre property located at 1801 E 3rd Street to allow the property to operate as a short-term rental 1 (STR-1) with a maximum stay of twenty-nine (29) days. The owner lives within 1,500 feet of the property. The residence is not being used as a short-term rental. The entire unit will be rented out as a whole.

B. EXISTING CONDITIONS:

The property is occupied by a 2,213 square foot, two-story, single-family residence. The home resides in a two-family residential neighborhood. There is a multiple-car driveway that will provide five (5) off-street parking spaces. The current zoning is R-4. The Future Land Use Plan is Residential Medium Density "RM".

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 6, the East Little Rock 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 Medium Density (RM) uses 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. The application is for a STR-1.

Surrounding the application area is designated for Residential Medium Density (RM) use and is characterized by single-family homes and two faith-based institutions.

This site is not located in an Overlay District.

Master Street Plan:

E. 3rd 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:

E. 3rd 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.

G. ANALYSIS:

The applicant is requesting a special use permit for the 0.06-acre property located at 1801 E 3rd Street to allow the property to operate as a short-term rental 1 (STR-1) with a maximum stay of twenty-nine (29) days. The owner lives within 1,500 feet of the property. The residence is not being used as a short-term rental. The entire unit will be rented out as a whole.

The property is occupied by a 2,213 square foot, two-story, single-family residence. The home resides in a two-family residential neighborhood. There is a multiple-car driveway that will provide five (5) off-street parking spaces. The current zoning is R-4. The Future Land Use Plan is Residential Medium Density "RM".

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes "development standards" for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.

5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
14. Principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or

structure as a whole shall be determined by the Arkansas Fire Prevention Code.

16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (5) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-one (141) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested special use permit to allow a short-term rental 1 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the special use permit, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

Z-9533-A

1801 E 3rd ST.

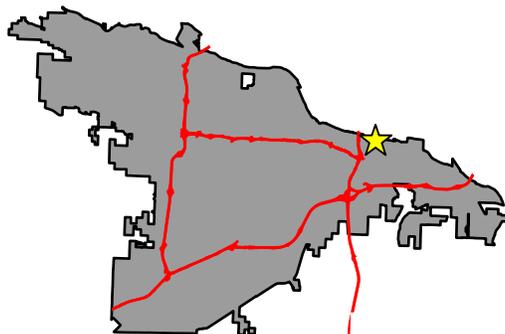
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

- INDUSTRIAL
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 20

FILE NO.: Z-8779-C

NAME: Teeter Property Group – STR-2 – PD-C

LOCATION: 3011-B W. Markham Street

AGENT/OWNER:

Becca Swarna (agent)
13907 Hinson Road
Little Rock, AR 72212

Teeter Property Group, LLC (owner)

SURVEYOR/ENGINEER:

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

AREA: .06 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.06-acre property located at 3011-B W. Markham Street from C-3 to PD-C to allow the upstairs apartment to operate a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The apartment will be rented out as a whole unit and the short-term rental has been in operation for a year.

B. EXISTING CONDITIONS:

The property is occupied by a 3,670 square foot, two-story, commercial building, which 1,150 square feet of that is occupied by the apartment on the second floor. The building resides on the Markham Street corridor that comprises commercial and residential uses. There is one dedicated off-street parking space on the western side of the building's parking lot. The current zoning is C-3. The Future Land Use Plan is Commercial "C".

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. 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 principle of this district is 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 Commercial (C) uses 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. The application is for a STR-2.

To the north, east, and west of the application area is area designated for Commercial (C) use and is characterized by mixed-use row buildings, a gas station, and an apartment building. To the south is area designated for Residential Low Density (RL) use and is characterized by single-family homes interspersed with duplexes and apartments.

This site is not located in an Overlay District.

Master Street Plan:

W. Markham Street 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:

This portion of W. Markham Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is the site of the Coley Building, also known as the Buice Drugs/Erwin Barber & Beauty Shop. This site was constructed in the 20th Century Standard Commercial Style and is sited by common walls with commercial storefronts along Markham. This site is contributing to the Stiff Station National Register Historic District. Two of the three other surveyed storefronts in the row building are contributing structures.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposed use will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources beyond the alterations already performed.

G. ANALYSIS:

The applicant is requesting to rezone a 0.06-acre property located at 3011-B W. Markham Street from C-3 to PD-C to allow the upstairs apartment to operate a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The apartment will be rented out as a whole unit and the short-term rental has been in operation for a year.

The property is occupied by a 3,670 square foot, two-story, commercial building, which 1,150 square feet of that is occupied by the apartment on the second floor. The building resides on the Markham Street corridor that comprises commercial and residential uses. There is one dedicated off-street parking space on the western side of the building’s parking lot. The current zoning is C-3. The Future Land Use Plan is Commercial “C”.

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes “development standards” for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.

9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type 1 & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
14. Principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (1) vehicle.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-one (141) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow a short-term rental 2 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

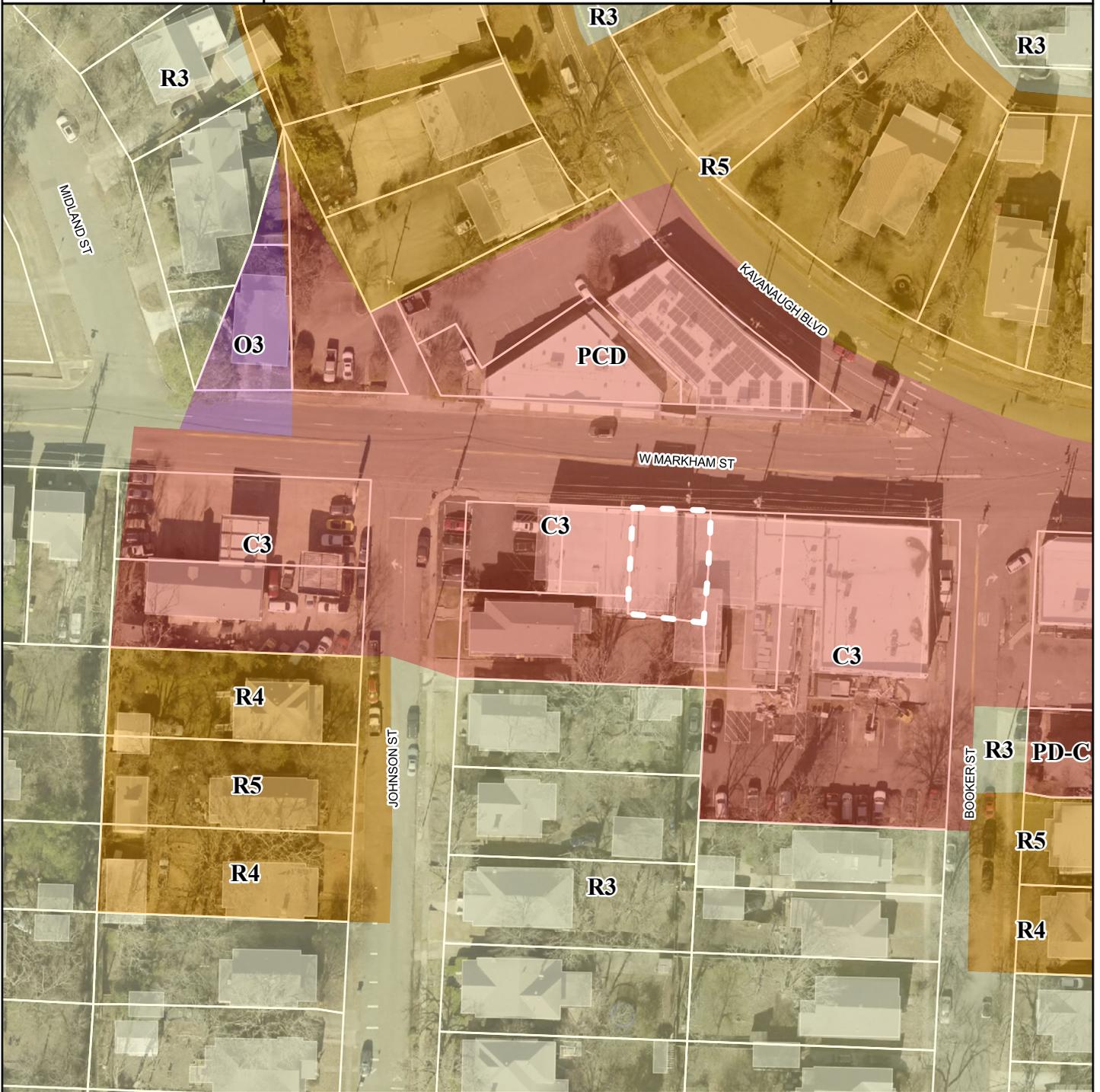
Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

Z-8779-C

3011-B W. MARKHAM ST.

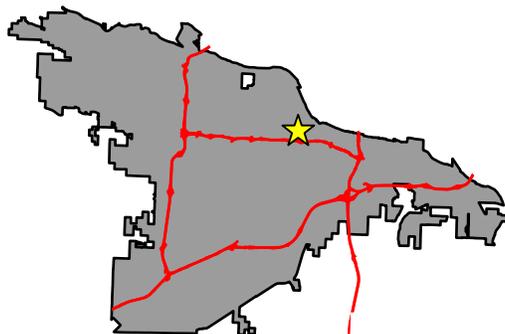
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

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



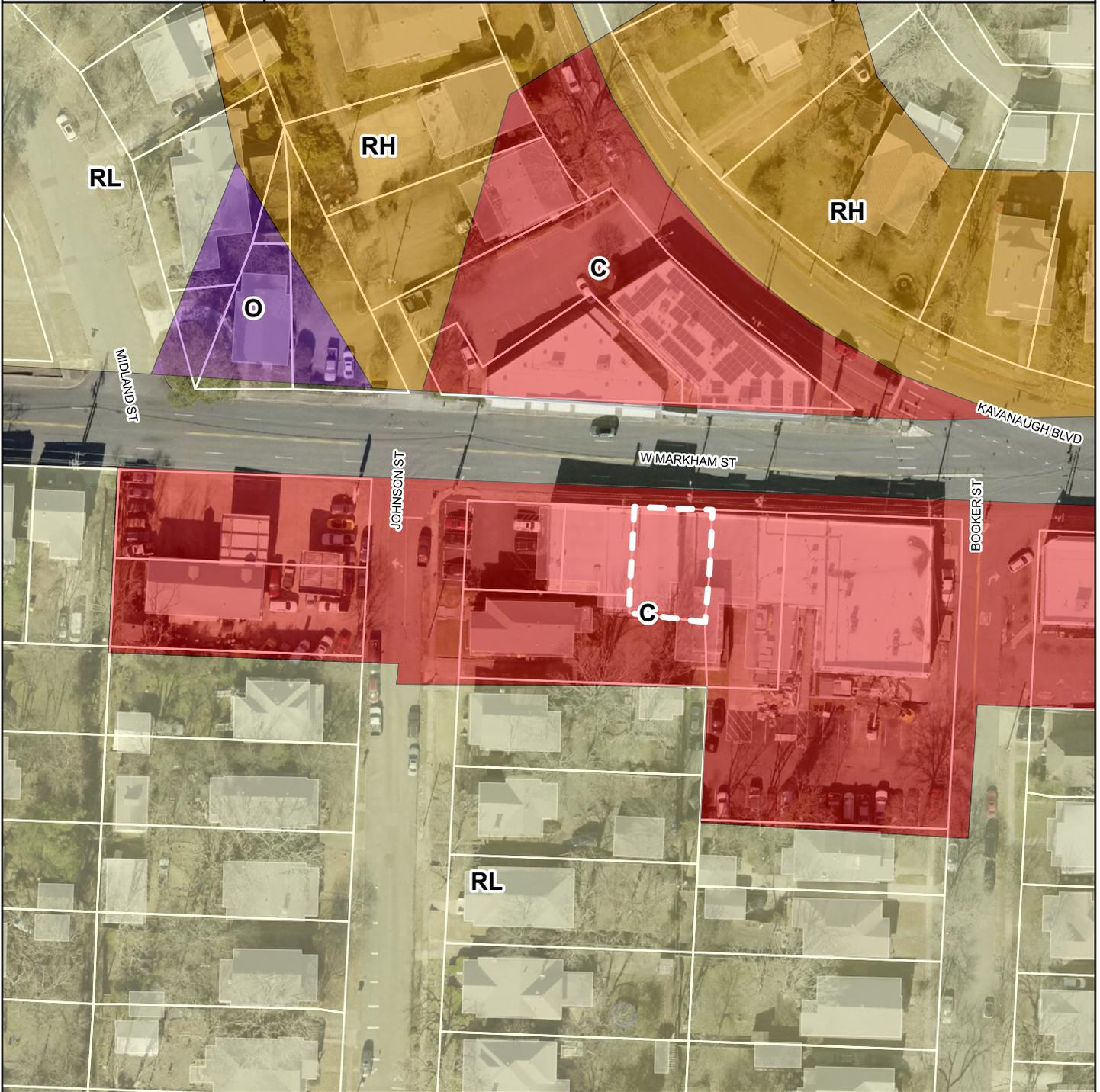
DEPARTMENT OF
**PLANNING &
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Z-8779-C

3011-B W. MARKHAM ST.

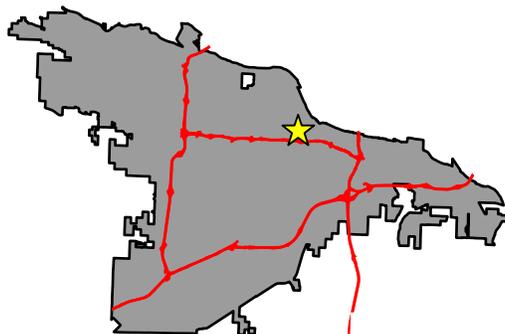
Planning Commission
FEBRUARY 12, 2026

Land Use



Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL HIGH DENSITY
-  COMMERCIAL
-  OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

NAME: Archer – STR-(2) – PD-C

LOCATION: 5521 J Street

APPLICANT/OWNER:

Nicholas Archer (applicant)
70 Vigne Boulevard
Little Rock, AR 72223

Archer Ventures, LLC (owner)

SURVEYOR/ENGINEER:

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

AREA: .15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.15-acre property located at 5521 J Street from R-2 to PD-C to allow the property to operate two (2) short-term rentals 2 (STR-2) with a maximum stay of twenty-nine (29) days. The property contains a studio unit and a main residence. Both the main residence and the studio unit will be rented out as separate units. The owner will not reside in either residence. Both residences are currently vacant and are not being used as short-term rentals.

B. EXISTING CONDITIONS:

The property is occupied by a 722 square foot, one-story, single-family residence and a 240 square foot, one-story accessory dwelling. There are two driveways providing a total of seven (7) off-street parking spaces. The property resides in a predominately single-family residential neighborhood. Forest Heights Stem Academy is to the west

of the property and Holy Souls Church is southeast of the property. The current zoning is R-2. The Future Land Use Plan is Residential Low Density "RL".

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. 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. The application is for a STR-2.

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

The subject site is located in the Hillcrest Design Overlay District (Ord. 20223). The purpose of the Hillcrest design overlay district is to help maintain the built environment in a neighborhood that is rich in history and architectural character and consists of both a vital residential area and a thriving commercial sector. In order to preserve and enhance those qualities, compatible design and scale of buildings, parking areas, signage, landscaping, streetscapes, and street furnishings are required such that the friendly, pedestrian-oriented, "small-town" nature of the neighborhood is continued.

Master Street Plan:

J 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:

J 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.

G. ANALYSIS:

The applicant is requesting to rezone a 0.15-acre property located at 5521 J Street from R-2 to PD-C to allow the property to operate two (2) short-term rentals 2 (STR-2) with a maximum stay of twenty-nine (29) days. The property contains a studio unit and a main residence. Both the main residence and the studio unit will be rented out as separate units. The owner will not reside in either residence. Both residences are currently vacant and are not being used as short-term rentals.

The property is occupied by a 722 square foot, one-story, single-family residence and a 240 square foot, one-story accessory dwelling. There are two driveways providing a total of seven (7) off-street parking spaces. The property resides in a predominately single-family residential neighborhood. Forest Heights Stem Academy is to the west of the property and Holy Souls Church is southeast of the property. The current zoning is R-2. The Future Land Use Plan is Residential Low Density "RL".

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes

“development standards” for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet

local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

- 11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
- 12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
- 13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
- 14. Principal renter shall be at least eighteen (18) years of age.
- 15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
- 16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
- 17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (7) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-one (141) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City’s new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow a short-term rental 2 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C, subject to compliance with the comments

February 12, 2026

ITEM NO.: 21 (CONT.)

FILE NO.: Z-10246

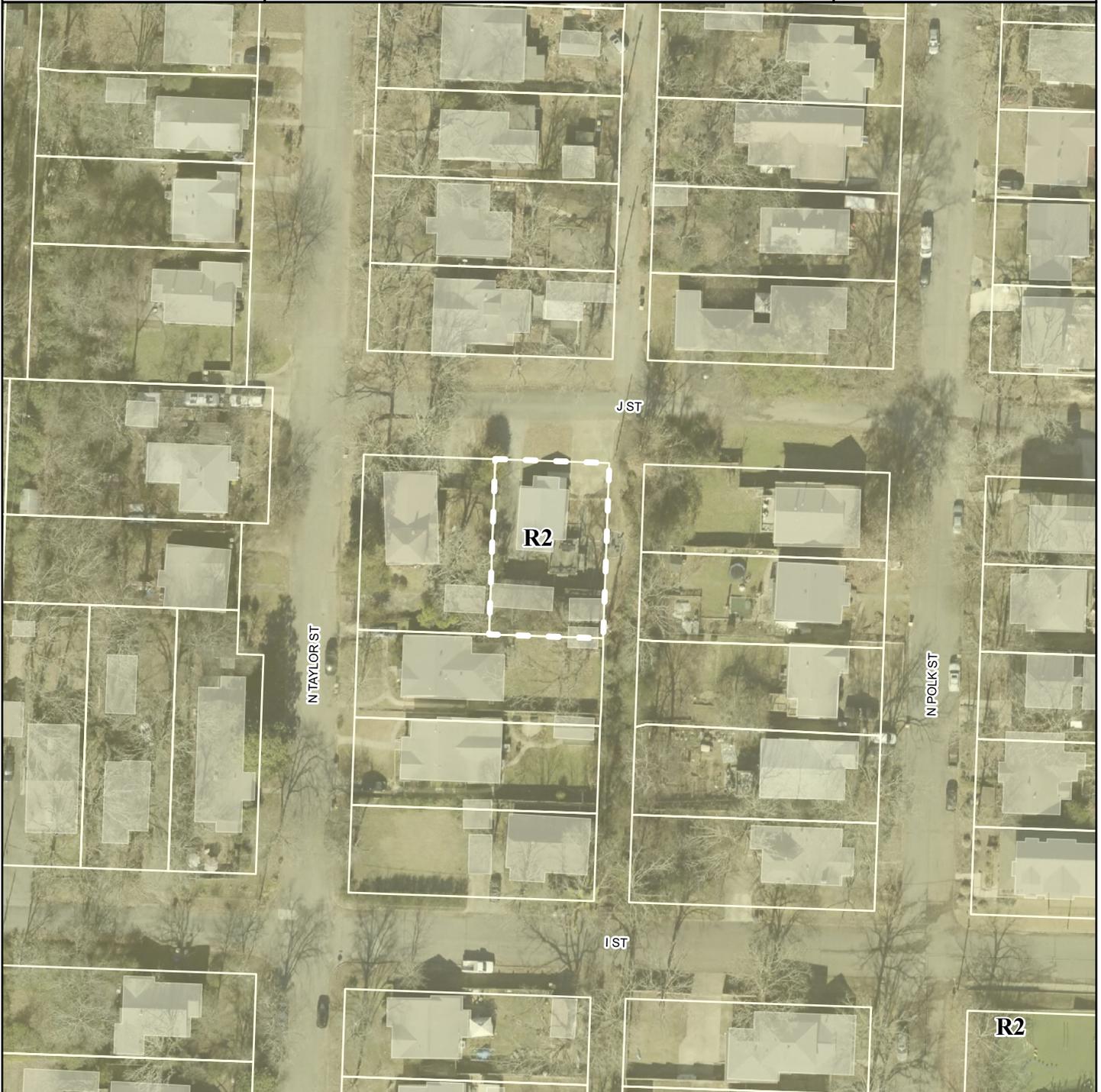
and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

Z-10246

5521 J ST.

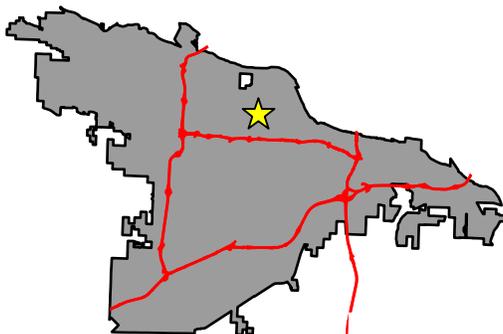
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10246

5521 J ST.

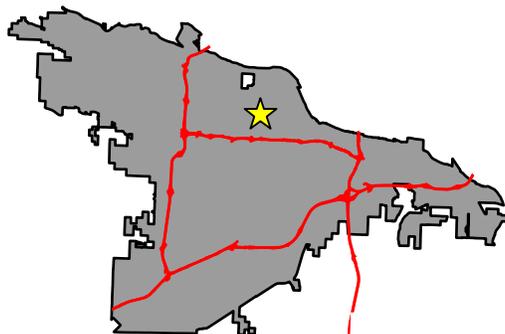
Planning Commission
FEBRUARY 12, 2026

Land Use



Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

NAME: Quo #1 – STR-2 – PD-C

LOCATION: 320 S. Valentine Street

APPLICANT/OWNER:

Geoff Quo (applicant)
PO Box 250927
Little Rock, AR 72225

Geoffrey Quo and Maury Quo Revocable Trust (owner)

SURVEYOR/ENGINEER:

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

AREA: .15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.15-acre property located at 320 S. Valentine Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The home will be rented out as a whole unit and has been in operation as a short-term rental since 2024.

B. EXISTING CONDITIONS:

The property is occupied by a 1,344 square foot, one-story, single-family residence. The home resides in a single-family residential neighborhood. There is a multiple-car driveway providing three (3) off-street parking spaces. The current zoning is R-3. The Future Land Use Plan is Residential Low Density "RL".

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. 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 principle of this district is 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) uses 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 application is for a STR-2.

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

Master Street Plan:

S. Valentine 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:

S. Valentine 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.

G. ANALYSIS:

The applicant is requesting to rezone a 0.15-acre property located at 320 S. Valentine Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The home will be rented out as a whole unit and has been in operation as a short-term rental since 2024.

The property is occupied by a 1,344 square foot, one-story, single-family residence. The home resides in a single-family residential neighborhood. There is a multiple-car driveway providing three (3) off-street parking spaces. The current zoning is R-3. The Future Land Use Plan is Residential Low Density "RL".

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes "development standards" for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.

4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.

- 14. Principal renter shall be at least eighteen (18) years of age.
- 15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
- 16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
- 17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (3) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-one (141) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City’s new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow a short-term rental 2 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

Z-10254

320 S. VALENTINE ST.

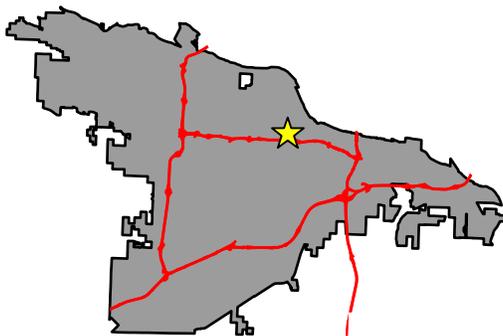
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

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



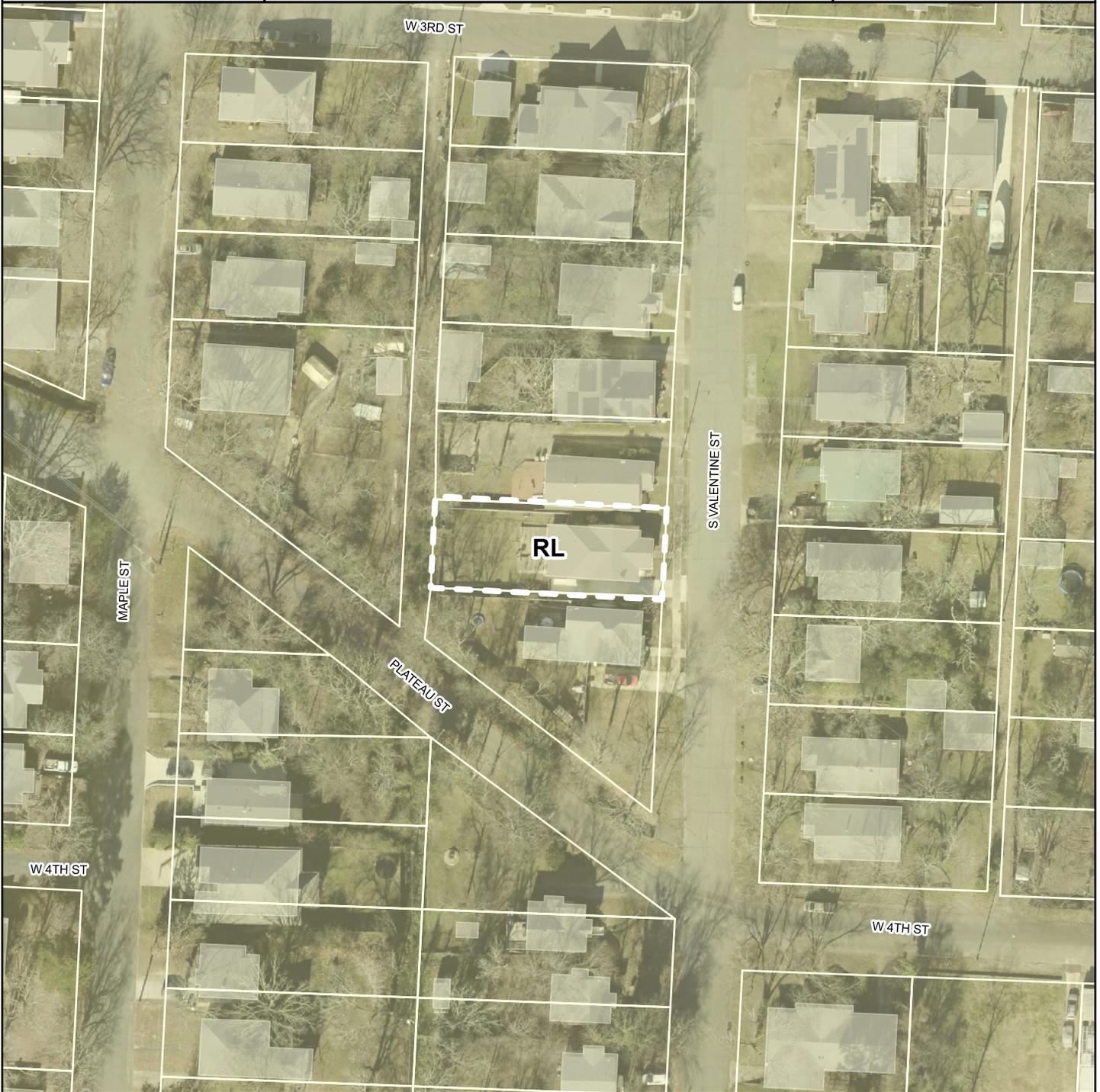
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10254

320 S. VALENTINE ST.

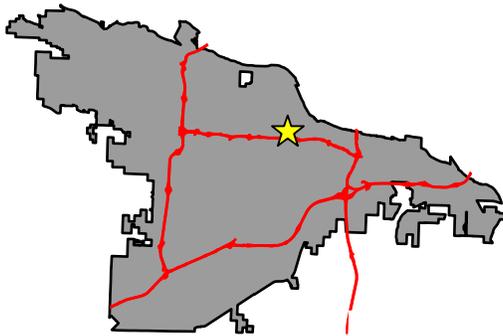
Planning Commission
FEBRUARY 12, 2026

Land Use



Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

February 12, 2026

ITEM NO.: 23

FILE NO.: Z-10255

NAME: Quo #2 – STR-2 – PD-C

LOCATION: 5614 H Street

APPLICANT/OWNER:

Geoff Quo (applicant)
PO Box 250927
Little Rock, AR 72225

Geoffrey Quo and Maury Quo Revocable Trust (owner)

SURVEYOR/ENGINEER:

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

AREA: .29 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.29-acre property located at 5614 H Street from R-2 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The home will be rented out as a whole unit and has been in operation as a short-term rental since 2023.

B. EXISTING CONDITIONS:

The property is occupied by a 1,531 square foot, one-story, single-family residence. The home resides in a predominately single-family residential neighborhood to the east, south and north. Hall High School is west of the property and further west are offices and planned office developments. The home has a multiple-car driveway and parking pad providing four (4) parking spaces. The current zoning is R-3. The Future

Land Use Plan is Residential Low Density “RL”.

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential Low Density (RL) uses 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 application is for a STR-2.

To the north, east, and south of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences. To the west is area designated for Public/Institutional (P/I) use and is characterized by the Forrest Heights Middle School campus.

The subject site is located in the Hillcrest Design Overlay District (Ord. 20223). The purpose of the Hillcrest design overlay district is to help maintain the built environment in a neighborhood that is rich in history and architectural character and consists of both a vital residential area and a thriving commercial sector. In order to preserve and enhance those qualities, compatible design and scale of buildings, parking areas, signage, landscaping, streetscapes, and street furnishings are required such that the friendly, pedestrian-oriented, "small-town" nature of the neighborhood is continued.

Master Street Plan:

H 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:

H 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.

G. ANALYSIS:

The applicant is requesting to rezone a 0.29-acre property located at 5614 H Street from R-2 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The home will be rented out as a whole unit and has been in operation as a short-term rental since 2023.

The property is occupied by a 1,531 square foot, one-story, single-family residence. The home resides in a predominately single-family residential neighborhood to the east, south and north. Hall High School is west of the property and further west are offices and planned office developments. The home has a multiple-car driveway and parking pad providing four (4) parking spaces. The current zoning is R-3. The Future Land Use Plan is Residential Low Density "RL".

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes "development standards" for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all

other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the

path of the means of egress from the sleeping area to the door leading from the sleeping unit.

11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
14. Principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (4) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-one (141) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow a short-term rental 2 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

Z-10255

5514 H ST.

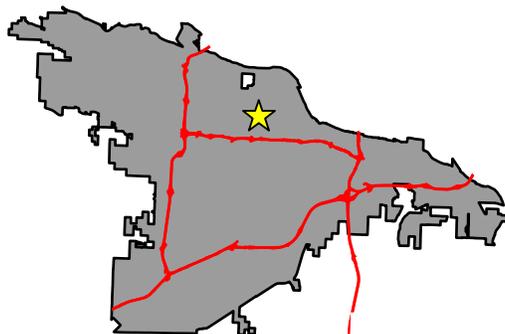
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10255

5514 H ST.

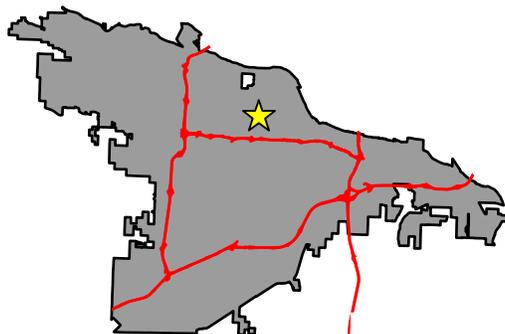
Planning Commission
FEBRUARY 12, 2026

Land Use

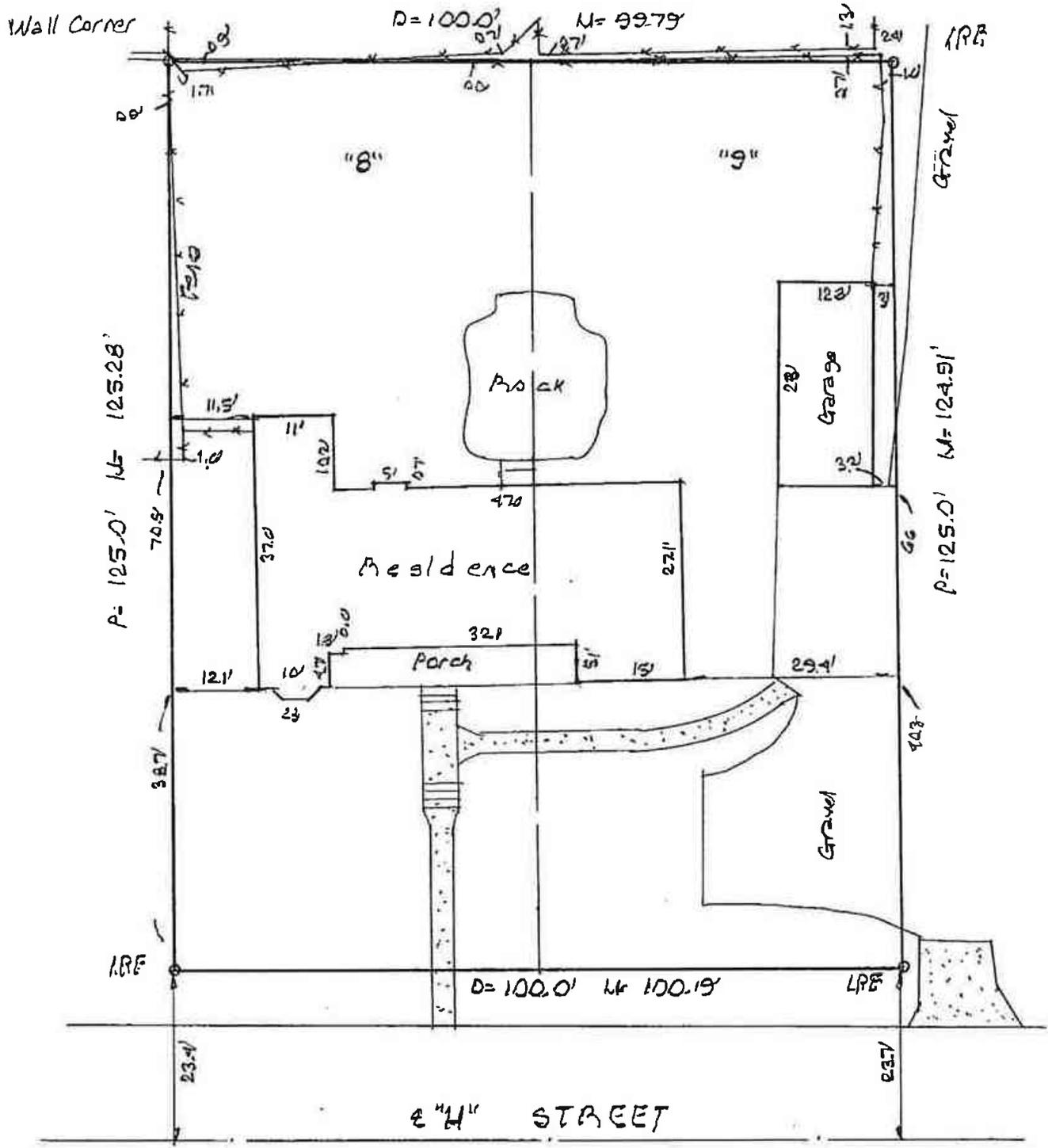


Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10255
Name: Quo #2 - STR-2
Location: 5614 H St.

Title: PD-C

February 12, 2026

ITEM NO.: 24

FILE NO.: Z-10258

NAME: Tippen – STR-2 – PD-C

LOCATION: 8024 W. 33rd Street

AGENT/OWNER:

Latonya Tippen-Cross (Agent)
12216 Shawnee Forest Drive
Little Rock, AR 72212

Leonard Tippen (Owner)

SURVEYOR/ENGINEER:

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

AREA: .30 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.30-acre property located at 8024 W. 33rd Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The short-term rental has been in operation since 2019. The home will be rented out as a whole unit.

B. EXISTING CONDITIONS:

The property is occupied by a 1,092-square foot, one-story, single-family residence. The home resides in a single-family residential neighborhood. There is a single lane driveway providing two (2) off-street parking spaces. The current zoning is R-3. The Future Land Use Plan is Residential Low Density "RL".

C. NEIGHBORHOOD COMMENTS:

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): 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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

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, retaining land in environmentally sensitive areas as open space—especially along Rock Creek—and limiting commercial development along John Barrow Road to between 32nd and 37th Streets. The Land Use Plan shows Residential Low Density (RL) uses 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 application is for a STR-2.

Surrounding the application area is low density residential and is characterized by single family homes in developed subdivisions. This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

W. 33rd 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:

W. 33rd 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.

G. ANALYSIS:

The applicant is requesting to rezone a 0.30-acre property located at 8024 W. 33rd Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The short-term rental has been in operation since 2019. The home will be rented out as a whole unit.

The property is occupied by a 1,092-square foot, one-story, single-family residence. The home resides in a single-family residential neighborhood. There is a single lane driveway providing two (2) off-street parking spaces. The current zoning is R-3. The Future Land Use Plan is Residential Low Density "RL".

On June 20, 2023, the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes "development standards" for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.

2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.

- 13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
- 14. Principal renter shall be at least eighteen (18) years of age.
- 15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
- 16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
- 17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one – and two-family residential zones.

There is existing off-street parking for at least (2) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-one (141) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City’s new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow a short-term rental 2 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.

Z-10258

8024 W. 33rd ST.

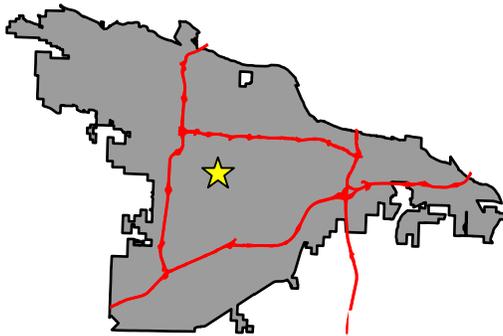
Planning Commission
FEBRUARY 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10258

8024 W. 33rd ST.

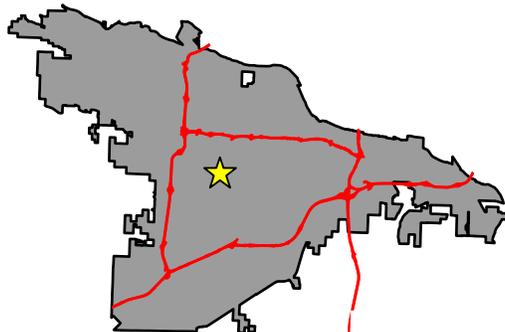
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Land Use



Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

