

LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



Planning Commission

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

Andre Bernard, II
Jimmy Brown
John Eaves Jr.

Norman Hodges, Jr.
Steven Person
Jeremiah Russel

Ahmed Samad
Michail Vickers
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

APRIL 9, 2026

4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of March 12, 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

April 9, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>S-2002-A</u>	Cottages at Carter Lane – Preliminary Plat 4209 Carter Lane
2.	<u>Z-10228</u>	CKM Group Home – Special Use Permit 15 Brookhaven Drive
3.	<u>Z-9850-A</u>	Bassett Parolee/Probationer Housing Facility – Special Use Permit 3118 S. IZARD STREET
4.	<u>Z-10245</u>	Bates Group Home – Special Use Permit 301 Dryad Lane
5.	<u>LU2026-19-01</u>	Land Use Plan Amendment, Chenal Valley Planning District – from SO, RL to MX 6 Norton Road & 18511-18521 Cantrell Road
5.1	<u>Z-7880-C</u>	Rezoning from R-2 & O-2 to C-3 6 Norton Road & 18511-18521 Cantrell Road
6.	<u>Z-6458-A</u>	Hill Land Trust – PD-O 1701 N. University Avenue
7.	<u>Z-8294-B</u>	Oak Glenn – Revised PD-R #2 thru #19 Oak Glen Lane

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
8.	<u>S-2012</u>	E & Y Development - Replat 1514/1516 S. Ringo Street
9.	<u>S-2016</u>	World View Properties – Replat SWC of E. 4 th Street & Kimball Street
10.	<u>Z-10272</u>	Graves Group Home – SUP 6900 W. Markham Street
11.	<u>Z-10275</u>	Sevita Health Group Home – SUP 110 Shady Thickett Lane
12.	<u>Z-10266</u>	Phillips Duplexes – CUP NEC of W. 15 th Street & S. Martin Street
13.	<u>Z-10280</u>	Rezoning from R-3 to I-3 1600 Block of Boyce Street (west side)
14.	<u>Z-10281</u>	Rezoning from R-2 to I-2 & OS 7600 Block of Jamison Road (east side)
15.	<u>Z-4768-E</u>	Valley Oaks Court – Revised POD NWC of Mabelvale West Road & Angel Court
16.	<u>Z-5963-H</u>	Brodie Creek Subdivision – Cell Tower – Revised PRD West Side of S. Bowman Road, Approximately 500’ North of Brodie Creek Trail
17.	<u>Z-9509-A</u>	Live Edge, LLC – PD-C 1020 E. 6 th Street
18.	<u>Z-9650-A</u>	KustomMade Properties – PD-R 2916 W. 12 th Street

NEW BUSINESS: (Cont.)

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
19.	<u>Z-10083-A</u>	Access Village – Revised POD 7814 “T” Street
20.	<u>Z-10236-A</u>	Gulke – PCD 218 Kings Row Drive
21.	<u>Z-10282</u>	Saxion Enterprises – PCD 2020 W. 3 rd Street
22.	<u>Z-10283</u>	Common Ground Properties – PD-R 2219/2223 S. Commerce Street
23.	<u>Z-8242</u>	Stuber Short-Form PD-R – Revocation 13015/13017 Arthur Lane

III. SHORT TERM RENTALS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
24.	<u>Z-10274</u>	QBSR – STR-2(2) – PD-C 1318/1320 S. Summit Street
25.	<u>Z-10267</u>	Parsley – STR-2 – PD-C 1904 Filmore Street

April 9, 2026

ITEM NO.: 1

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

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

VARIANCES:

1. Variance to allow reduced lot width (corner lots).
2. Variance to allow reduce 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 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 DIVISION):

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 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 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.

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.

Bicycle Plan:

Carter Lane 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 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 paragraph D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(February 12, 2026)

The item was deferred to the April 9, 2026 agenda at the request of the applicant.

STAFF UPDATE:

The applicant submitted a revised preliminary plat document to staff on March 23, 2026. The revised plat eliminates all of the previously requested variances. The applicant has added tracts C and D along the Carter Lane frontage, thereby making the Lots 1 and 22 interior lots and not corner lots. All of the lot widths now conform to ordinance standards. All of the tracts within the subdivision will be maintained by a POA. In addition, all of the lots now have

April 9, 2026

ITEM NO.: 16 (Cont.)

FILE NO.: Z-5963-H

25-foot front platted building lines, eliminating the variance for reduced front setbacks for Lots 1, 22 and 23.

Staff continues to support the proposed preliminary plat, as the plat has no variances requested.

S-2002-A

4209 CARTER LANE




Planning Commission
APRIL 9, 2026

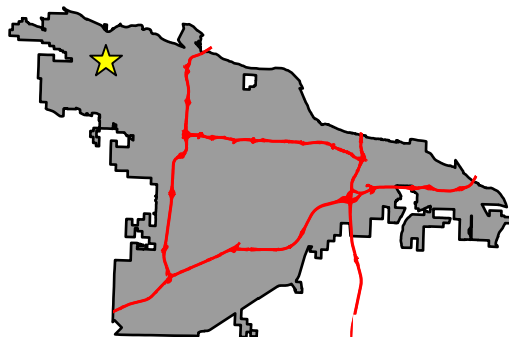
Zoning

PD-R



Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

S-2002-A




4209 CARTER LANE

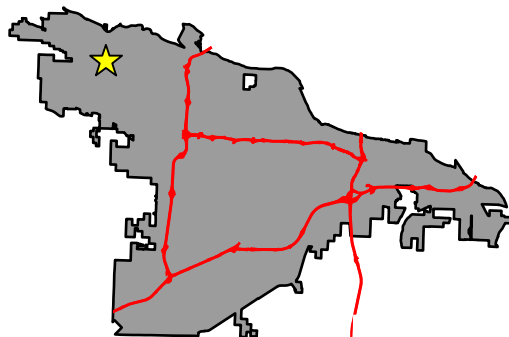
PLANNING COMMISSION
APRIL 9, 2026

Land Use

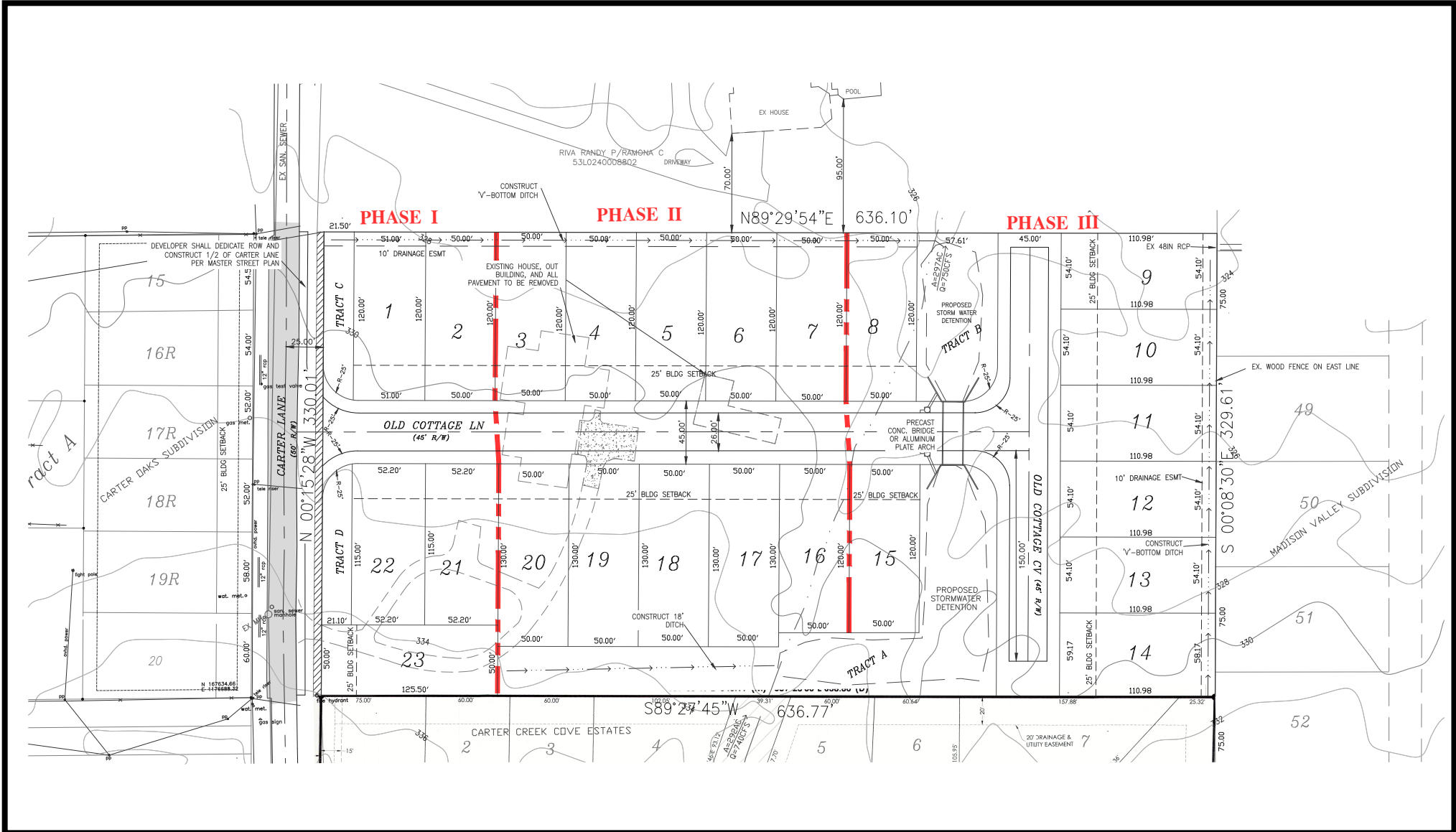


Legend

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



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



April 9, 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

VARIANCES:

None requested.

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:

See staff update below.

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

PLANNING COMMISSION ACTION: (February 12, 2026)

The item was deferred to the March 12, 2026 agenda due to insufficient notification.

PLANNING COMMISSION ACTION: (March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

H. STAFF UPDATE:

It has been brought to Staff's attention by a resident and confirmed by the applicant that there are 3 sex offenders (registered by the State of Arkansas) currently living in the Group Home. The Planning Commission must evaluate the appropriateness of a Group Home on the property. As per the City Attorney's office, the City, in accordance with state law, must also do a direct threat assessment on all 3 registered sex offenders, with the assessment being conducted by the Planning Commission. Given this current status, staff will offer no recommendation, as per the City Attorney's office.

Z-10228

15 BROOKHAVEN DR.

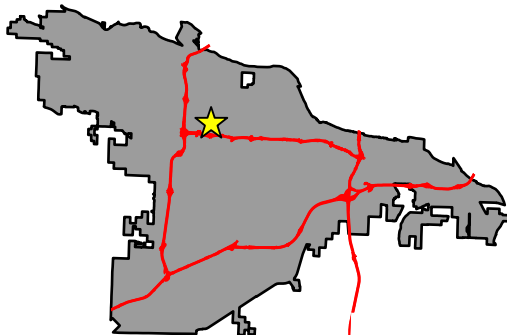
Planning Commission
APRIL 9, 2026

Zoning

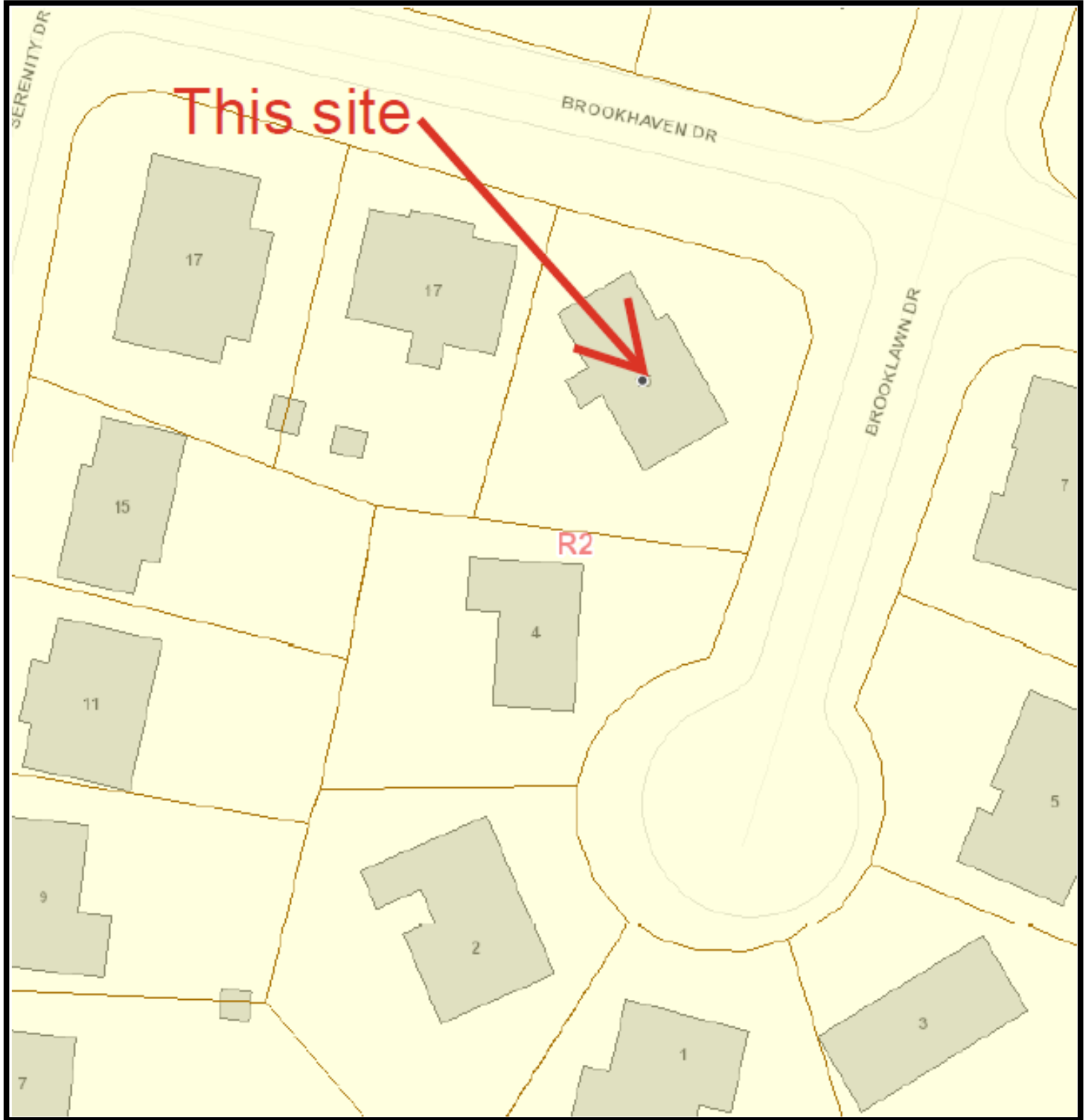


Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10228

Name: CKM Group

Location: 15 Brookhaven Dr.

Title: Special Use Permit



April 9, 2026

ITEM NO.: 3

FILE NO.: Z-9850-A

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

LOCATION: 3118 S. Izard Street

OWNER/AGENT:

Phyllis & Harry Bassett, Jr.
16 Marchwood Cove
Little Rock, AR 72210

AREA: .17 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit to allow for a parolee/probationer housing facility to operate within an existing one-story 1,500 square-foot, three (3) bedroom, single-family residence. The home, located at 3118 S. Izard Street, will contain a maximum of four (4) elderly individuals, transitioning from the Department of Corrections (DOC), at any given time.

B. EXISTING CONDITIONS:

Subject property is the second house from the northwest corner of S. Izard Street and W. 32nd Street. Properties in the surrounding area contain a mixture of zoning and uses. Crump Park and the Boys Club of Central Arkansas (Thrasher), including several religious institutions are located within the general area of the proposed site. 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):

1. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. 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.
4. May be subject to building permit for further review.
5. Gravel parking lots are not permitted.
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:

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

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

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 Planning District 8, the Central City Planning District. The Development principles of this district include strengthening the existing development and to better define single-family and non-residential use areas by neighborhood oriented commercial uses. 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 Housing Facility

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences. Interspersed to the north, northeast, and southeast are areas designated for Public/Institutional (PI) uses and are characterized by faith-based institutions. To the west of the application area is area designated for Park/Open Space (PK/OS) use and is characterized by Crump Park.

This site is not located in an Overlay District.

Master Street Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a parolee/probationer housing facility to operate within an existing one-story 1,500 square-foot, three (3) bedroom, single-family residence. The home, located at 3118 S. IZARD Street, will contain a maximum of four (4) elderly individuals, transitioning from the Department of Corrections (DOC), at any given time.

Subject property is the second house from the northwest corner of S. IZARD Street and W. 32nd Street. Properties in the surrounding area contain a mixture of zoning and uses. Crump Park and the Boys Club of Central Arkansas (Thrasher), including several religious institutions are located within the general area of the

proposed site. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-3.

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 four (4) persons is 450 square feet. As noted, the residence contains 1,500 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 three (3) bedrooms capable of housing a total of four (4) persons. The applicant notes that each bedroom measures 11'x12', or 132 square feet in area.

Generally, the occupants will not be disabled as defined by ADA. The home will have two (2) on-site staff members that will be present from 6am-6pm, seven (7) days a week. The applicant notes that additional staff will be provided to ensure resident care and safety, as needed.

The applicant notes that a newly poured gravel driveway can accommodate up to five (5) vehicles that will provide ample parking for staff, visitors and services provided. On-street parking may provide additional parking in front of the property, if necessary.

Residents are not permitted to operate or keep personal vehicles at the facility. The nearest public transportation is available via Rock Region Metro's Bus Route #2 (S. Main) located near the northwest corner of W. 33rd Street and Gaines Street, immediately across the street from Grace Temple AME Zion Church.

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 requested special 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: (February 12, 2026)

The item was deferred to the March 12, 2026 agenda due to insufficient notification.

PLANNING COMMISSION ACTION: (March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

Z-9850-A

3118 S. IZARD ST.

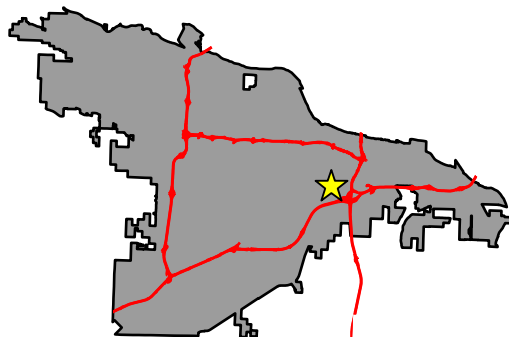
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 4

FILE NO.: Z-10245

NAME: Bates Group Home – Special Use Permit

LOCATION: 301 Dryad Lane

DEVELOPER:

James Kevin Bates
5616 Carlyle Drive
Little Rock, AR 72209

OWNER/AGENT:

Xiaowenjun Wang (Owner)
James Kevin Bates (Applicant)

SURVEYOR/ENGINEER:

N/A

AREA: 0.23 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-2

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a special use permit to allow a group home to be located in the single-family residential structure at 301 Dryad Lane.

B. EXISTING CONDITIONS:

The property contains a one-story, bricked frame single-family residence. The structure is approximately 1,399 square feet in area. A one-car wide driveway from Dryad Lane provides parking for two (2) vehicles.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry

tools or when a key box containing the keys to the lock is installed at the gate location.

7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and 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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a Group Home.

To the north, south, 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. East of the application area is area designated for Residential Medium Density (RM) and is characterized by duplexes.

This site is not located in an Overlay District.

Master Street Plan:

Dryad Lane 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:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home to operate within an existing one-story 1,399 square foot, four (4) bedroom, single-family residence. The home is located at 301 Dryad Lane will contain a maximum of six (6) disabled persons at any given time.

The applicant notes that there will be one (1) live-in staff person. A second staff person will visit the residence as needed.

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

- Bedroom 1 – 100 sq. ft.
- Bedroom 2 – 105 sq. ft.
- Bedroom 3 – 146 sq. ft.
- Bedroom 4 – 190 sq. ft.

The property contains s one-car wide driveway from Dryad Lane. The driveway will for the parking of two (2) vehicles. On-street parking is allowed along Dryad Lane. The applicant notes that one (1) or two (2) of the residents will drive. Also, there will typically be one (1) staff person at the site at any given time.

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 seven (7) persons is 750 square feet. As noted, the residence contains 1,399 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 (4) bedrooms capable of housing a total of (7) persons.

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

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed special 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.

STAFF UPDATE:

Staff recommends the application be deferred to the April 9, 2026 agenda, as the City Attorney's office is reviewing issues related to group homes. The deferral will not be charged to the applicant.

PLANNING COMMISSION ACTION: (March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

Z-10245




301 DRYAD LANE

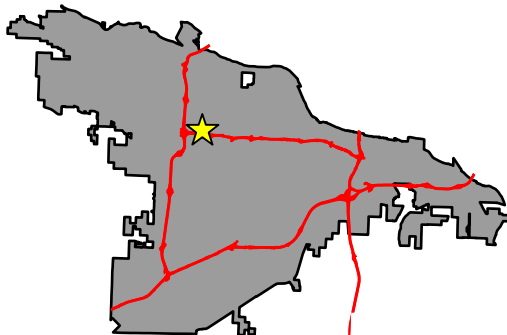
Planning Commission
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO. 5:

FILE NO.: LU2026-19-01

NAME: Chenal Planning District Land Use Plan Amendment – SO, RL to MX

LOCATION: 6 Norton Road & 18511-18521 Cantrell Road

OWNER/AUTHORIZED AGENT:

Owner

NMG Limited Partnership
14 Paddock Ct
Little Rock, AR 72223

Agent

Brian Dale
Joe White & Associates Inc
25 Rahling Circle, Suite A2
Little Rock, AR 72223

AREA: 4.18 acres +/-

WARD: Ward 5

PLANNING DISTRICT: 19

CURRENT ZONING: O-1, Quiet Office District; R-2, Single-Family District; Highway 10 Design Overlay District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Suburban Office (O) and Residential Low Density (RL) to Mixed Use (MX). The application is pursued concurrently with a rezoning application, File No. Z-7880-C, request from Quiet Office District (O-1) and Single-Family District (R-2) to Neighborhood Commercial District (C-1).

B. EXISTING CONDITIONS:

The subject site is 4.18 acres +/- of developed land, platted into four tracts, each containing one single-family structure. The site jointly has 584 feet of frontage along Cantrell Road, 403 feet of frontage along Norton Road, and 309 feet of frontage along Maywood Drive. The site directly abuts a single-family cul-de-sac and dead-end

development along its eastern, southern, and western boundaries. To the east across Norton Road is a day care center.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) 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 Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is for rezoning to Commercial.

To the east, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and accessory buildings in developed subdivisions and a daycare center. Northeast of the application area is area designated for Office (O) uses and is characterized by office buildings, a rehabilitation center, duplexes, and single-family residences. Farther east and northeast are areas designated for Mixed Use (MX) uses and are characterized by a liquor store, restaurants, single-family residences, and mobile homes. Northwest of 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 Highway 10 Design Overlay District (Ord. 15965). The Highway 10 Design Overlay District regulates design features to protect the aesthetic and visual character of lands surrounding Highway 10 as it continues to develop. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses that may be considered are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan:

Cantrell 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. Norton Road and Maywood Drive 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.

These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Road 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. Norton Road and Maywood Drive are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

E. ANALYSIS:

The subject property consists of approximately 4.18 acres of developed land located at 6 Norton Road and 18511–18521 Cantrell Road. The site contains four platted tracts, each developed with a single-family residence, and has significant frontage along three public streets: approximately 584 feet on Cantrell Road, 403 feet on Norton Road, and 309 feet on Maywood Drive. The property is bordered on the east, south, and west by existing single-family neighborhoods located on cul-de-sacs or dead-end streets. A day care center is located east of the site across Norton Road.

Staff finds that the requested Land Use Plan amendment from Suburban Office (SO) and Residential Low Density (RL) to Mixed Use (MX) is reasonable and appropriate given the site's arterial frontage, surrounding land-use context, and access to existing and planned multimodal transportation facilities. The Mixed Use (MX) category provides for a mixture of residential, office, and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial, or if the use is a mixture of the three.

Cantrell Road is supported by established multimodal planning frameworks. The Master Street Plan calls for a 110-foot right-of-way and sidewalks on both sides. The

ITEM NO. 5:

FILE NO.: LU2026-19-01 (Cont.)

Master Bike Plan identifies Cantrell Road as the location of a future Class I Bike Path, which would provide dedicated, separated bicycle access along the corridor. Norton Road and Maywood Drive are designated Local Streets and may require right-of-way dedication or improvements as development occurs. These transportation facilities support the feasibility of small-scale commercial or mixed-use development that provides goods and services to nearby neighborhoods while maintaining access and connectivity.

The proposed Mixed Use (MX) designation is consistent with development patterns already present to the northeast and farther east along the corridor. MX areas in this vicinity support a wide range of neighborhood-oriented commercial and residential uses. The amendment would allow the site to function as a logical transition between the higher-intensity commercial and office uses along Cantrell Road and the lower-density single-family neighborhoods to the south and west. The Highway 10 Design Overlay District provides an additional layer of design guidance to ensure compatibility with surrounding residential areas.

The amendment is consistent with the development trends and land-use patterns along the Cantrell Road corridor and the intentions of the Chenal Valley Planning District. There are no identified historic resource concerns, and the concurrent rezoning request (File No. Z-7880-C) allows coordinated review and ensures that subsequent development will conform to applicable district and overlay standards.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Chenal Valley Planning District from Suburban Office (SO) and Residential Low Density (RL) to Mixed Use (MX) and recommends approval.

G. PLANNING COMMISSION ACTION:

(MARCH 12, 2026)

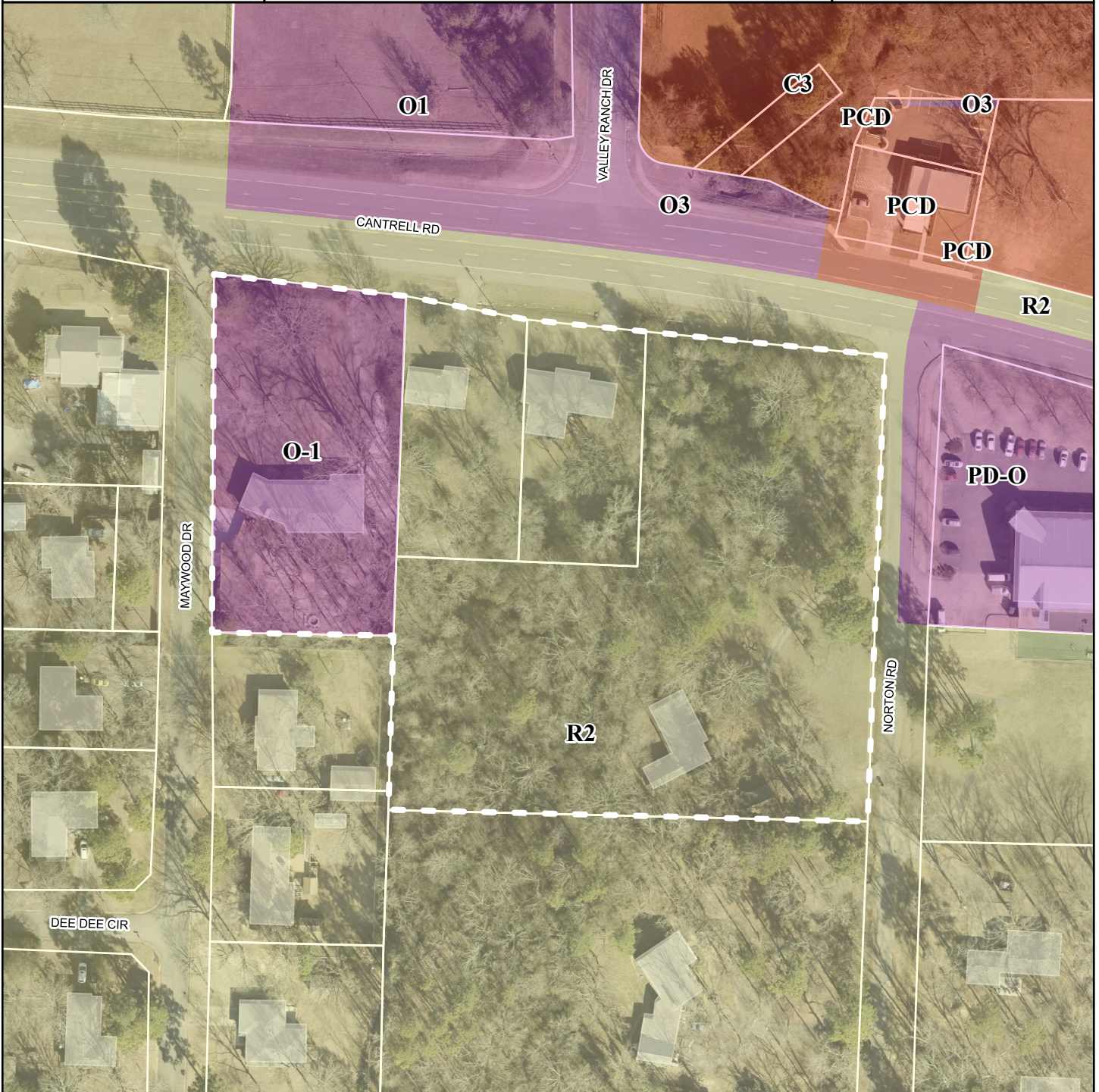
The item was deferred to the April 9, 2026 agenda at the request of the applicant.

LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

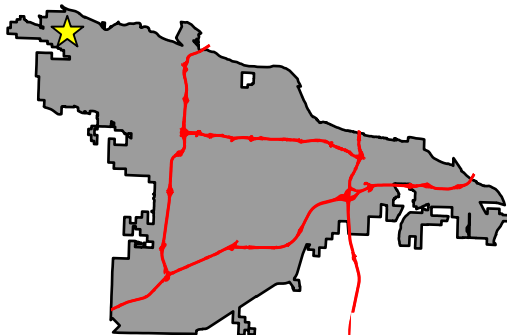
Planning Commission
APRIL 9, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



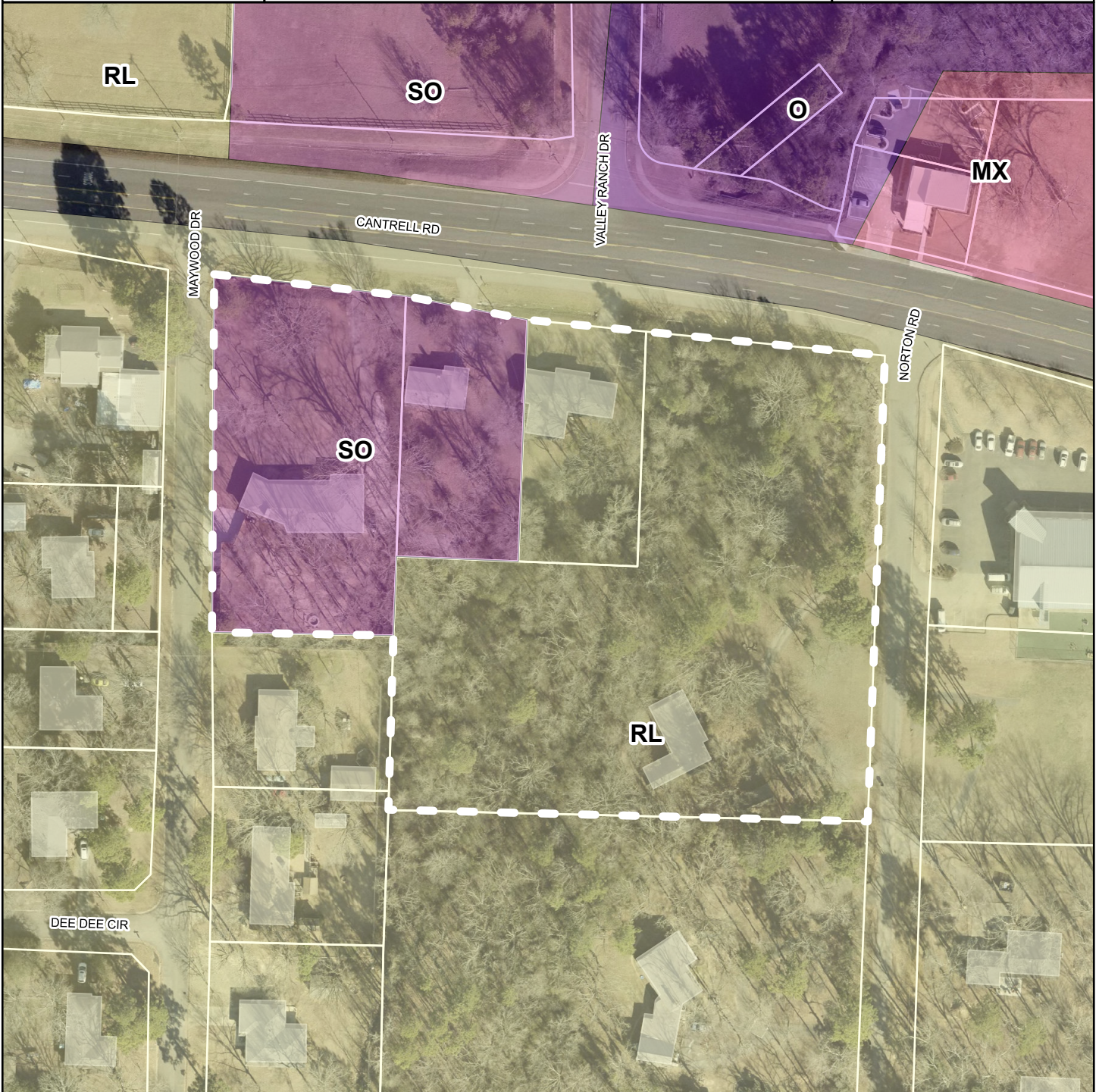
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

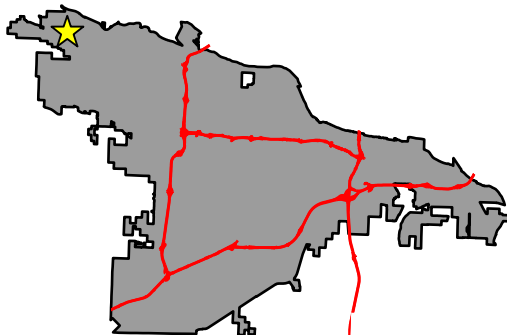
Planning Commission
APRIL 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

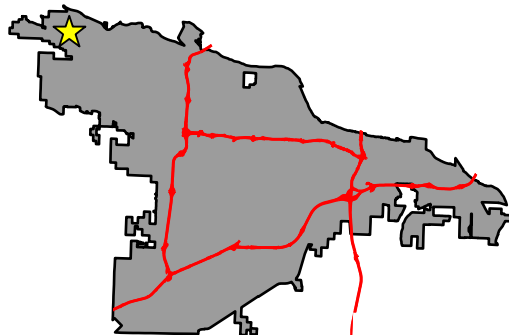
Planning Commission
APRIL 9, 2026

2025 Aerial



Legend

 Parcel Lines



DEPARTMENT OF
**PLANNING &
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LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

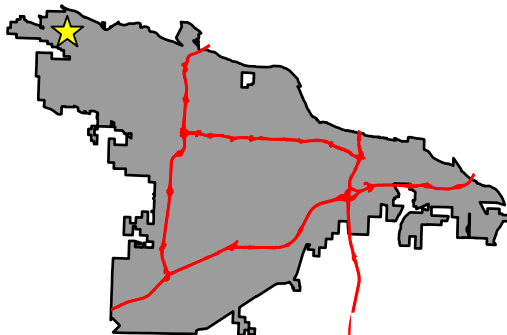
Planning Commission
APRIL 9, 2026

Flood Hazard



Legend

- Parcel Lines
- Stream Channel
- 1% Flood Outside Floodway



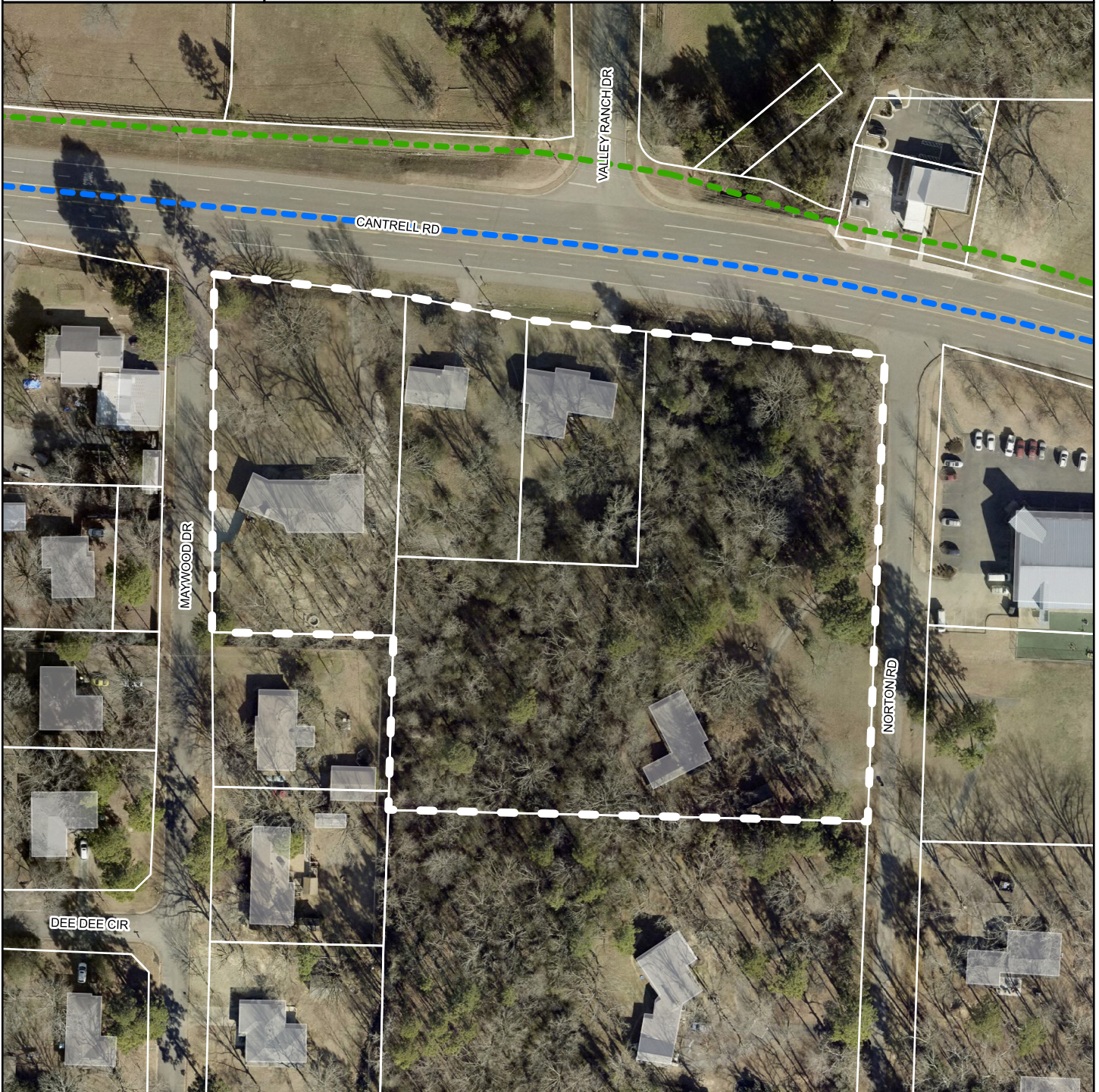
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LU2026-19-01




6 NORTON RD. & 18511-18521 CANTRELL RD.

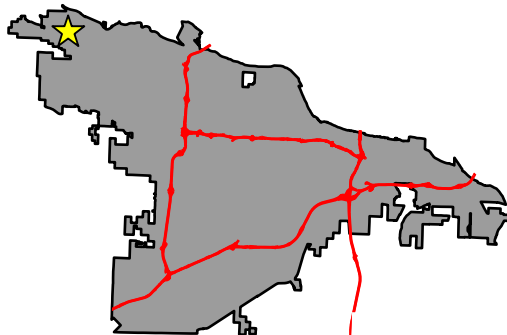
Planning Commission
APRIL 9, 2026

Active Transportation



Legend

-  Parcel Lines
-  Proposed - Bikeway I - Path
-  Proposed Paved Trail



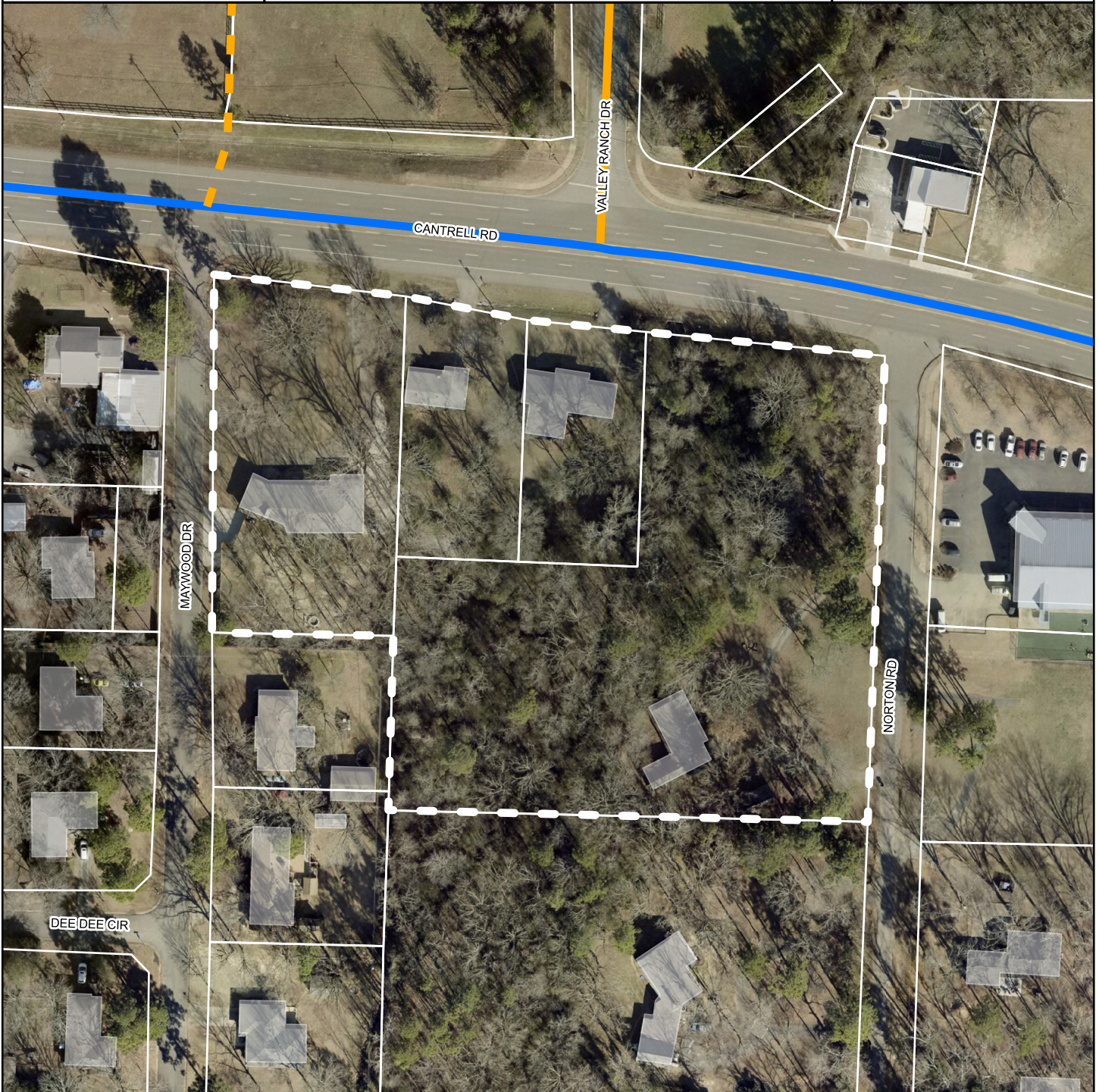
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

LU2026-19-01





6 NORTON RD. & 18511-18521 CANTRELL RD.

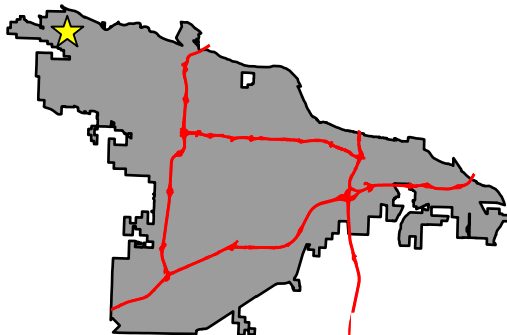
Planning Commission
APRIL 9, 2026

Master Street Plan



Legend

-  Parcel Lines
-  Collector
-  Principal Arterial
-  Proposed Collector



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 5.1

FILE NO.: Z-7880-C

NAME: Rezoning from R-2 and O-1 to C-3

LOCATION: 6 Norton Road & 18511-18521 Cantrell Road

DEVELOPER:

NMG Limited Partnership
14 Paddock Court
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

NMG Limited Partnership (Owner)
Joe White & Associates (Agent)

SURVEYOR/ENGINEER:

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

AREA: 4.8778 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 5

CURRENT ZONING: R-2 & O-1

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone 4.8778 acres of property located at 6 Norton Road and 18511-18521 Cantrell Road from R-2 and O-1 to C-3.

B. EXISTING CONDITIONS:

The property is comprised of four (4) parcels of land. A single-family home is located on each parcel. Portions of the overall property are tree covered.

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. Boundary street improvements are required to meet master street plan.
2. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Cantrell Rd is classified on the Master Street Plan as an arterial street. A dedication of right-of-way 55 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Norton Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. 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.
4. A 20 feet radial dedication of right-of-way is required at the intersection of Cantrell Rd and Norton St.
5. A 20 feet radial dedication of right-of-way is required at the intersection of Cantrell Rd and Maywood Drive.

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. Provide a 10' utility easement on the North edge of the property.

2. 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.
3. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

County Planning: 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 this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) 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 Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is for rezoning to Commercial.

To the east, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and accessory buildings in developed subdivisions and a daycare center. Northeast of the application area is area designated for Office (O) uses and is characterized by office buildings, a rehabilitation center, duplexes, and single-family residences. Farther east and northeast are areas designated for Mixed Use (MX) uses and are characterized by a liquor store, restaurants, single-family residences, and mobile homes. Northwest of 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 Highway 10 Design Overlay District (Ord. 15965). The Highway 10 Design Overlay District regulates design features to protect the aesthetic and visual character of lands surrounding Highway 10 as it continues to develop. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses that may be considered are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan:

Cantrell 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. Norton Road and Maywood Drive 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.

These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Road 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. Norton Road and Maywood Drive are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to rezone 4.8778 acres of property at 6 Norton Road and 18511-18521 Cantrell Road from "R-2" Single-Family District and "O-1" Quiet Office District to "C-3" General Commercial District. The rezoning is requested for future development of the site.

The property is comprised of four (4) parcels of land. A single-family home is located on each parcel. Portions of the overall property are tree covered.

The City's Future Land Use Plan designates the property as "RL" Residential Low Density and "SO" Suburban Office. A land use plan amendment from RL and SO to "MX" Mixed Use is a separate application on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff believes the C-3 zoning will represent a continuation of the zoning pattern along Cantrell Road. O-1, PD-O, C-3 and PCD zoned properties are located north and east of the site. A nonconforming welding shop has historically been located across Maywood Drive to the west.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

STAFF UPDATE:

The applicant submitted a revision to the application to staff on March 3, 2026. The applicant has revised the application by eliminating a number of C-3 permitted and conditional use list. Please see the attachment for applicant's edited use list. Staff continues to support the application.

Condition submitted by applicant for proposed C-3 zoning (Z-7880-C)

As nearby residents and long-term stakeholders in this area, we care deeply about preserving the character, feel, and livability of this corridor. Our desire is not simply to develop the property, but to do so in a way that contributes positively to the surrounding neighborhood and reflects the input we have received from those who live closest to it.

We have listened carefully to the concerns and preferences of Maywood neighbors, particularly around maintaining a low-traffic, low-intensity environment that aligns with the existing residential feel. In response, we have worked through the city's permitted and conditional use lists and identified the categories below that we believe would not be a good fit for this location.

This strike-through list reflects our commitment to limiting higher-traffic, higher-impact, or incompatible uses, and to working collaboratively with both the city and our neighbors to ensure that any future development is thoughtful, appropriate, and enhances the overall quality of the area.

The following permitted and conditional C-3 uses will be prohibited:

- a. Amusement
- d. Appliance repair
- e. Auto parts and repair
- j. Beverage shop
- m. Cabinet and woodwork shop
- q. Cigar, tobacco and candy store
- t. College dorm
- u. College fraternity or sorority
- v. College, university, seminary
- y. Convent or monastery
- aa. Custom sewing or millinery
- bb. Daycare or nursery
- cc. Adult day care center
- ee. Duplication shop
- jj. Fire station
- nn. Group care facility
- ss. Hospital
- xx. Laboratory
- yy. Laundromat or pick-up station
- zz. Laundry or domestic cleaning
- aaa. Lawn and garden center
- ccc. Lodge or fraternal organization
- eee. Medical marijuana cultivation facility

fff. Medical marijuana dispensary
hhh. Mobile canteen units
iii. Mortuary or funeral home
mmm. Office equipment sales and service
ppp. Parking, commercial lot or garage
qqq. Pawnshop
ttt. Private school, kindergarten or institution
uuu. Recycling facility
[www](#). School business
xxx. School commercial
yyy. School public or denominational
zzz. Seasonal and temporary outside sales
aaaa. Secondhand store
bbbb. Service station
gggg. Taxidermist
hhhh. Taxi office
uuuu. Theater
jjjj. Tool and equipment rental

From Conditional Uses:

a. Ambulance
b. Amusement (outside)
c. Auto glass or muffler
d. Auto parts
e. Auto rental or leasing
f. Auto repair garage
h. Building materials
i. Car wash
j. Community welfare or health center
k. Crematorium
m. Establishment for care of alcoholic/narcotic/psychiatric patients
p. Glass or glazer
t. Lumberyard
u. Mini-warehouse
v. Nursing home
w. Office warehouse
z. Service station with limited vehicle repair
aa. Small engine repair
bb. Swimming pool sales
cc. Tool and equipment repair
dd. Truck or trailer rental
ee. Upholstery shop (furniture)
ff. Upholstery shop (auto)

Z-7880-C

6 NORTON RD. & 18511-18521 CANTRELL RD.

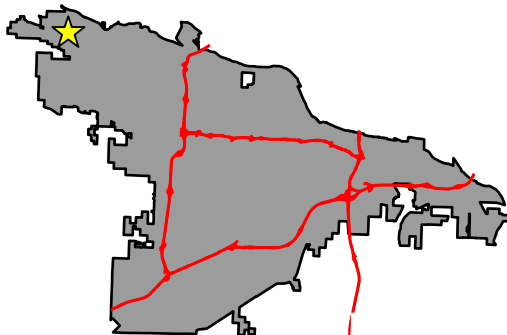
Planning Commission
APRIL 9, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-7880-C

6 NORTON RD. & 18511-18521 CANTRELL RD.

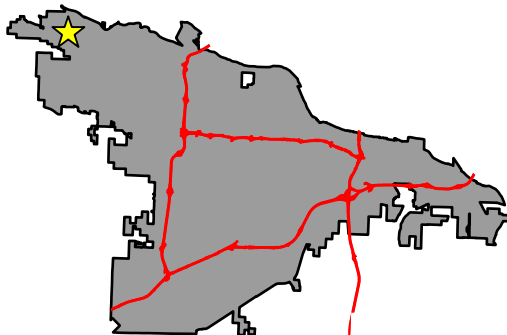
Planning Commission
APRIL 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 6

FILE NO.: Z-6458-A

NAME: Hill Land Trust – PD-O

LOCATION: 1701 N. University Avenue

DEVELOPER:

Hill Land Trust
1701 N. University Avenue
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Hill Land Trust (Owner/Applicant)

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 7265

AREA: 0.15 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 proposed to rezone the 0.15 acre property located at 1701 N. University Avenue from R-2 to PD-O to allow an office use. The property is located at the northeast corner of N. University Avenue and "P" Street. A paved alley is located along the rear (east) property line.

B. EXISTING CONDITIONS:

The property contains a one-story frame single-family residence which is approximately 1,253 square feet in area. A one-car wide drive from "P" Street serves as access to the property and leads to a one car wide carport in the rear yard area.

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. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.
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.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A 20 feet radial dedication of right-of-way is required at the intersection of University Avenue and P Street.

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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

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 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 Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a Planned Development-Office.

To the north of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by landscaped open space, a bank, and retail buildings. West and south of the application are areas designated for Residential Medium Density (RM) uses and are characterized by single-family homes interspersed with two duplexes, a variable recreation building, and an office building. Farther south of the application area is area designated for Office (O) uses and is characterized by the Prospect Building and Sissy's Log Cabin. West of the application area, across N. University Avenue, is area designated for Residential Low Density (RL) uses and is characterized by single-family residences in a developed subdivision.

The subject site is located in the Heights Landscape Design Overlay District (Ord. 21787). The purpose of the District is to preserve and restore the tree canopy along residential streets.

Master Street Plan:

North University Avenue 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.

P 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.

These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

North University Avenue 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. P Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject site is the site of the House at 1701 N. University Ave. The house is identified as ineligible for the National Register of Historic Places, potentially due to extensive alterations. The house is in a potential district, though the houses that immediately surround it have undetermined eligibility or are ineligible for the National Register of Historic Places. As shown, should have no effect on identified historic resources.

H. Analysis:

The applicant proposed to rezone the 0.15 acre property located at 1701 N. University Avenue from R-2 to PD-O to allow an office use. The property is located at the northeast corner of N. University Avenue and "P" Street. A paved alley is located along the rear (east) property line.

The property contains a one-story frame single-family residence which is approximately 1,253 square feet in area. A one-car wide drive from "P" Street serves as access to the property and leads to a one car wide carport in the rear yard area.

The proposed PD-O zoning is to allow the existing building to be used as an office-type use. The applicant is proposing no changes to the property (building addition, new fencing, off-street parking area, etc.). The applicant is proposing the following uses and hours of operation for the proposed PD-O:

1. Proposed use:
 - a) Commercial office
 - b) Commercial medical related facility (medical, dental, optical clinic/medical walk in clinic (not emergency room services).
 - c) Commercial real estate office
 - d) Commercial type of businesses

2. Proposed business hours for the commercial zoning shall be:
 - a) Monday-Friday 6am-6pm
 - b) Saturday 7am-6pm
 - c) Sunday 1pm-6pm

The applicant notes that the proposed use of the property will include a maximum of eight (8) staff members at any given time. The applicant is proposing to utilize two (2) off-site parking spaces along the “P” Street right-of-way.

Staff does not support the rezoning of the property as an office use. Staff has the following concerns:

1. The proposed parking will not be sufficient to serve the proposed use.
2. No handicap parking is proposed.
3. The proposed on-street parking along “P” Street will be located relatively close to the intersection of “P” Street and N. University Avenue.
4. There are no sidewalks along either street frontage.
5. The site plan does not show ADA access from the building to the right-of-way.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-O rezoning.

PLANNING COMMISSION ACTION:

(March 12, 2026)

The application was present and requested the application be deferred to the April 9, 2026 agenda. A motion to that effect was made. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

STAFF UPDATE:

The applicant requests that this application be deferred to the July 9, 2026 agenda. Staff supports the deferral request.

Z-6458-A





1701 N. UNIVERSITY AVE.

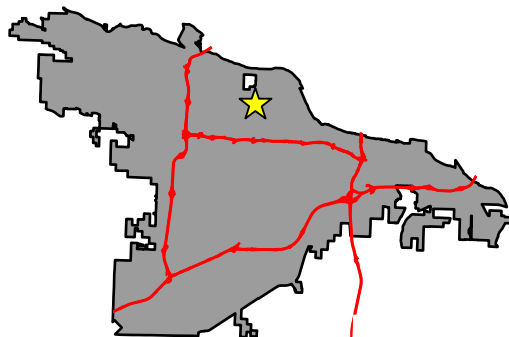
Planning Commission
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



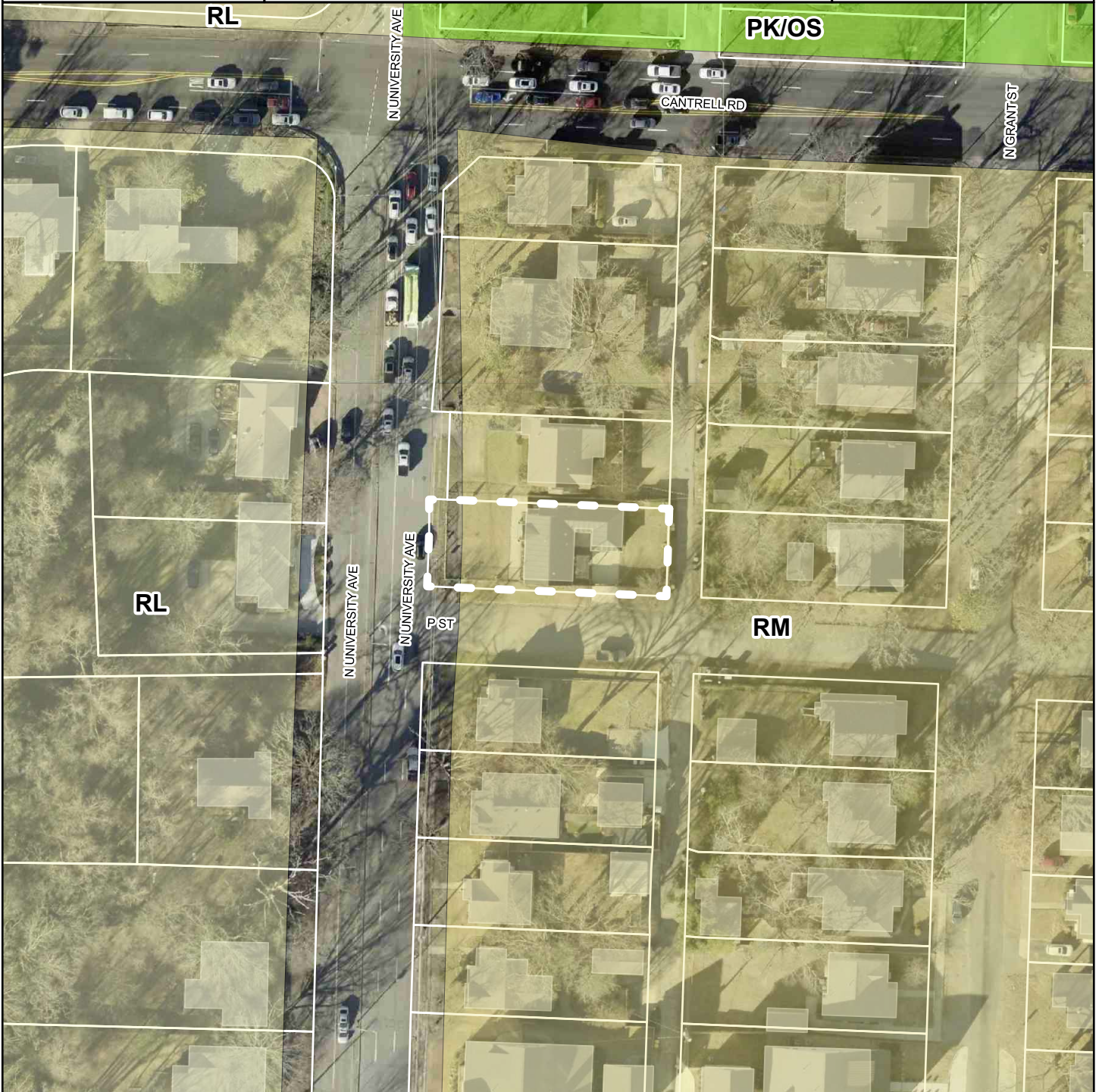
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-6458-A





1701 N. UNIVERSITY AVE.

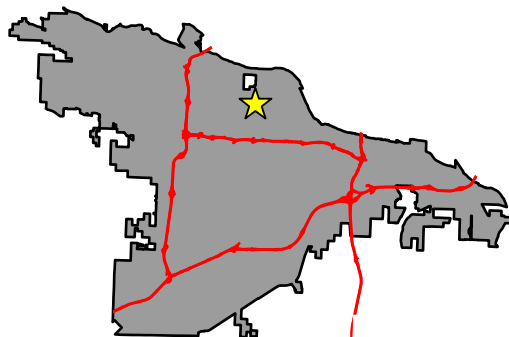
Planning Commission
APRIL 9, 2026

Land Use

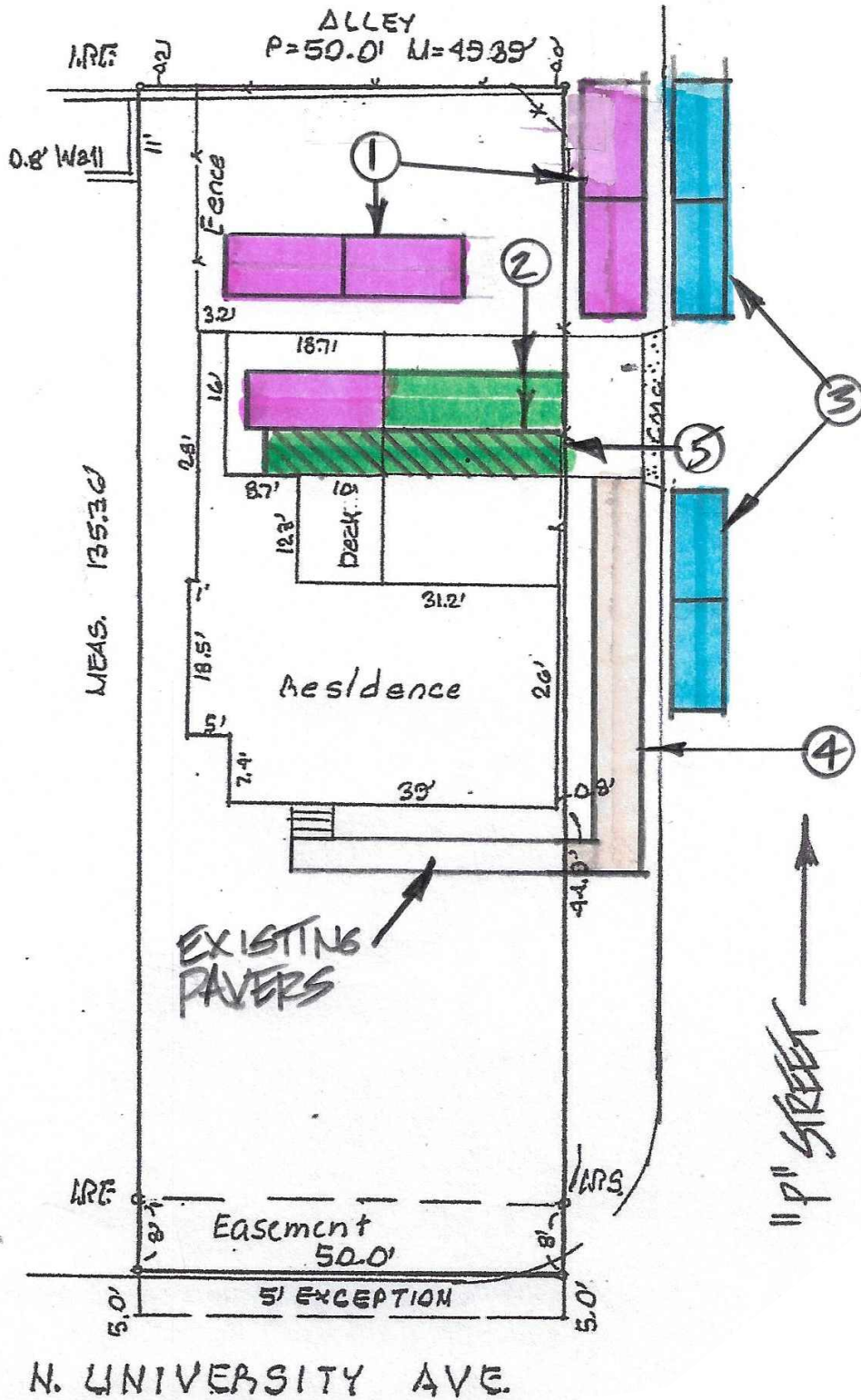


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map
City of Little Rock Planning & Development

Case No: Z-6458-A

Name: Hill Land Trust

Location: 1701 N. University Avenue

Title: PD-O



April 9, 2026

ITEM NO.: 7

FILE NO.: Z-8294-B

NAME: Oak Glen – Revised PD-R

LOCATION: #2 thru #19 Oak Glen Lane

DEVELOPER:

Arturo Reynoso Casas
7 Oak Glen Lane
Little Rock, AR 72227

OWNER/AUTHORIZED AGENT:

Arturo Reynoso Casas (Owner)

SURVEYOR/ENGINEER:

Rasbury Surveying
308 W. South Street
Benton, AR 72015

AREA: 1.78 acres

NUMBER OF LOTS: 9

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: PD-R

STAFF UPDATE:

The applicant failed to provide responses to information requested by staff during the review of this application. Staff recommends the application be deferred to the April 9, 2026 agenda.

PLANNING COMMISSION ACTION:

(March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

April 9, 2026

ITEM NO.: 7 (Cont.)

FILE NO.: Z-8294-B

STAFF UPDATE:

The applicant has not submitted responses to issues raised by staff. Staff recommends the application be deferred to the May 14, 2026 agenda.

Z-8294-B




#2 - #19 OAK GLEN LANE

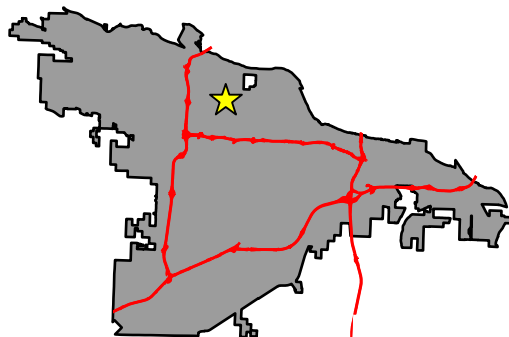
Planning Commission
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-8294-B




#2 - #19 OAK GLEN LANE

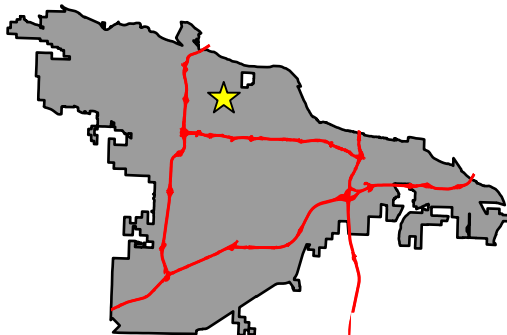
Planning Commission
APRIL 9, 2026

Land Use



Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 8

FILE NO.: S-2012

NAME: E & Y Development – Replat

LOCATION: 1514/1516 S. Ringo Street

DEVELOPER:

E & Y Development (Owner)
319 Valmar Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Holloway Engineering, PLLC (Agent)
200 Casey Drive
Maumelle, AR 72113

SURVEYOR/ENGINEER:

Holloway Engineering, PLLC
200 Casey Drive
Maumelle, AR 72113

AREA: 0.26 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width.
2. Variance to allow reduced lot area.
3. Variance from the lot width-to-depth ratio requirement.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat a 0.26 acre parcel into two (2) lots to allow a single-family residence on each lot. The property is comprised of the north half of Lot 8 and all of Lot 9, Block 281, Original City of Little Rock.

B. EXISTING CONDITIONS:

Currently, there are two (2) single-family residences being constructed on the site. The residences conform to the R-4 zoning criteria. After replatting, the residences will continue to comply with the R-4 zoning standards (building setbacks, height, etc.).

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

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:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, 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 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 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining 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 Replat.

Immediately surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes interspersed with duplexes and a dry-cleaner. One block to the north and south of the application area are areas designated for Public/Institutional (PI) uses and are characterized by the Dunbar Elementary School, the Dunbar Recreation Center, and three faith-based institutions.

This site is not located in an Overlay District.

Master Street Plan:

South Ringo 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:

South Ringo Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The site is adjacent to, and was previously a part of, the historic residences known as "Bush Row", which comprises homes originally built for members of the Bush

family, a prominent African American family associated with the founding of the Mosaic Templars of America. John Bush (1856-1916) was widely acknowledged as one of the wealthiest Black men in Arkansas and a progenitor of the economic development and progress of Black American entrepreneurs.

The subject site is the previous location of the A.E. Bush House, at 1516 S. Ringo Street. The A.E. Bush House was built in 1919 in the Craftsman style, designed by prominent local architecture firm Thompson and Harding, and listed in the National Register of Historic Places in 1984. The current property owner and applicant were notified of the significance of the structure on October 5, 2023. On May 7, 2024, the house was listed by Preserve Arkansas to its 2024 Most Endangered Places list. The Bush House was delisted in October 2024 following the demolition of the site.

The Historic Preservation Plan advocates for the increased identification and recognition of Little Rock's historic resources and increased effectiveness and coordination with the review of development plans. Staff advocates that future proposed development of the site considers its potential adverse impacts to the surviving "Bush Row" residences within this historic setting.

H. ANALYSIS:

The applicant proposes to replat a 0.26 acre parcel into two (2) lots to allow a single-family residence on each lot. The property is comprised of the north half of Lot 8 and all of Lot 9, Block 281, Original City of Little Rock.

Currently, there are two (2) single-family residences being constructed on the site. The residences conform to the R-4 zoning criteria. After replatting, the residences will continue to comply with the R-4 zoning standards (building setbacks, height, etc.).

The two (2) lots will have lot sizes as follows:

Lot 8A – 37.42 feet (average) x 139.96 feet
5,237 square feet

Lot 8B – 37.42 feet (average) x 139.96 feet
5,237 square feet

The applicant is requesting three (3) variances with the proposed replat. Section 36-256(d)(4) of the City's Zoning Ordinance requires a minimum lot width of seventy (70) feet and a minimum lot area of seven thousand (7,000) feet. Therefore, the applicant is requesting variances for reduced lot width and reduced lot area.

Section 31-232(b) of the City's Zoning Subdivision Ordinance states that no residential lot shall be more than three (3) times as deep as it is wide. The applicant is requesting a variance from this requirement for the two (2) proposed lots. Staff is supportive of the requested variances. All of the variances are relatively minor issues.

The applicant submitted additional information to staff as requested. To staff's knowledge, there are no outstanding issues associated with this application. Staff supports the requested replat.

I. STAFF RECOMMENDATION:

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

S-2012





1514 / 1516 S. RINGO ST.

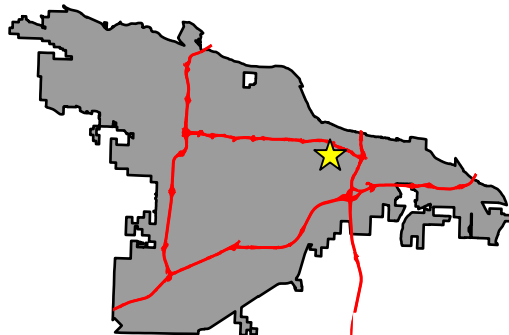
Planning Commission
APRIL 9, 2026

Zoning

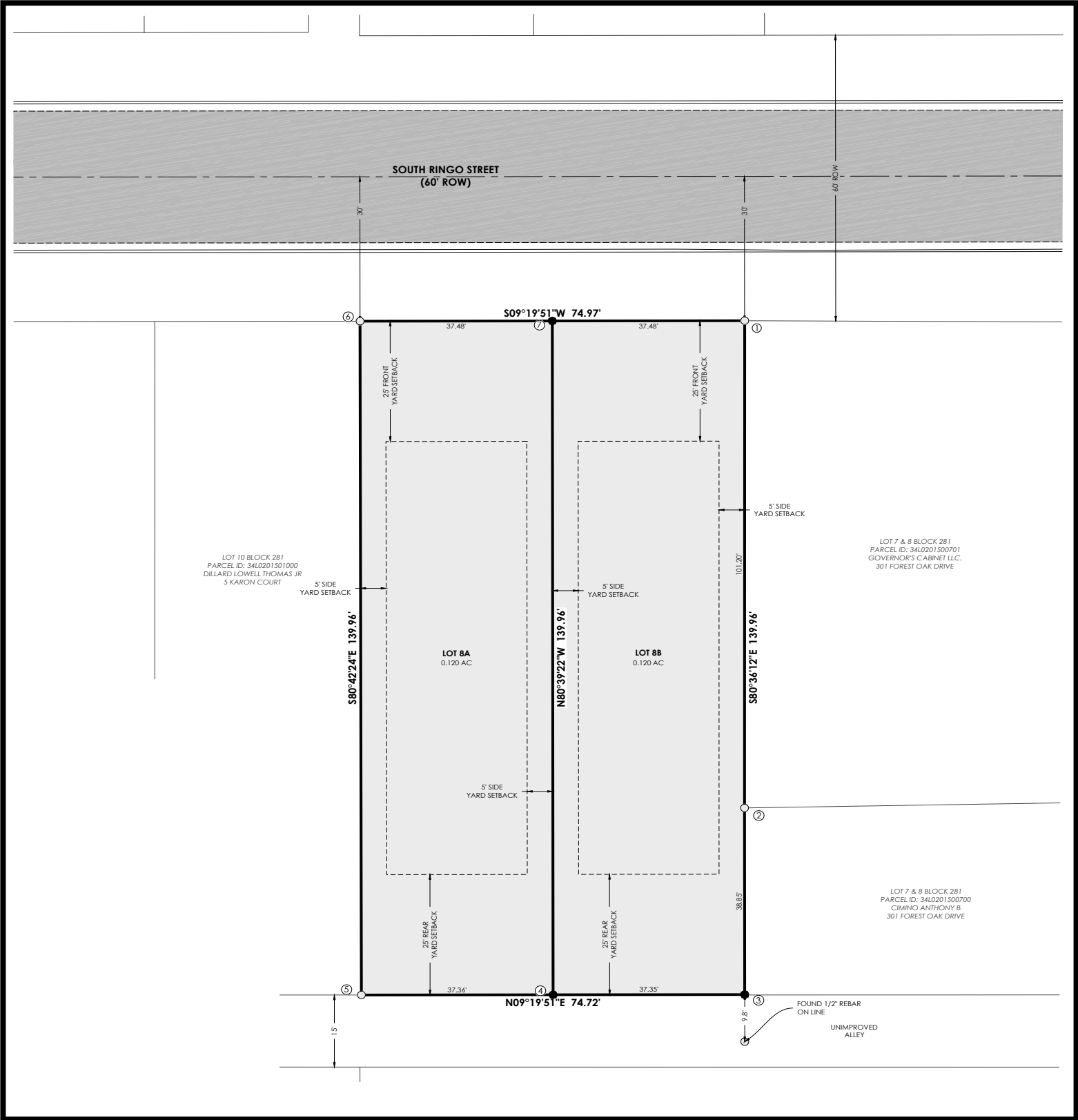


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2012

Name: E & Y Development

Location: 1516 S. Ringo St.

Title: Replat

April 9, 2026

ITEM NO.: 9

FILE NO.: S-2016

NAME: World View Properties – Replat

LOCATION: SWC of E. 4th Street & Kimball Street

OWNER/AUTHORIZED AGENT:

World View Properties, LLC
5806 W. 66th Street
Cave Springs, AR 72718

SURVEYOR/ENGINEER:

Tucker Land Surveying
P.O. Box 1021
Cabot, AR 72023

AREA: 0.17 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width.
2. Variance to allow reduced lot area.
3. Variance from the lot width-to-depth ratio requirement.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat a 0.17 acre parcel into two (2) lots to allow a single-family residence on each lot. The lot proposed to be split is Lot 6, Block 12, Garland's Addition.

B. EXISTING CONDITIONS:

The lot is undeveloped and partially tree covered. The lot is relatively free of slope.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Kimball Street is classified on the Master Street Plan as a minor residential street. A dedication of right-of-way 22.5 feet from the centerline is required, if not already existing.
2. E. 4th Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from the centerline is required, if not already existing.
3. A 20 foot radial dedication of right-of-way is required at the intersection of E. 4th Street and Kimball Street.
4. Label and resubmit the existing right-of-way width for E.4th Street and Kimball Street on a revised survey. (appl. needs to provide rev. survey)

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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 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 6, the East Little Rock Planning District. The development principles of this district include protecting residential uses by buffering and restricting the industrial uses to the area around the Little Rock National Airport. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a Replat.

Surrounding the application area is area designated for Residential Medium Density (RM) and is characterized by single-family homes and duplexes. Farther to the southwest and east are areas designated for Public/Institutional (PI) uses and are characterized by the Little Rock School District Supply Center and the Carver Magnet Elementary School. One block south of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Cheatham Park.

This site is not located in an Overlay District.

Master Street Plan:

East 4th 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.

Kimball 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:

East 4th Street and Kimball Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application area is directly southwest of the site of the House at 2004 E. 4th Street. This site is identified as ineligible for the National Register of Historic Places. The site at 2004 E. 4th Street is the only surveyed structure in the area. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to replat a 0.17 acre parcel into two (2) lots to allow a single-family residence on each lot. The lot proposed to be split is Lot 6, Block 12, Garland's Addition.

The lot is undeveloped and partially tree covered. The lot is relatively free of slope.

The two (2) lots will have lot sizes as follows:

Lot 6A – 25 feet x 150 feet
3,750 square feet

Lot 6B – 25 feet x 150 feet
3,750 square feet

The applicant is requesting three (3) variances with the proposed replat. Section 36-256(d)(4) of the City's Zoning Ordinance requires a minimum lot width of seventy (70) feet and a minimum lot area of seven thousand (7,000) feet. Therefore, the applicant is requesting variances for reduced lot width and reduced lot area.

Section 31-232(b) of the City's Zoning Subdivision Ordinance states that no residential lot shall be more than three (3) times as deep as it is wide. The applicant is requesting a variance from this requirement for the two (2) proposed lots. Staff is supportive of the requested variances. All of the variances are relatively minor issues.

The applicant submitted additional information to staff as requested. To staff's knowledge, there are no outstanding issues associated with this application. Staff supports the requested replat.

April 9, 2026

ITEM NO.: 9 (Cont.)

FILE NO.: S-2016

I. STAFF RECOMMENDATION:

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

S-2016

SWC of EAST 4th ST. & KIMBALL ST.

PLANNING COMMISSION
APRIL 9, 2026

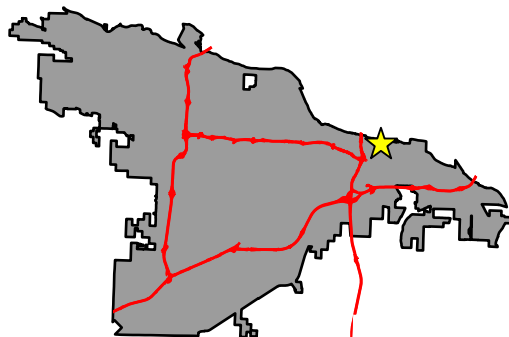
Zoning

C3

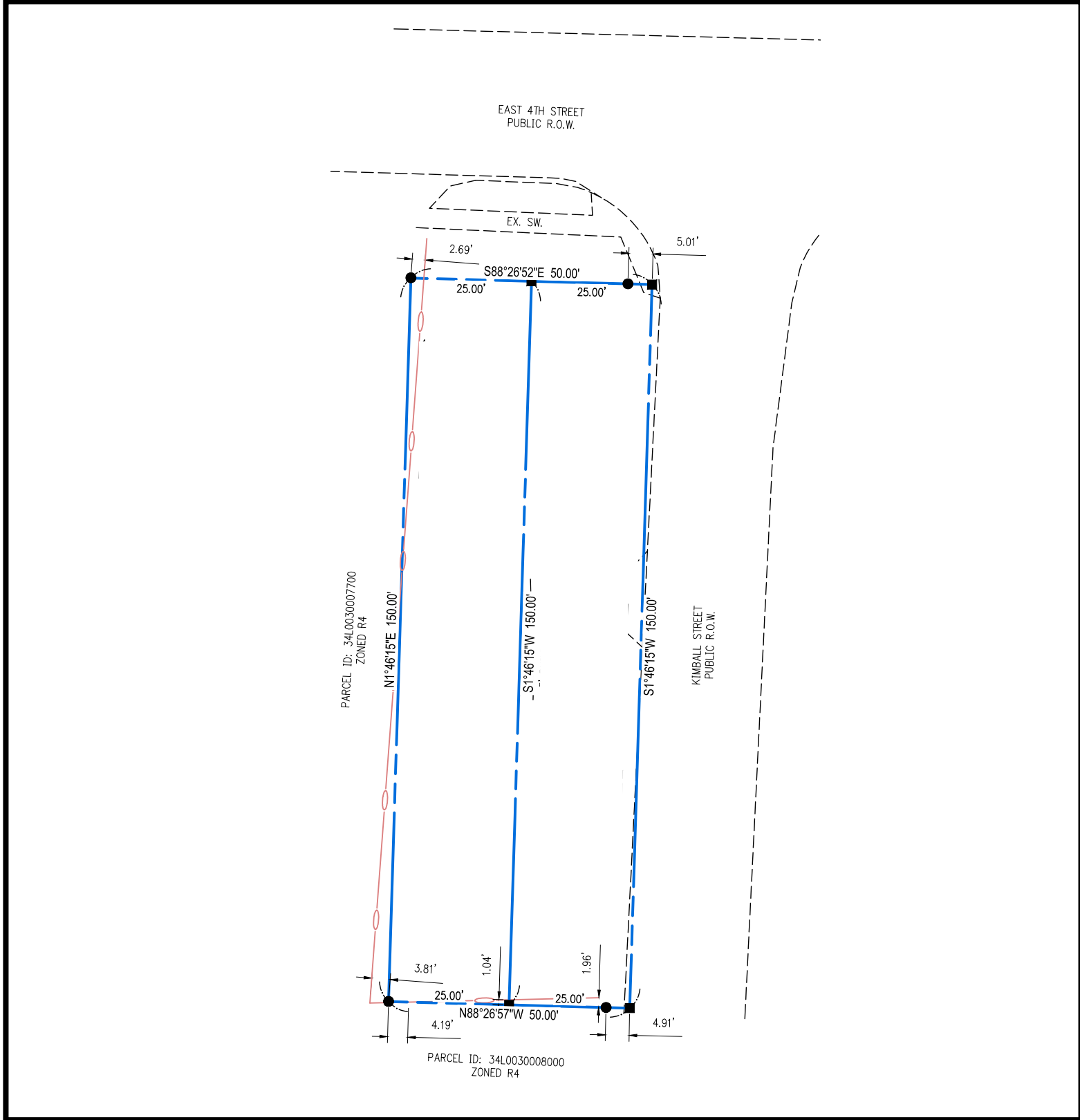


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2016

Name: World View Properties

Location: SWC of E. 4th St. & Kimball St.

Title: Replat

April 9, 2026

ITEM NO.: 10

FILE NO.: Z-10272

NAME: Graves Group Home – Special Use Permit

LOCATION: 6900 W. Markham Street

OWNER/AUTHORIZED AGENT:

Desi Desha, LLC
11777 Oak Glenn Loop
Bryant, AR 72022

AREA: 0.46 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

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 the existing one-story, 1,878 square foot single-family residence. The house will be located at 6900 W. Markham Street and contain a maximum of six (6) disabled residents.

B. EXISTING CONDITIONS:

The site is located on the north side of W. Markam Street, approximately 310 feet west of N. Hughes Street. The City's Future Land Use Plan shows "RL" Residential Low Density for the area. The property is zoned 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): No comments.

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:

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

Fire Department:

1. Full Plan Review & Life Safety Inspection.

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 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. 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.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes in developed subdivisions. Southeast of the application area, at the southeast corner of W. Markham Street

and Hughes Street, is area designated for Public/Institutional (PI) use and is characterized by LISA Academy West High School.

This site is not located in an Overlay District.

Master Street Plan:

West 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:

West Markham Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home to operate within the existing one-story, 1,878 square foot single-family residence. The house will be located at 6900 W. Markham Street and contain a maximum of six (6) disabled residents.

The site is located on the north side of W. Markam Street, approximately 310 feet west of N. Hughes Street. The City's Future Land Use Plan shows "RL" Residential Low Density for the area. The property is zoned R-2.

The applicant provided the following information with respect to bedroom accommodations:

Bedroom 1 – 143 square feet; 2 occupants

Bedroom 2 – 124 square feet; 1 occupant

Bedroom 3 – 114 square feet; 1 occupant

Bedroom 4 – 143 square feet; 2 occupants

The applicant provided the following additional information with respect to staff, transportation and parking:

“The property will operate with 24-hour care provided by rotating staff. There will be no live in caregivers that will reside onsite. Staff will work scheduled shifts to ensure continued coverage.”

“Residents are not expected to operate vehicles. Transportation needs will be coordinated through staff, family members, or in-house transportation services.”

“Parking is available via an exiting driveway and gravel parking lot located on the east side of the property, with plans for paving. Resident parking is limited to 2-3 vehicles per shift. Visitor parking will be occasional and short-term.”

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 1,878 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 (4) bedrooms capable of housing a total of six (6) persons.

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

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested 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-10272



6900 W. MARKHAM ST.

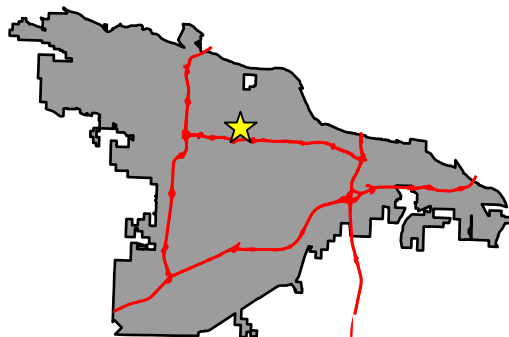
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 11

FILE NO.: Z-10275

NAME: Sevita Health Group Home – Special Use Permit

LOCATION: 110 Shady Thickett Lane

OWNER/AUTHORIZED AGENT:

Scioto Properties
6600 France Avenue South, Ste. 350
Edina, MN 55435

AREA: 12 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

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 the existing one-story, 2,910 square foot single-family residence. The house will be located at 110 Shady Thickett Lane and contain a maximum of six (6) disabled residents with brain injuries.

B. EXISTING CONDITIONS:

The site is located at the west end of Shady Thickett Lane, a short street which runs west from Villa Vista Loop. The City's Future Land Use Plan shows "RL" Residential Low Density for the area. The property is zoned 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): No comments.

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:

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

Fire Department:

1. Full Plan Review & Life Safety Inspection.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a Special Use Permit.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes interspersed with duplexes and apartment complexes in developed subdivisions to the north, east, and west and undeveloped woodlands to the south.

This site is not located in an Overlay District.

Master Street Plan:

Shady Thickett 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.

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home to operate within the existing one-story, 2,910 square foot single-family residence. The house will be located at 110 Shady Thickett Lane and contain a maximum of six (6) disabled residents with brain injuries.

The site is located at the west end of Shady Thickett Lane, a short street which runs west from Villa Vista Loop. The City's Future Land Use Plan shows "RL" Residential Low Density for the area. The property is zoned R-2.

The following information was submitted by the applicant with respect to the proposed group home:

"Our intention is to modify a home at the address listed above to serve six adult residents. The home will be renovated to increase accessibility for individuals with physical challenges, including interior modifications consistent with universal design and Americans with Disabilities Act (ADA) principles, and, as needed, the addition of bedrooms and bathrooms to support the program model. We strive to maintain a normalized, home-like environment while creating practical accessibility features that enhance daily living tasks for individuals who may have mobility or functional limitations."

"We are committed to being good neighbors and maintaining positive relationships in the community. The residence will blend with the ambiance of the neighborhood. There will be no signage on the property. Vehicles

used in connection with the home will not display signage and will be typical passenger minivans or transit vans used for transporting participants. Vehicles parked at the home will not be larger than those required to safely transport up to six individuals. Our homes in other communities are designed to integrate seamlessly into residential neighborhoods and operate with minimal external impact.”

The applicant provided the following additional information with respect to parking:

“The 6 home residents will not drive. Care staff will be a max of 4 (cars) during a given shift; 3 avg. during the day and 1 overnight. A 5th vehicle may stop by and drop off or visit occasionally. There is ample parking in the garage apron and carport for 4 cars, and up to 7 cars including the gravel, all away from the main road, Villa Vista Loop and Shady Thickett Lane.”

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 2,910 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 six (6) bedrooms capable of housing a total of six (6) persons.

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

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested 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-10275



110 SHADY THICKETT LANE

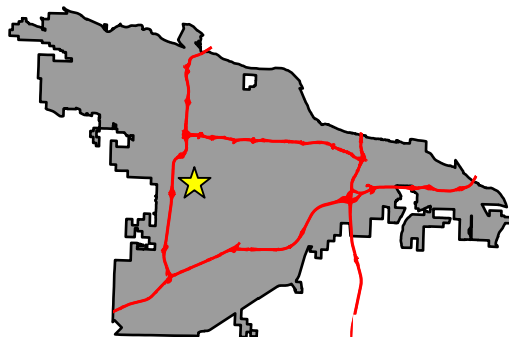
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 12

FILE NO.: Z-10266

NAME: Phillips Duplexes – Conditional Use Permit

LOCATION: NEC of W. 15th Street & S. Martin Street

DEVELOPER:

Stanley Phillips (Agent)
6204 Sandy Lane
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Clark Harris, Sr. (Owner)
2105 S. Schiller Street
Little Rock, AR 72202

AREA: 0.32 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow for the construction of two (2) duplexes on two (2) platted R-3 zoned lots.

B. EXISTING CONDITIONS:

The lots are undeveloped and partially tree covered. A paved alley runs along the east (rear) property line of the lots.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. S. Martin Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from the centerline is required, if not already existing.
2. W. 15th Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from the centerline is required, if not already existing.
3. A 20 foot radial dedication of right-of-way is required at the intersection of W. 15th Street and S. Martin Street.
4. Label and resubmit the existing right-of-way width for S. Martin Street & W. 15th Street on a revised survey. (appl. needs to provide rev. survey)

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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

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 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single

family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a Conditional Use Permit.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes, duplexes, a faith-based institution, a small apartment building, and vacant lots.

This site is not located in an Overlay District.

Master Street Plan:

West 15th Street and South Martin Street 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:

West 15th Street and South Martin Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests a conditional use permit to allow for the construction of two (2) duplexes on two (2) platted R-3 zoned lots.

The lots are undeveloped and partially tree covered. A paved alley runs along the east (rear) property line of the lots.

Each of the duplex structures will be approximately 2,340 square feet in area. The structures will be two (2) stories in height, not to exceed a building height of thirty-five (35) feet. The structures will be constructed with flat reinforced concrete slab; thermal wood-framed structure; clad with vinyl siding; clad thermal glazed windows and a hip roof clad with asphalt shingles.

Each duplex structure will be thirty-five (35) feet back from the front (west) property line, over sixty (60) feet from the rear (east) property line, and 7.5 feet from the side property lines.

A shared access drive from the paved alley along the rear property line will serve as access to the property. Eight (8) paved parking spaces (4 per lot) will be located in the rear yard areas. Section 36-502(b)(1)(c) of the City's Zoning Ordinance requires a minimum of three (3) parking spaces for each duplex.

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

Staff is in support of the requested conditional use permit. The applicant is requesting no variances. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location.

I. STAFF RECOMMENDATION:

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

Z-10266




Zoning

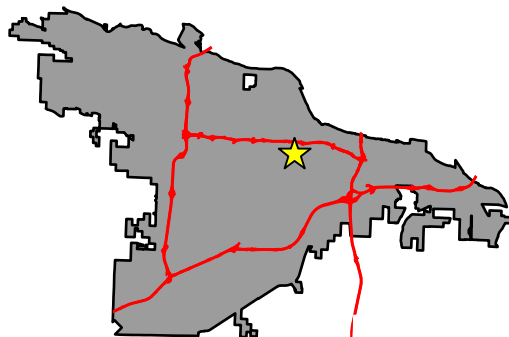
NEC of W. 15th ST. & S. MARTIN ST.

Planning Commission
APRIL 9, 2026



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 13

FILE NO.: Z-10280

NAME: Rezoning from R-3 to I-3

LOCATION: 1600 Block of Boyce Street (west side)

OWNER/AUTHORIZED AGENT:

Robby Vogel
6 Longfellow Place
Little Rock, AR 72207

AREA: 0.43 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

STAFF UPDATE:

Staff requests the application be deferred to the May 14, 2026 agenda, so that the applicant can amend the application to a planned zoning development. The deferral will not be charged to the applicant.

Z-10280

1600 BLOCK of BOYCE ST. (WEST SIDE)

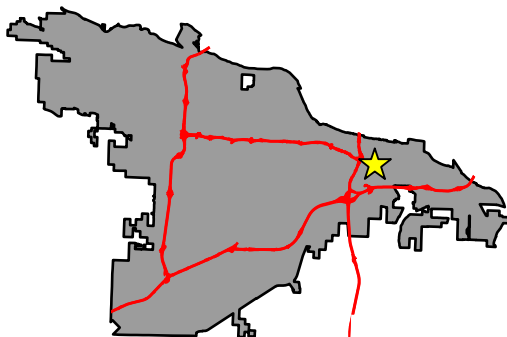
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

- INDUSTRIAL
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10280

1600 BLOCK of BOYCE ST. (WEST SIDE)

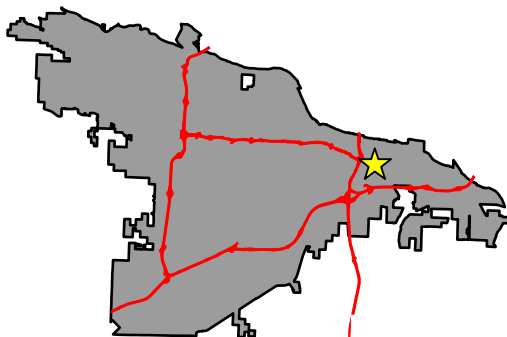
PLANNING COMMISSION
APRIL 9, 2026

Land Use



Legend

- Parcel Lines
- INDUSTRIAL
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 14

FILE NO.: Z-10281

NAME: Rezoning from R-2 to I-2 & OS

LOCATION: 7600 Block of Jamison Road (east side)

OWNER/AUTHORIZED AGENT:

AXC, LLC
7 Gatewood Cove
Little Rock, AR 72206

AREA: 4.08 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The owner of the 4.08 acre property located in the 7600 block of Jamison Road (east side) is requesting that the property be rezoned from "R-2" Single-Family District, to "I-2" Light Industrial District and "OS" Open Space District.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Jamison Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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

Little Rock Water Reclamation Authority: 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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and 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.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of this district include protection and stabilization of existing neighborhoods and limit commercial strip development along major roads. The Land Use Plan shows Industrial (I) for the application 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 tract basis rather than according to an overall development plan. The application is for a Rezoning from R-2 to I-2 and OS.

To the east of the application area is area designated for Park/Open Space (PK/OS) and is characterized by the Little Fourche Creek and its floodway. North and west of the application area are areas designated for Industrial (I) uses and are characterized by industrial storage facilities, a supply store, transportation companies, strip office buildings, manufacturing plants, distribution centers,

industrial sales, and other commercial uses. South of the application area is area designated for Public/institutional (P/I) uses and is characterized by City of Little Rock Fleet Services, Public Works, and Building Services buildings.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Jamison 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.

H. ANALYSIS:

The owner of the 4.08 acre property located in the 7600 block of Jamison Road (east side) is requesting that the property be rezoned from "R-2" Single-Family District, to "I-2" Light Industrial District and "OS" Open Space District.

The property is undeveloped and mostly wooded.

The applicant proposes to rezone the property as follows:

- West 1.38 acres – from R-2 to I-2
- East 2.70 acres (floodway) – from R-2 to OS

The property is designated as "I" Industrial and "PK/OS" on the City's Future Land Use Plan. The proposed rezoning will not require an amendment to the plan.

Staff is supportive of the requested I-2 and OS zoning. The proposed rezoning will represent a continuation in the zoning pattern for this area along Jamison Road. The properties immediately north and south, as well as across Jamison Road are currently zoned I-2.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 and OS zoning.

Z-10281

Zoning

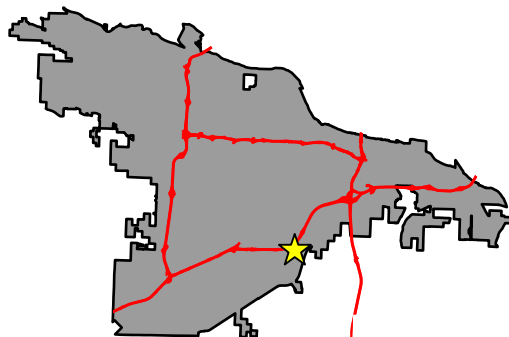
7600 BLOCK of JAMISON RD. (EAST SIDE)

Planning Commission
APRIL 9, 2026



Legend

- INDUSTRIAL
- OPEN SPACE
- SINGLE FAMILY
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10281

7600 BLOCK of JAMISON RD. (EAST SIDE)

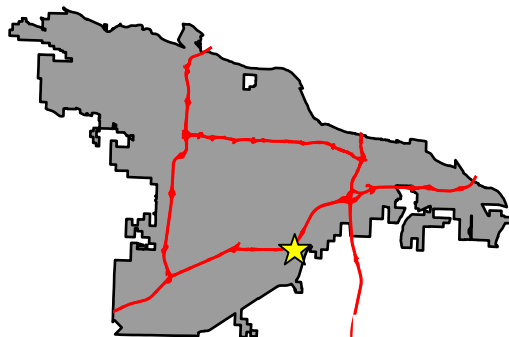
Planning Commission
APRIL 9, 2026

Land Use



Legend

- Parcel Lines
- INDUSTRIAL
- LIGHT INDUSTRIAL
- PUBLIC INSTITUTION
- PARK / OPEN SPACE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 15

FILE NO.: Z-4768-E

NAME: Valley Oaks Court – Lots 1R-4R, Conceptual PD-C

LOCATION: NWC of Mabelvale West Road and Angel Court

DEVELOPER:

ARCare
200 W. Race Street
Searcy, AR 72143

OWNER/AUTHORIZED AGENT:

Davidson Engineering (Agent)
210 W. Arch Street Avenue, Ste. D
Little Rock, AR 72207

AREA: 2.28 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: POD

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone Lots 1R thru 4R, Valley Oaks Court Addition from POD to PD-C to allow for the development of a medical facility. The applicant proposes to replot Lots 1R-4R into a single lot for one (1) commercial development, with C-3 permitted uses as alternate uses.

B. EXISTING CONDITIONS:

The property is undeveloped and partially tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire

Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.

2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations and widths shall meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 40 feet.
2. Storm water detention ordinance applies to this property. Maintenance of the detention pod and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.

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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and 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.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 15, the Geyer Springs West Planning District. The development principles of this district seek to minimize potential negative impacts between industrial and residential usage, and to improve traffic circulation. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial,

medical) as well as general offices that support more basic economic activities. The application is for a Planned Development -Commercial.

To the north and east of the application area are areas designated for Office (O) uses and are characterized by vacant lots, wooded lots, and a single-family home. Farther north of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes in a developed subdivision. East of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by a runoff creek from Fourche Creek and the associated floodway. Farther east, beyond the Fourche Creek runoff, is area designated for Public/Institutional (P/I) uses and is characterized by three faith-based institutions and a single-family home. South of the application area is area designated for Mixed Use (MX) and is characterized by woodlands. Southwest and west of the application area are areas designated for Public/institutional (P/I) uses and are characterized by the Southwest Hospital, a faith-based institution, Mabelvale Middle School, a U.S. Post Office, and a single-family home.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale West 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:

Mabelvale West 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 requests to rezone Lots 1R thru 4R, Valley Oaks Court Addition from POD to PD-C to allow for the development of a medical facility. The applicant proposes to replot Lots 1R-4R into a single lot for one (1) commercial development, with C-3 permitted uses as alternate uses.

The property is undeveloped and partially tree covered.

The proposed lot will contain 2.28 acres and will have 45-foot platted building setback lines along both street frontages and 25-foot platted building setback lines along both interior property lines. The applicant proposes to develop the new lot as per the C-3 zoning standards. In addition to the building setbacks shown on the replat, future development will comply with the C-3 building height, street and land use buffers, number of parking spaces, landscaping as per Chapter 15 (building, interior and perimeter landscaping), signage, etc. The conceptual development approach was previously approved for lots 1R thru 9R of this development.

The following items will be required to be submitted, reviewed and approved at the time of building permit application:

1. Provide an accessible route from the public right-of-way to the building entrance.
2. A drainage study will be required.
3. A traffic impact study will be required.
4. Storm drainage preliminary analysis showing drainage data for all watercourses entering and leaving the plat boundaries.
5. An analysis of all stormwater conveyance for the one-hundred-year storm event onto, within and leaving the property.

All dumpster locations must be screened as per Section 36-523(d) of the City's Zoning Ordinance.

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

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no additional outstanding issues.

Staff is supportive of the requested conceptual PD-C zoning. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

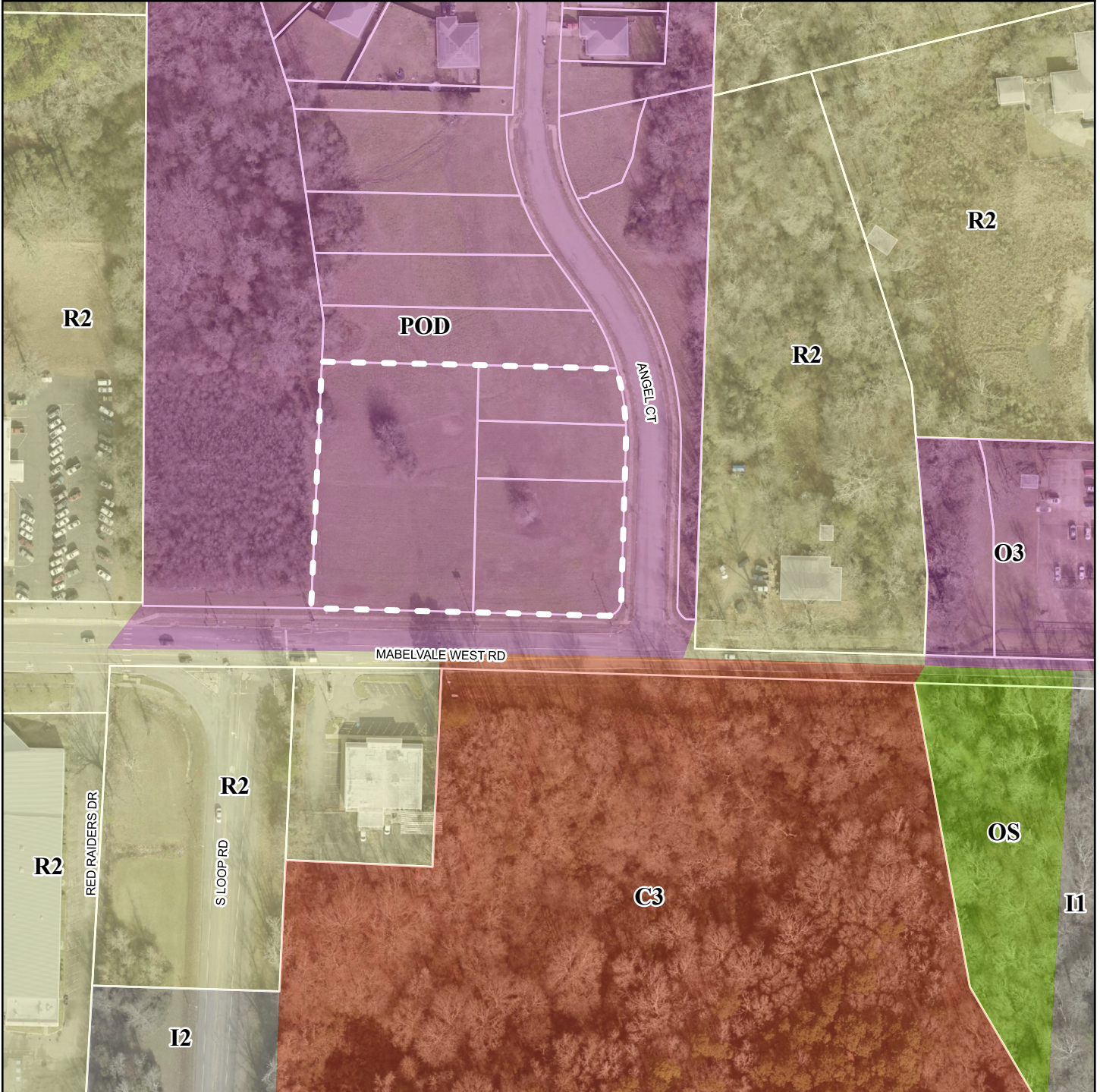
Staff recommends approval of the proposed rezoning, subject to compliance with the comments and conditions outlined in paragraph D, E and F, and the staff analysis, of the agenda staff report.

Z-4768-E

NWC of MABELVALE WEST RD. & ANGEL COURT

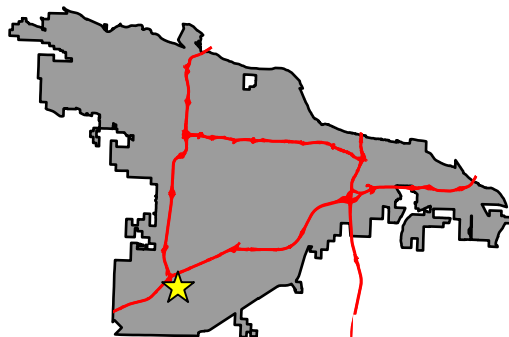
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



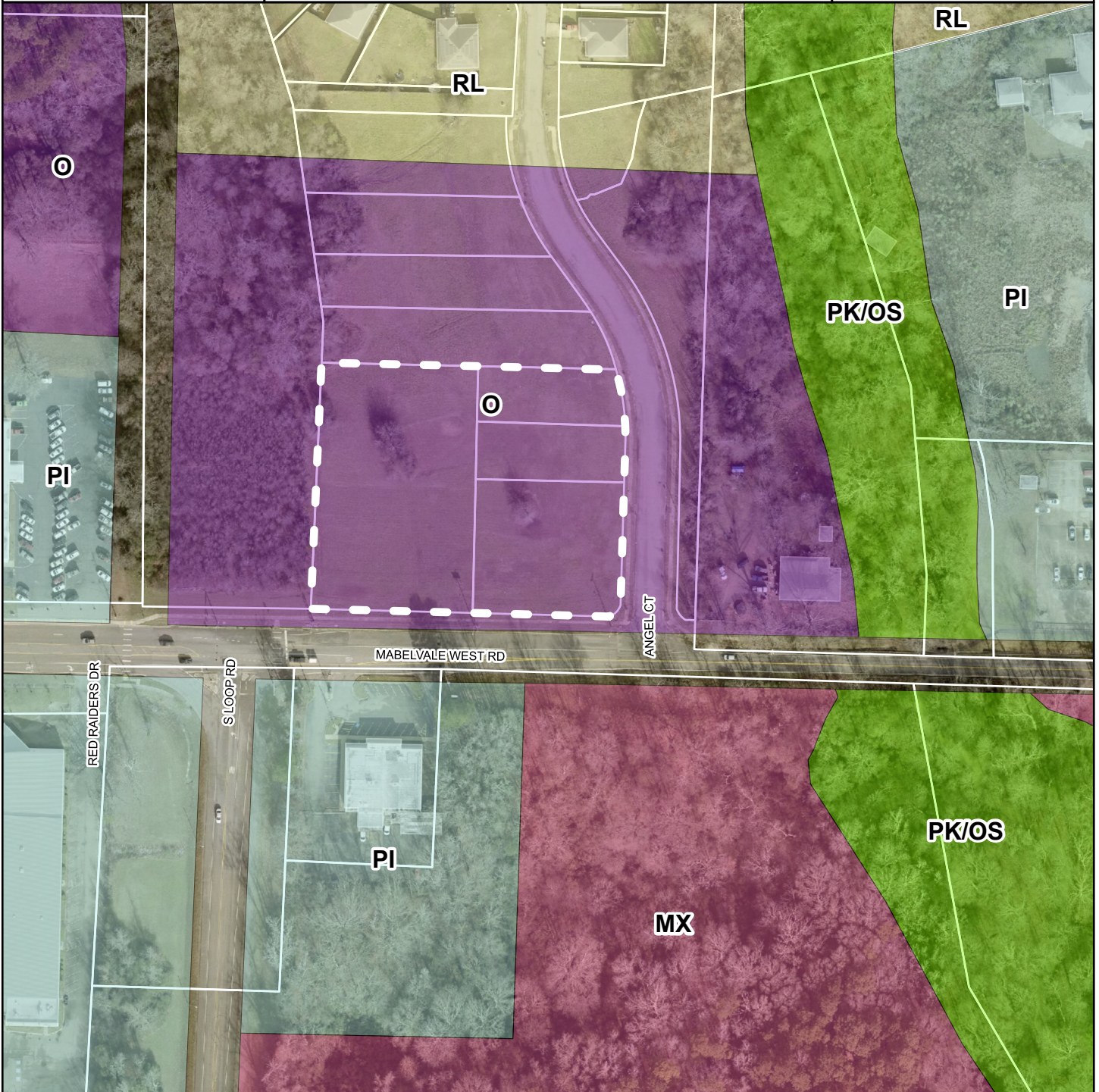
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-4768-E

NWC of MABELVALE WEST RD. & ANGEL COURT

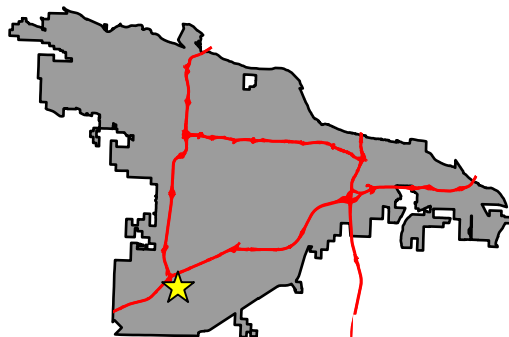
PLANNING COMMISSION
APRIL 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 16

FILE NO.: Z-5963-H

NAME: Brodie Creek Subdivision – Cell Tower – Revised PRD

LOCATION: West side of S. Bowman Road, Approximately 500' North of Brodie Creek Trail

DEVELOPER:

The Towers LLC (Agent)
10 St. James Street
Maumelle, AR 72113

OWNER/AUTHORIZED AGENT:

Jason Edwards (POA President)
1 Briar Patch Court
Little Rock, AR 72211

AREA: 0.11 acre (lease area) NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PRD

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revise the previously approved PRD zoning for The Brodie Creek Subdivision by constructing a 150-foot-tall cell tower on one (1) of the undeveloped tracts along S. Bowman Road, the east boundary of the subdivision. The Brodie Creek Property Owners Association owns six (6) undeveloped tracts of land along S. Bowman Road.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The proposed cell tower location appears to be outside the limits of construction and easements of the proposed S. Bowman Road Widening Project.

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. 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.
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. 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.

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and 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.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 18, the Ellis Mountain Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit, and truck) and encourage commercial concentrations at major intersections of arterial streets. 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 Revised Planned Residential District.

Immediately surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by woodlands to the north and south, the Brodie Creek subdivision to the west, and single-family homes in a developed subdivision to the east. North of the application area is area designated for Park/Open Spaces (PK/OS) uses and is characterized by the Panther Branch and the associated floodway. South of the application area is area designated for Residential Medium Density (RM) uses and is characterized by a single-family home and the Chenal Rehabilitation and Healthcare Center.

This site is not located in an Overlay District.

Master Street Plan:

Bowman 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:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to revise the previously approved PRD zoning for The Brodie Creek Subdivision by constructing a 150-foot-tall cell tower on one (1) of the undeveloped tracts along S. Bowman Road, the east boundary of the subdivision. The Brodie Creek Property Owners Association owns six (6) undeveloped tracts of land along S. Bowman Road.

The property is undeveloped and wooded.

The applicant provided the following information for this project:

“Land north and west of corner of Bowman Rd. and Brodie Creek Trail is currently a wooded tract of land, used as a green space, and owned by the Brodie Creek Property Owners. The POA has entered into an agreement with The Towers, LLC to develop a Wireless communication Facility pretty much in the middle of the woods. This will provide great screening of the facility while providing improved wireless communication options for all in the surrounding community. The site is designed and will be constructed for multiple wireless users as required by City Code. This application for amendment will include multiple users to house equipment within the area depicted on included drawings.”

“The Bill of Assurance does allow for this use on the property. The POA has signed an agreement with The Towers, LLC providing their approval of the use of the property. The site is designed to be pushed up into the woods with a long and curved driveway off Bowman Rd. in order to break the line of site to the antenna site. This provides fully mature natural screening that is in place now to shield views of the site from surrounding properties.”

The applicant provided the following minimum design criteria for the proposed three carrier 150 foot high monopole:

- The tower will be designed per the *Structural Standard for Antenna Supporting Structures and Antennas, ANSI/TIA-222-H*
- Minimum Wind Speed 105 mph and 1 ½" Design Ice Thickness @ 30 mph.
- **Tower is to be Designed for a Minimum Fall Zone Radius of 75; (1/2 the tower height)**
- (3) Carrier RAD's at 15' vertical separation
 - 145 ft VZW RAD to consider the following loading (No shielding or reductions permitted):
 - 130 ft and 115 ft Non-VZW RAD to consider the following loading (No Shielding or reductions permitted):

The proposed access drive to the tower site must be approved by the fire department, with respect to design, grade and turnaround, prior to a building permit being issued.

Staff is supportive of the revised PRD zoning. Staff believes that the applicant has taken steps to make the placement of the cell tower have a minimal impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

Z-5963-H

WEST SIDE of S. BOWMAN RD. APPROX.
500' NORTH of BRODIE CREEK TRL.

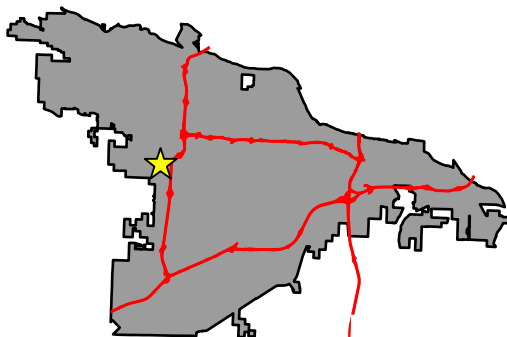
Planning Commission
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-5963-H

WEST SIDE of S. BOWMAN RD. APPROX.
500' NORTH of BRODIE CREEK TRL.

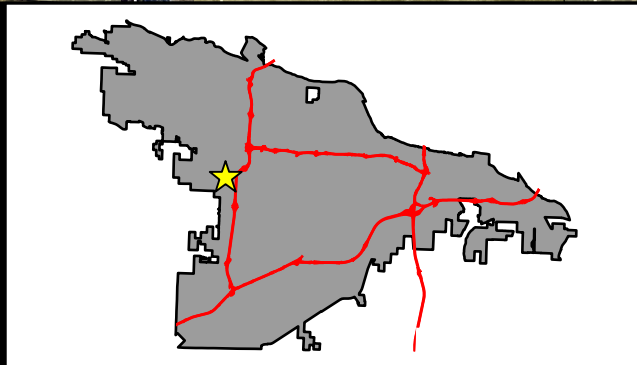
Planning Commission
APRIL 9, 2026

Land Use

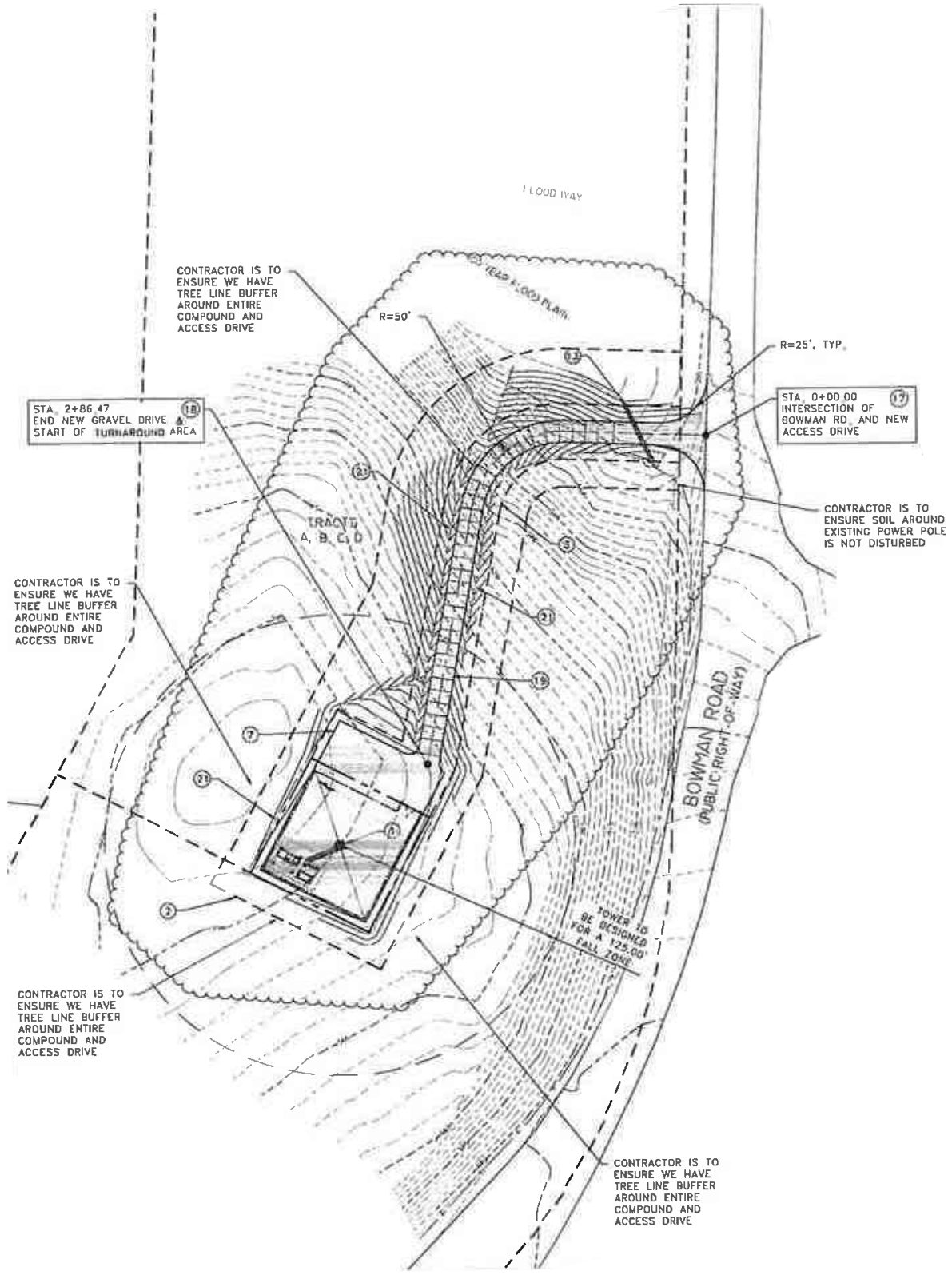


Legend

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




DEPARTMENT OF
**PLANNING &
DEVELOPMENT**




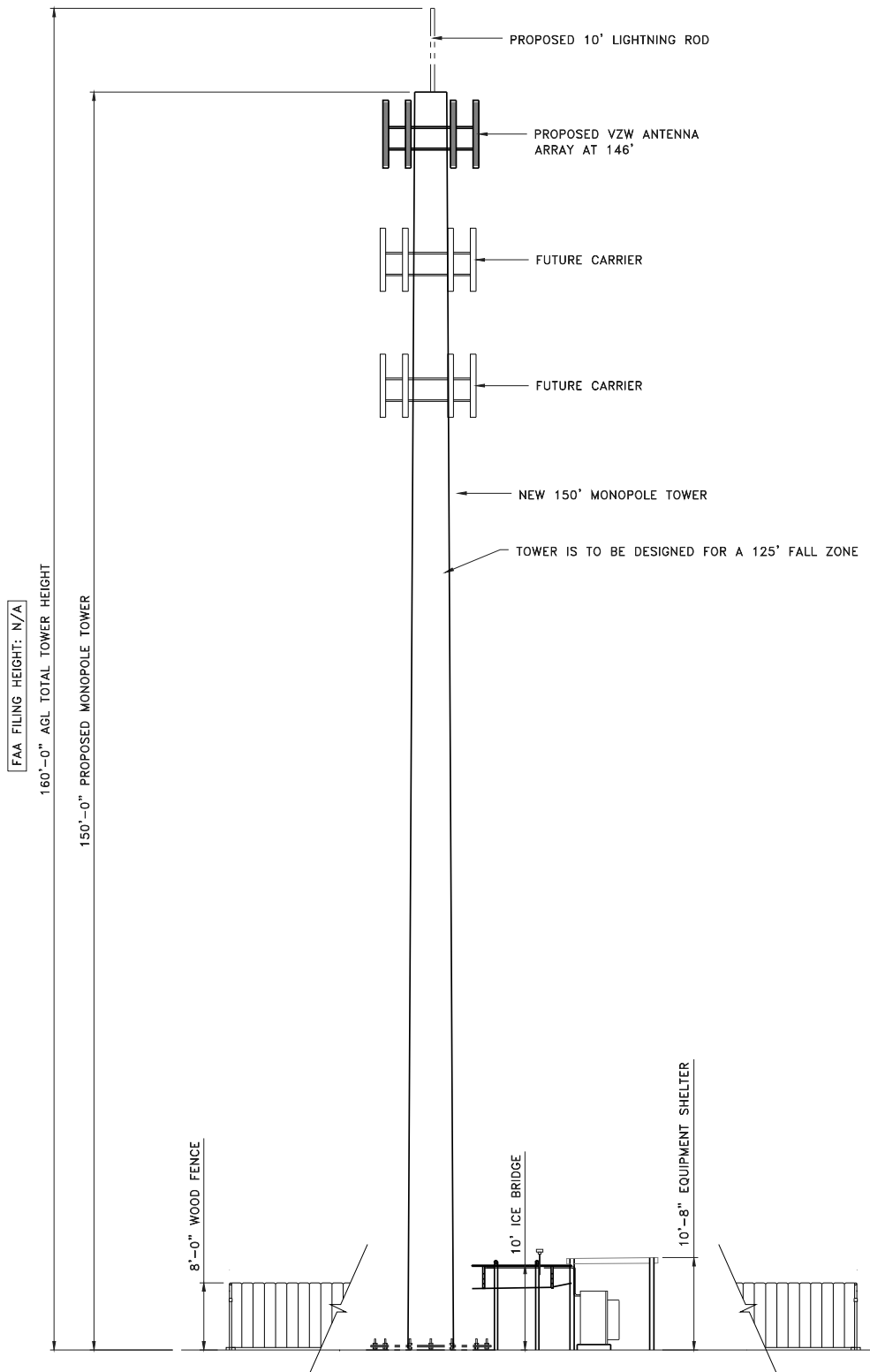
Sketch Map

City of Little Rock Planning & Development

Case No: Z-5963-H
Name: Brodie Creek Subdivision-Cell Tower
Location: West side of S. Bowman Rd., approx. 500' North of Brodie Creek Trail

Title: Revised PRD





Sketch Map

City of Little Rock Planning & Development

Case No: Z-5963-H Elevation Sketch
Name: Brodie Creek Subdivision-Cell Tower
Location: West side of S. Bowman Rd., approx. 500' North of Brodie Creek Trail

Title: Revised PRD



April 9, 2026

ITEM NO.: 17

FILE NO.: Z-9509-A

NAME: Live Edge, LLC – PCD

LOCATION: 1020 E. 6th Street

DEVELOPER:

Dan Fowler (Agent)
1300 E. 6th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

James Mann (Owner)
1020 E. 6th Street
Little Rock, AR 72211

AREA: 0.21 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PID

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from PID to PCD to allow a mixed use development within an existing building. The building currently contains two (2) apartment units and a beauty salon. The building previously contained a millwork shop.

B. EXISTING CONDITIONS:

The property is located at the northwest corner of E. 6th Street and McLean Street. The property contains a one-story, mixed use commercial building. Entrances to the building are located along the south and east building facades. Sidewalks are located along both street frontages.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

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:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Mixed Use Urban (MXU) for the application area. The Mixed Use Urban (MXU) category allows for uses ranging from high-rise office buildings to single-family homes. The intent is to create a vital, diverse area which is street oriented and pedestrian-friendly. The uses maybe mixed (residential, office, and commercial in any combination) within the building itself or within an area. The application is for a Planned District Commercial.

Surrounding the application area are areas designated for Mixed Use Urban (MXU) uses and are characterized by an electrical supply distributor, a brewery, a construction company, commercial stores and suppliers, and vacant lots.

The subject site is located in the Presidential Park Design Overlay District (Ord. 19034). The purpose of the Presidential Park Design Overlay District is to create

a high quality, lively atmosphere for business and residents. Design strategies and projects shall complement and encourage pedestrian use during the day and night and shall avoid unnecessary visual clutter to protect the district from poor planning and incompatible projects

Master Street Plan:

East 6th 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:

East 6th Street is on the Master Bike Plan as a Proposed Class III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

The application area is approximately 218 feet southwest of the site of Matson Construction Company Building. Built in the Quonset style, the Matson Construction Company Building is identified as eligible for listing in the National Register of Historic Places.

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

H. ANALYSIS:

The applicant proposes to rezone the property from PID to PCD to allow a mixed use development within an existing building. The building currently contains two (2) apartment units and a beauty salon. The building previously contained a millwork shop.

The property is located at the northwest corner of E. 6th Street and McLean Street. The property contains a one-story, mixed use commercial building. Entrances to the building are located along the south and east building facades. Sidewalks are located along both street frontages.

The applicant proposes to add a permanent mobile canteen unit (food truck) to the property, to be parked underneath the existing canopy at the northwest corner of the site. The applicant proposes to use the existing building as follows:

- Suite 1 – +/- 800sf Townhouse Apartment
- Suite 2 – +/- 800sf Townhouse Apartment
- Suite 3 – +/- 800sf Commercial – Beauty Salon
- Suite 4 – +/- 2400sf Commercial

Approximately two hundred (200) square feet of the commercial space (suite 4) will be used for storage and kitchen prep space, with the remainder being used for restaurant seating. There will be no outdoor seating on the property. The applicant is requesting UU permitted uses as alternate uses.

There are three (3) on-street parking spaces in front of the building along the west side of McLean Street. There are approximately fifteen (15) parking spaces the east side of McLean Street. This area of parking has been utilized in the past to serve the existing building.

A trash containment area is located at the northeast corner of the property. This area must be screened as per ordinance standards.

Grease containment for the food truck must be approved by Little Rock Water Reclamation Authority (LRWRA).

All site signage must comply with the UU zoning standards.

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

Staff is supportive of the requested PCD zoning. Staff believes that the restaurant-type will be a good reuse of the portion of the building which previously contained a millwork shop.

STAFF RECOMMENDATION:

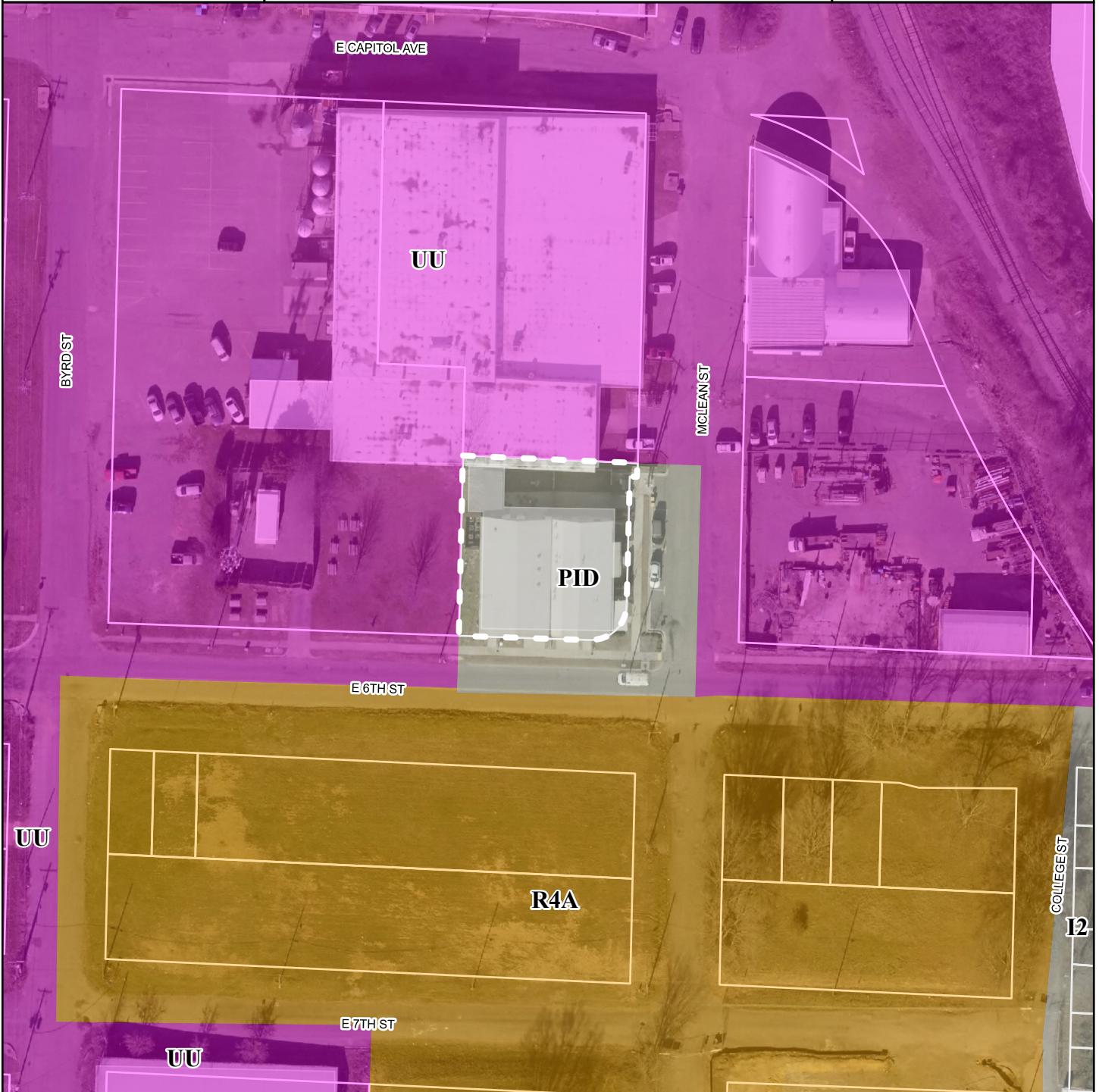
Staff recommends approval of the proposed rezoning, subject to compliance with the comments and conditions outlined in paragraph D and E , and the staff analysis, of the agenda staff report.

Z-9509-A

1020 E. 6TH ST.

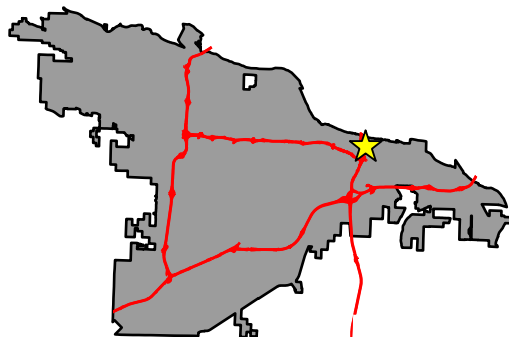
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

- INDUSTRIAL
- MULTI FAMILY
- URBAN USE
- Parcel Lines



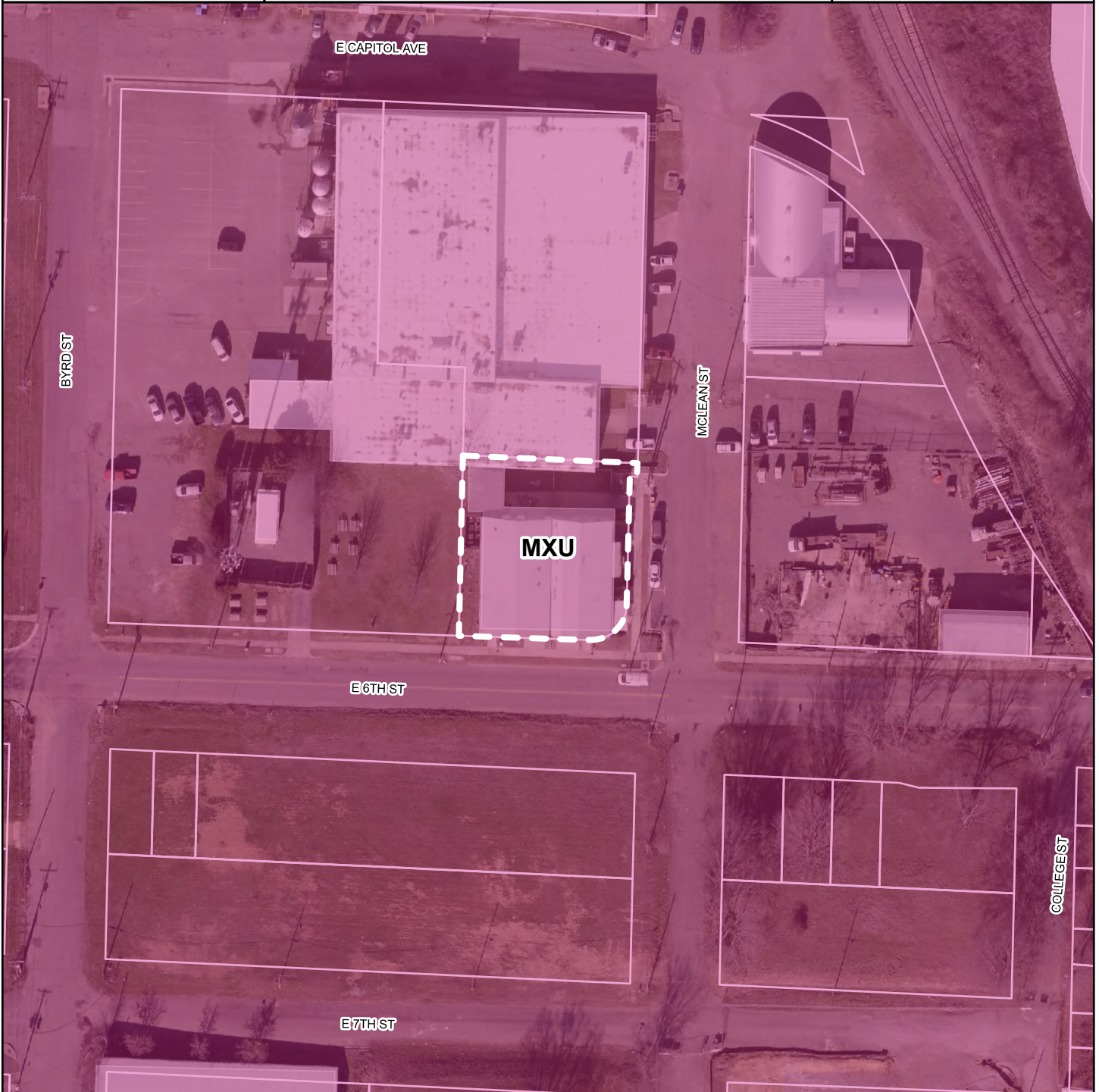
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-9509-A

1020 E. 6TH ST.

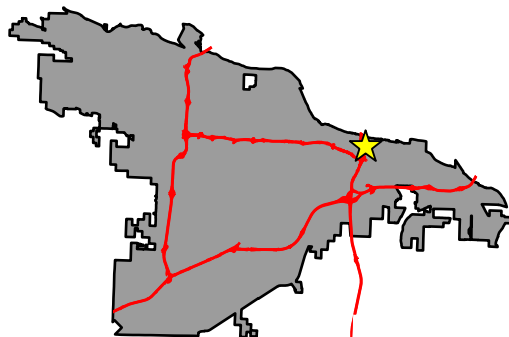
PLANNING COMMISSION
APRIL 9, 2026

Land Use

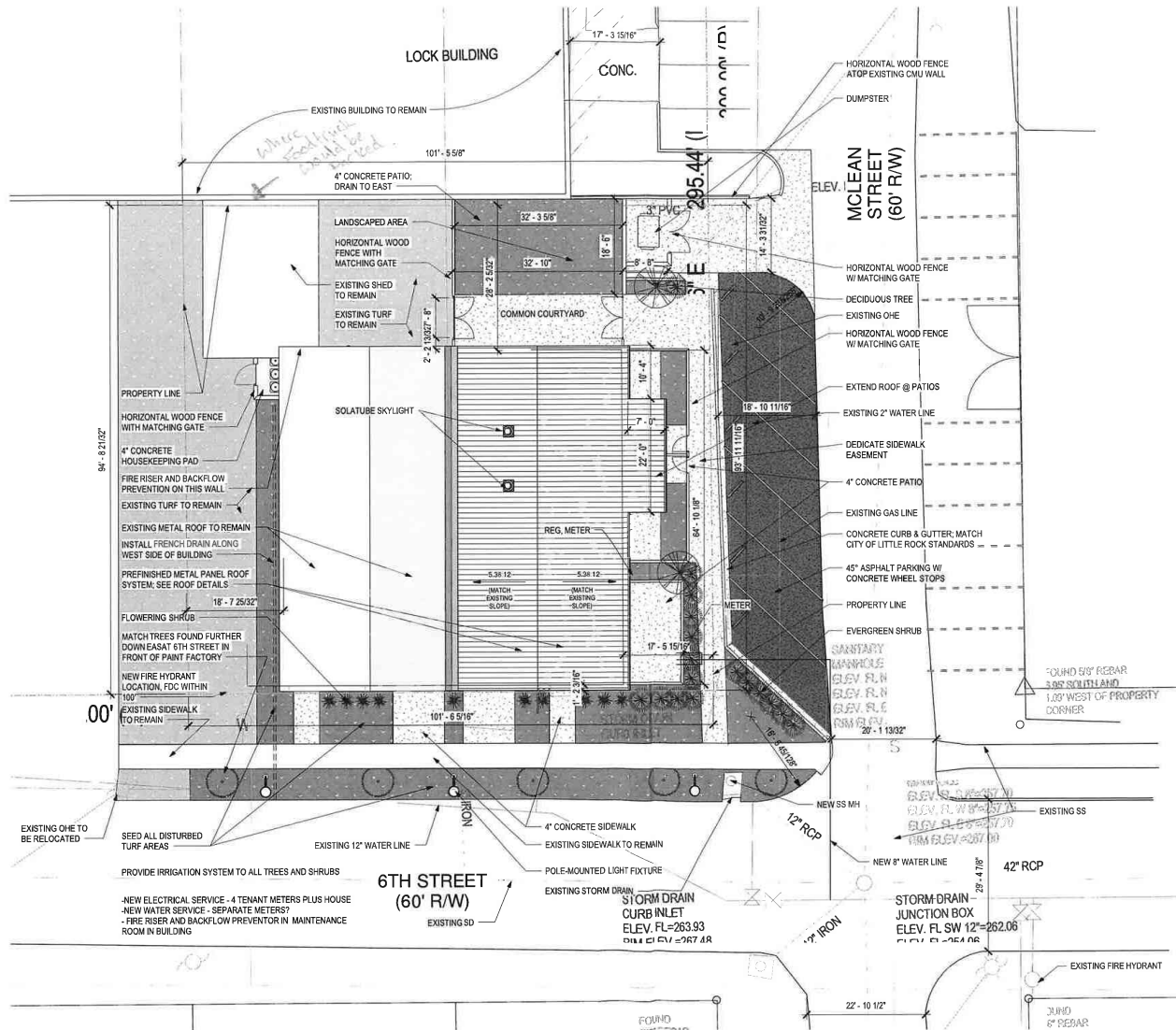


Legend

- Parcel Lines
- MIXED URBAN USE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-9509-A

Name: Live Edge, LLC

Location: 1020 E. 6th St.

Title: PD-C



April 9, 2026

ITEM NO.: 18

FILE NO.: Z-9650-A

NAME: KustomMade Properties – PD-R

LOCATION: 2916 W. 12th Street

DEVELOPER:

KustomMade Properties
1619 S. Martin Street
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Robert Alexander (Owner)

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.22 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: POD

STAFF UPDATE:

The applicant requests that the application be deferred to the May 14, 2026 agenda, so that a revised site plan can be submitted to staff. Staff supports the deferral request.

Z-9650-A

2916 W. 12TH ST.

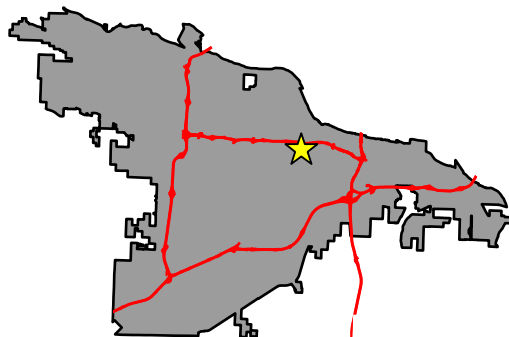
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



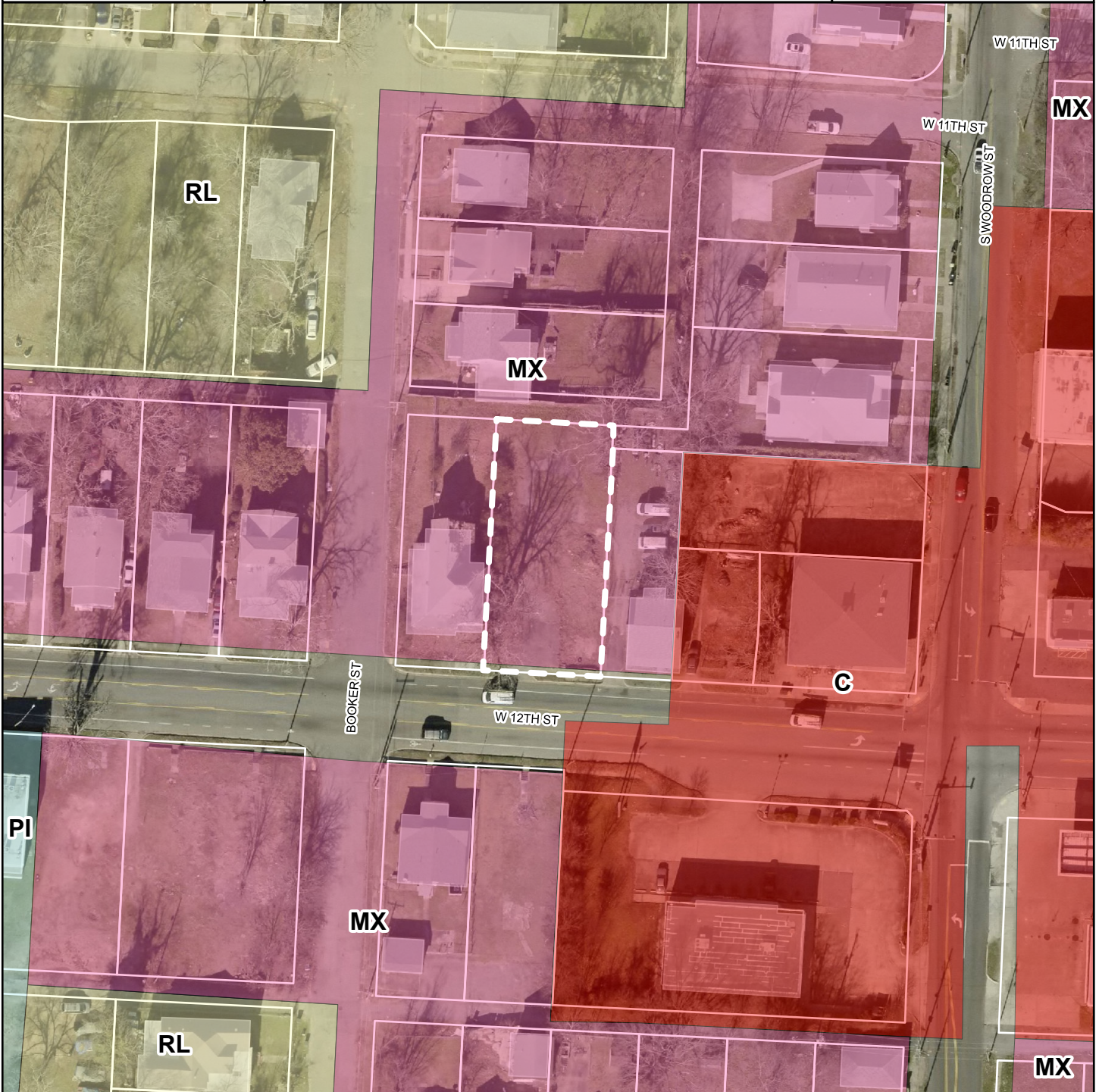
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-9650-A






2916 W. 12TH ST.

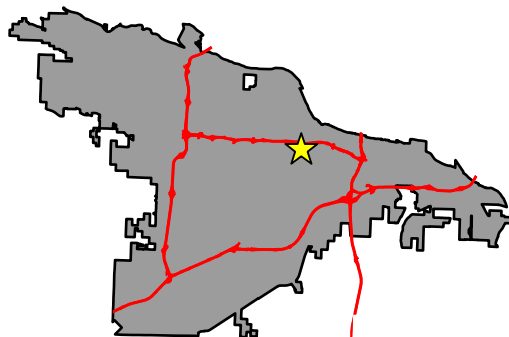
PLANNING COMMISSION
APRIL 9, 2026

Land Use

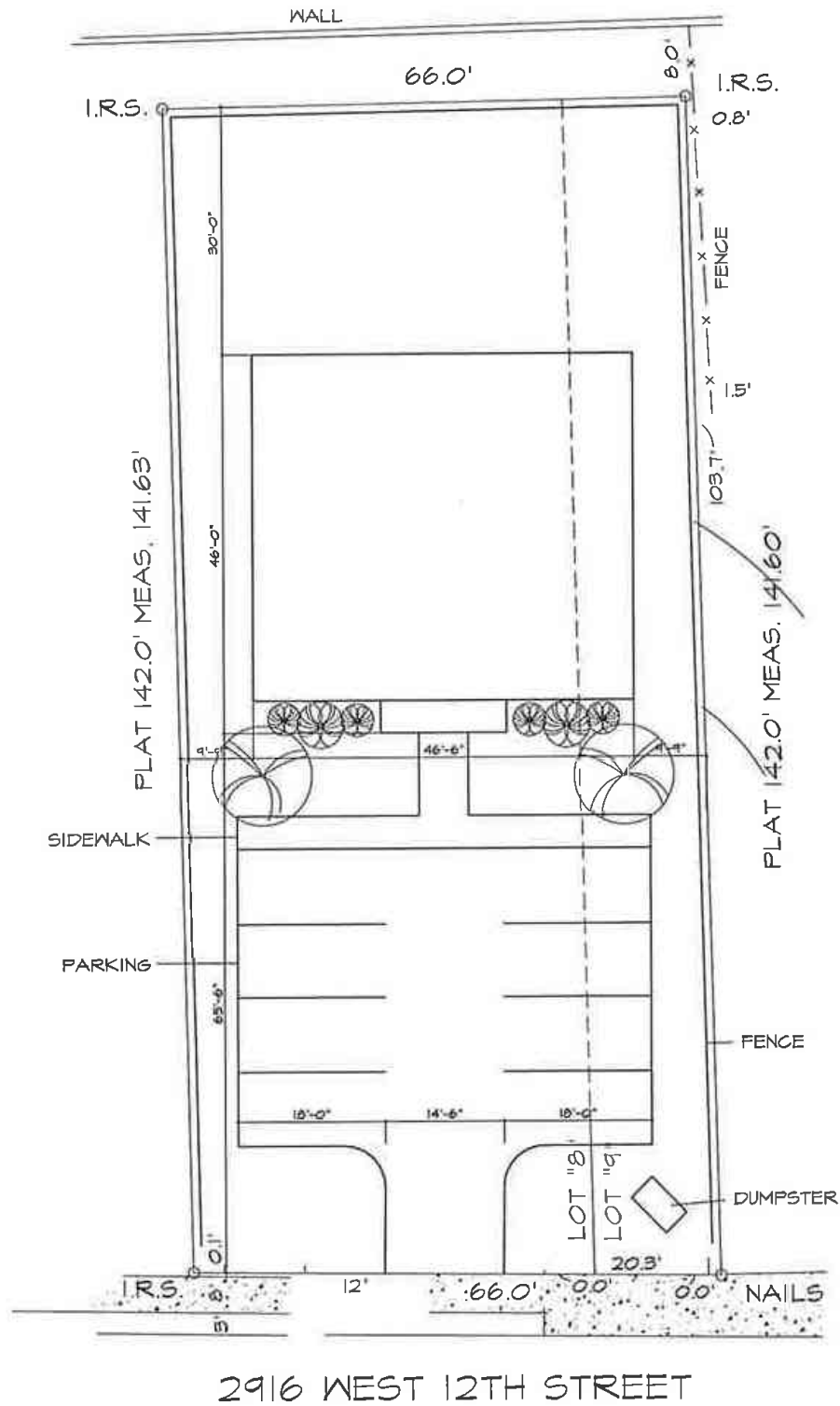


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-9650-A

Name: KustomMade Properties

Location: 2916 W. 12th St.

Title: PD-R



April 9, 2026

ITEM NO.: 19

FILE NO.: Z-10083-A

NAME: Access Village – Revised POD

LOCATION: 7814 “T” Street

DEVELOPER:

Access Group Inc. (Owner)
10618 Breckenridge Square
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Holloway Engineering (Owner)
200 Casey Drive
Maumelle, AR 72113

AREA: 2.7 acres

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: POD

BACKGROUND:

On November 14, 2024, the Planning Commission approved an application to rezone subject property from PCD to POD. On December 17, 2024, the Board Directors passed Ordinance 22,563 (Z-10083), to allow the site to be developed for a multi-use residential facility to serve persons with developmental disabilities. The proposed development has not yet been initiated.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now requests to revise the previously approved POD zoning. The applicant has acquired additional property at the northeast corner of the overall site and is revising the overall site to include the additional property. As part of this application the applicant proposes to abandon the northern portion of the “T” Street right-of-way (ROW). The proposed ROW abandonment extends north, from the eastern property line and is approximately 0.143 acre in area.

B. EXISTING CONDITIONS:

The property was formerly operated by Miss Selma’s School. The site contains several existing buildings located throughout the campus that were utilized for

various purposes. Properties surrounding 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 DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. If right-of-way exists, an application should be filed to abandon the T St. right-of-way west of Watt Street.
2. Due to the proposed use of the property, the Master Street Plan specifies that Watt Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to these streets including 5-foot sidewalks with planned development. With parking allowed on both sides of Watt St. Street widening will be required with this development for on-street parking. Vehicle backing into Watt St. is not permissible.
4. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. 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.
5. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.

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 request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. 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.
6. 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.
7. 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.

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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Public/Institutional (PI) 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 Planned Office District.

The application site is the former campus of Miss Selma's School. To the west and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and two duplexes in developed subdivisions. North and east of the application area are areas designated for Office (O) and Commercial (C) uses and are characterized by office buildings, retailers, and McDonald's.

This site is not located in an Overlay District.

Master Street Plan:

T 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:

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

Historic Preservation Plan:

The application area is approximately 256 feet southeast of the Robinson-Gay House at 2207 Biscayne Drive. The Robinson-Gay House was identified as having undetermined eligibility for the National Register of Historic places. The subject site is approximately 330 feet southwest of the McDonald's Store No. 1263 Sign. The sign was identified as having undetermined eligibility for the National Register of Historic places. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant now requests to revise the previously approved POD zoning. The applicant has acquired additional property at the northeast corner of the overall site and is revising the overall site to include the additional property.

As part of this application, the applicant proposes to abandon a residual sixty (60) foot wide portion of right-of-way of "T" Street, west of Watt Street. The proposed ROW abandonment is approximately 0.143 acre in area.

Since approval of the previous application, the applicant has obtained additional acreage, reconfigured the site plan/layout, and is now requesting to revise the existing POD to develop the site as per the newly proposed site plan, as submitted.

The applicant provided the following information with respect to the project:

"The concept for this community provides residential units, either detached or attached, that benefit from shared, common open space rather than private yards. This shared open space would provide opportunities for socialization and enjoyment that is more beneficial for the residents.

The residential units are being intentionally designed and sited to provide a transition from public space (shared common open space) to semi-public (porches) to semi-private (living and dining areas) to private (bedrooms and bathrooms).

The arrangement of buildings, pedestrian circulation, vehicular circulation, parking, essential services, and support facilities creates an efficient but innovative use of the land. It is expected that the project could have multiple phases, and the project phasing will ensure the balanced and coordinated

development of varied land uses, facilities, and services needed to support them.

Allowed Residential Land Uses:

Single Family Detached Dwellings: These dwellings could range from small residential units (similar to what is commonly referred to as a Studio Unit) without separate bedroom spaces, One Bedroom Units, and Two Bedroom Units. There will be approximately 14 to 20 detached units, however there is no minimum or maximum number of these unit types.

Single Family Attached Dwellings: These dwellings could include both horizontally attached and/or stacked units. This could include duplexes, triplexes, quadplexes, and units located within the Café Building. There will be approximately six (6) to ten (10) attached units, however there is no minimum or maximum number of these unit types.

Primary and Ancillary Staff Residential Units: The Café Building may include Primary Staff Units (two to three Bedrooms) as well as Ancillary Staff Units, similar to a hotel room, for the use of staff and visitors. There will be approximately three (3) to five (5) staff units in the Café Building.

Maximum Number of All Residential Units Allowed: 41 (gross density of 16 du/ac).

Allowed Non-Residential Land Uses:

Café Building: The Café Building could have a commercial kitchen and both indoor and outdoor dining areas on the main floor as well as mail and package areas, meeting spaces, therapy spaces, art studio spaces, and offices. While the primary purpose of the

Café is to support the residents and their guests (by providing a meal service), it could also serve a limited commercial or retail use. The upper floor could have offices and support spaces, as well as Primary and Ancillary Staff Residential Units. A partial basement could have space for storage as well as an inclement weather space for residents. The basement level is not included in parking calculations. The Café Building also plays an important role in anchoring the “corner” at the entrance to the Village and providing an iconic presence on the street.

Ancillary Uses:

The property could also have other facilities for the use and enjoyment of the staff, residents, and their guests. This may include outdoor activity

areas, picnic areas, community gardens, a dog run area, sitting areas, pedestrian walkways, parking, and landscaped areas.”

The applicant provided additional information with respect to the type of buildings and square footage as part of the overall project:

“Residential Structures (including porches): approximately 21,524 s.f. (19.23% of total site)

*Café Building: Approximately 3,819 s.f. (approximately 3.41% of total site)
Existing Vocational Building: Approximately 5,600 s.f. (approximately 5.90% of total site)*

TOTAL: Approximately 30,943 s.f. (approximately 27.64% of the total site)

The maximum building coverage allowed, including porches, shall not exceed 30% of the total site (33,585 s.f.).

Area for Vehicular Circulation and Parking (including walks directly associated with parking and emergency access areas): approximately 22,060 s.f. (19.71% of total site)

Open Space:

Approximately 1.35 acres (52.65% of the total site) is shown on the Conceptual Site Plan. For the purposes of this POD, Open Space shall be a minimum of 50% of the total site. Open Space may include lawn areas (both natural and synthetic grass), landscaped areas, pedestrian walkways and sidewalks, decks, terraces, sitting areas, dog runs, community gardens, and buffers. Open Space shall not include porches that are part of a residential unit. A minimum of 20% of the provided open space (approximately 0.27 acres on the Conceptual Site Plan) shall be useable open space for the enjoyment of residents and their guests. Minimum Open Space = 50% of the total site (1.29 ac.) and Minimum Useable Open Space = 20% of Open Space (0.26 ac.)”

The building setbacks for the proposed development are as follows:

1. *Front – a minimum ten (10) foot building setback from Watt Street (front) property line.*
2. *Rear – a minimum fifteen (15) foot building setback from the western (rear) property line.*
3. *Sides – a minimum eight (8) foot building setbacks from the north and south property lines, with the exception of the existing Vocational Building which is approximately 3'-0" from the property line and adjacent alley.*

The applicant notes that building overhangs, including but not limited to, sills, cornices, ornamental projections, or eaves, may extend into the required setbacks, provided that stormwater runoff is sufficiently collected or diverted so that it does not create a hazard or detriment to adjacent property. No building overhang or building feature may extend beyond the property boundary.

The applicant notes that maximum building height for any structure shall not exceed thirty-six (36) feet. The existing Café Building has a height of approximately thirty (30) feet.

The development will include a six (6) foot privacy fence along all property lines, except the property line along Watt Street which will have a non-opaque fence with a minimum height of five (5) feet. There will be both vehicular and pedestrian gates for ingress and egress at appropriate locations. The peripheral fences along the northern, southern, and western edges may be predominantly opaque and are for privacy as well as safety and security.

The vast majority of the residents will not drive. The applicant notes that the entire site, including all residential units, will be accessible by vehicle or pedestrian facilities and designed to meet or exceed parking requirements, including ADA parking spaces.

The applicant provided the following information with respect to parking:

“The current Conceptual Site Plan show a total of 33 on-site spaces, not including 9 parallel spaces on Watt Street, subject to approval by the City of Little Rock. According to the parking requirements shown below, 26 spaces would be required.

The plan shows 17 spaces on-site but outside the gates. These spaces primarily serve staff and guests. Of these spaces, 2 are ADA compliant spaces. In addition, the plan shows 16 spaces inside the gates. These spaces primarily serve residents, staff, and guests. Of these spaces, 2 are ADA compliant spaces.

All ADA spaces may be “Universal Spaces” so that “Van Accessible Spaces” do not need to be identified. Due to the mixed-use nature of this project, the applicant may also use the ULI Shared Parking calculations when documenting the parking required and the parking provided.

The applicant provided the following information with respect the proposed pedestrian circulation system, emergency access, service and delivery vehicles, and utility easements:

“The entire site will be served by a network of sidewalks and pedestrian connections, the majority of which will be ADA compliant. Due to the existing topography of the site, some steps and ramps (slopes exceeding 5%) may be necessary, but alternative routes will be provided where possible. Along these walkways there will be a series of sitting areas, activity lawns with artificial turf, picnic tables, benches, trash receptacles, and other site amenities.

Emergency Access: The entire site, including all residential units, will be accessible by emergency vehicles and personnel. That access aisle will be a minimum of 20’-0” wide. The access aisle may consist of any combination of asphalt drives, reinforced lawn areas, and heavy duty concrete or paver sidewalks. Where sidewalks that are part of an access aisle are next to a vehicular way, they shall be installed flush with the driving surface. If String Lights or other overhead features are used to span across an emergency access way they shall provide a minimum clearance of 13’-6”. The site will be secured with fences and both vehicle and pedestrian gates, providing a higher level of safety and security for the residents while allowing them to come and go at will. All Emergency Access areas will be clearly marked and identified with appropriate signage.

Service Vehicles and Delivery Vehicles: Access will be either from Watt Street or the adjacent alley, as appropriate. Deliveries will primarily be from Watt Street.”

The applicant is not requesting any signage or provide a sign plan with this application. Any signs placed on the property must comply with Section 36-553 of the City’s Zoning Ordinance (signs permitted in institutional and office zones).

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

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

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

Staff is supportive of the requested revised POD. The proposed campus represents an opportunity for many families to provide their loved ones with an inclusive, supportive living environment that will not only foster the development of individuals with disabilities to thrive but also empower them to contribute meaningfully to the broader community. Staff feels that the campus will benefit the community and the City as it provides vital resources to address the need to provide a facility for individuals with developmental disabilities. Staff feels the Access Village campus will have a positive impact within the community.

I. STAFF RECOMMENDATION:

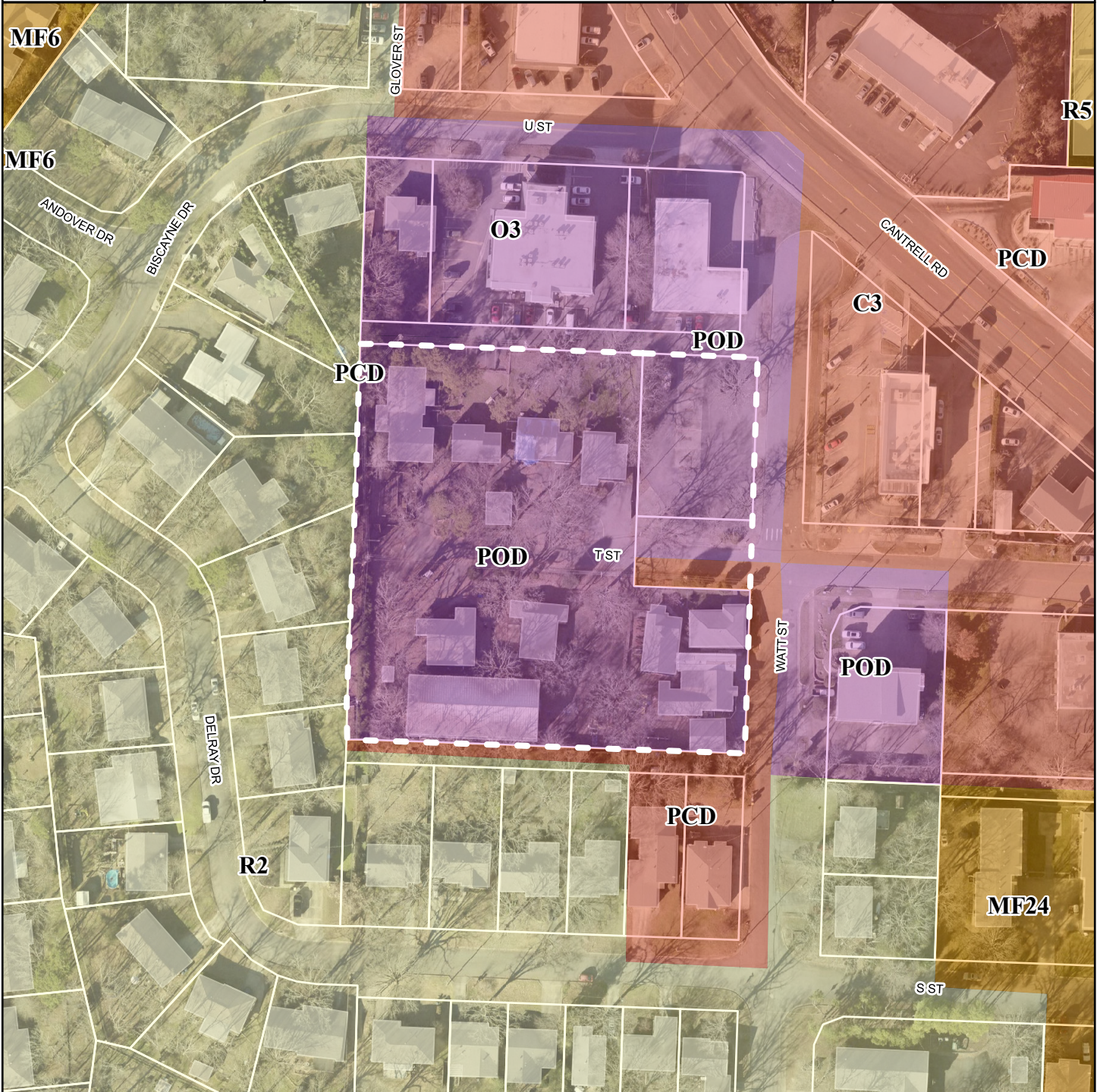
Staff recommends approval of the revised POD, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

Z-10083-A

7814 "T" ST.

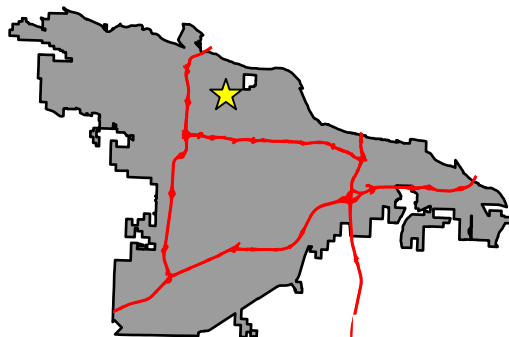
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



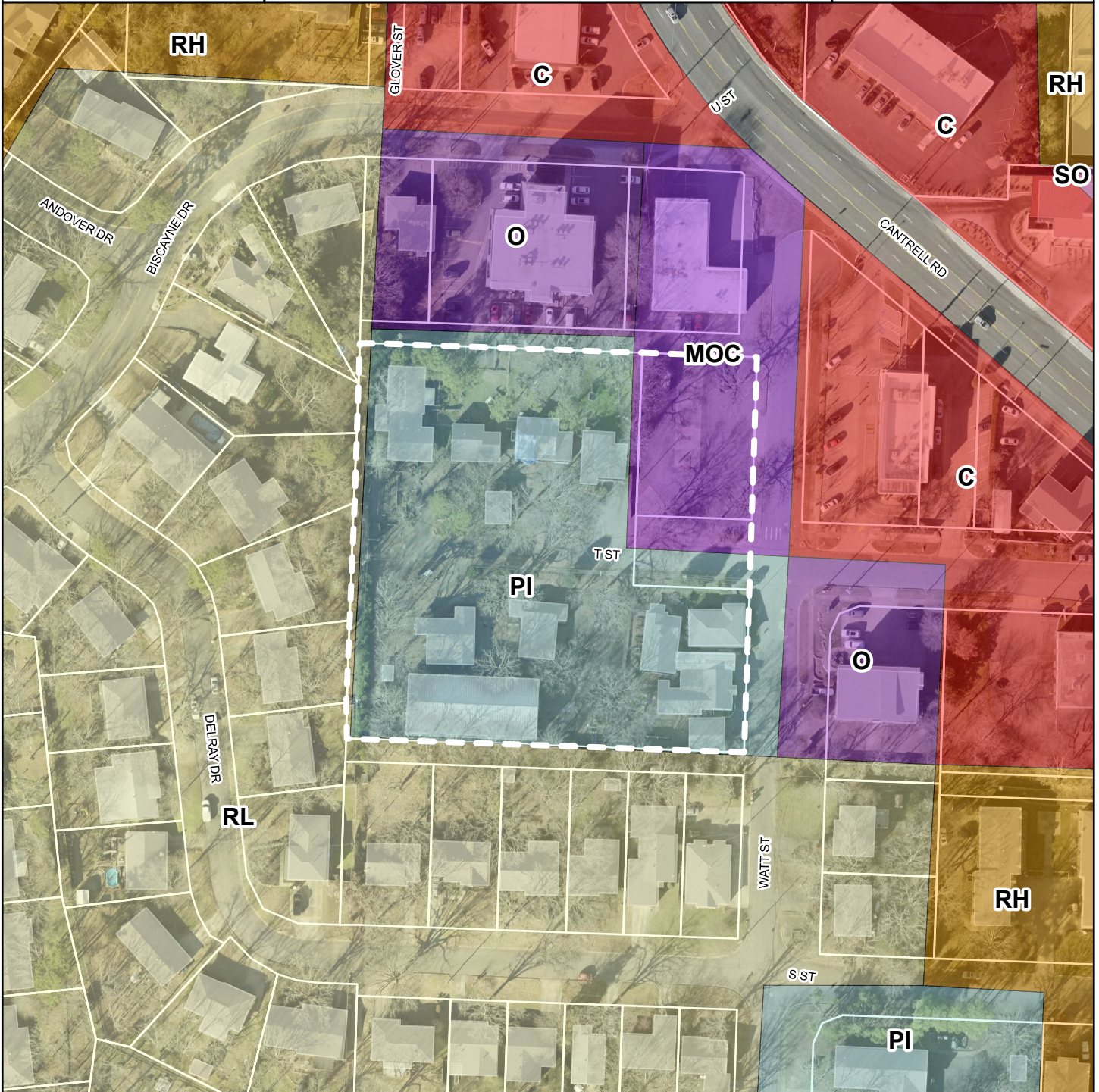
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10083-A

7814 "T" ST.

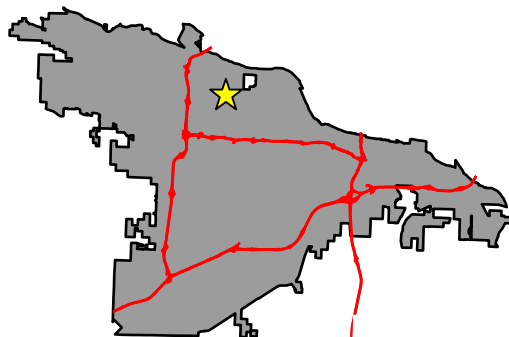
PLANNING COMMISSION
APRIL 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10083-A

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map
City of Little Rock Planning & Development

Case No: Z-10083-A Elevation 1

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map
City of Little Rock Planning & Development

Case No: Z-10083-A Elevation 2

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map
City of Little Rock Planning & Development

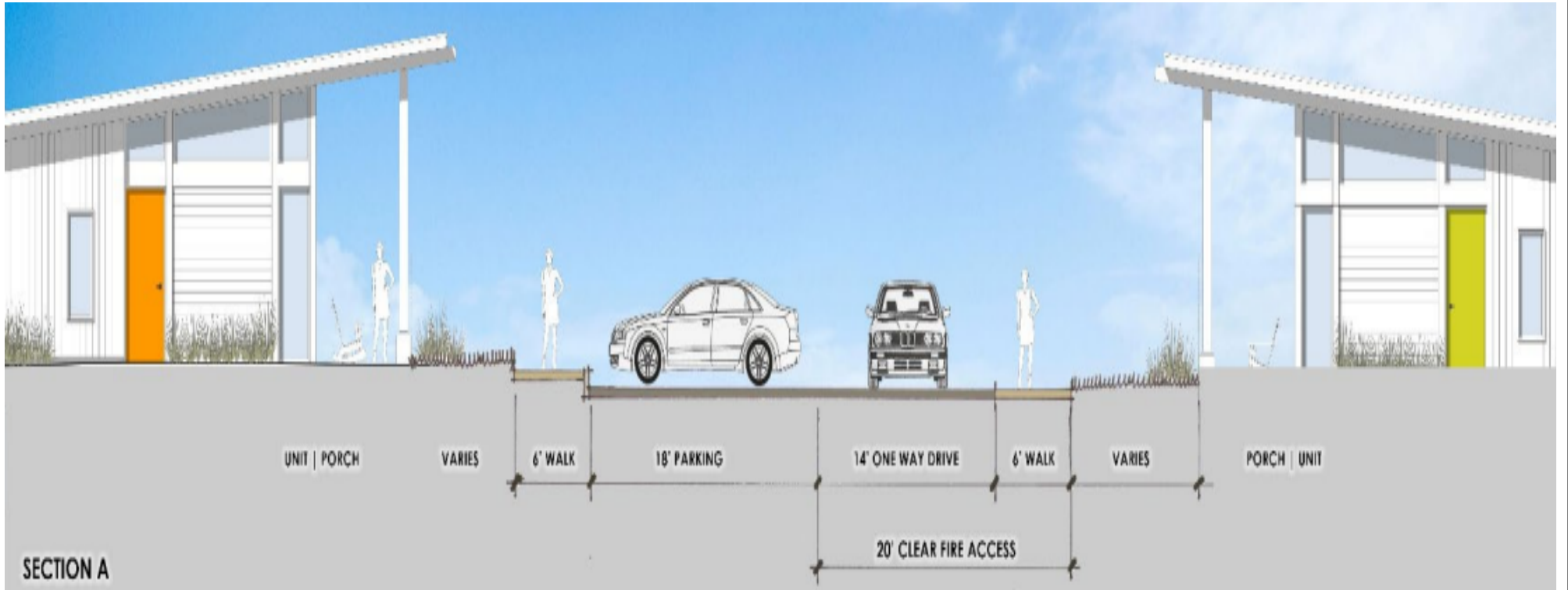
Case No: Z-10083-A Elevation 3

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map

City of Little Rock Planning & Development

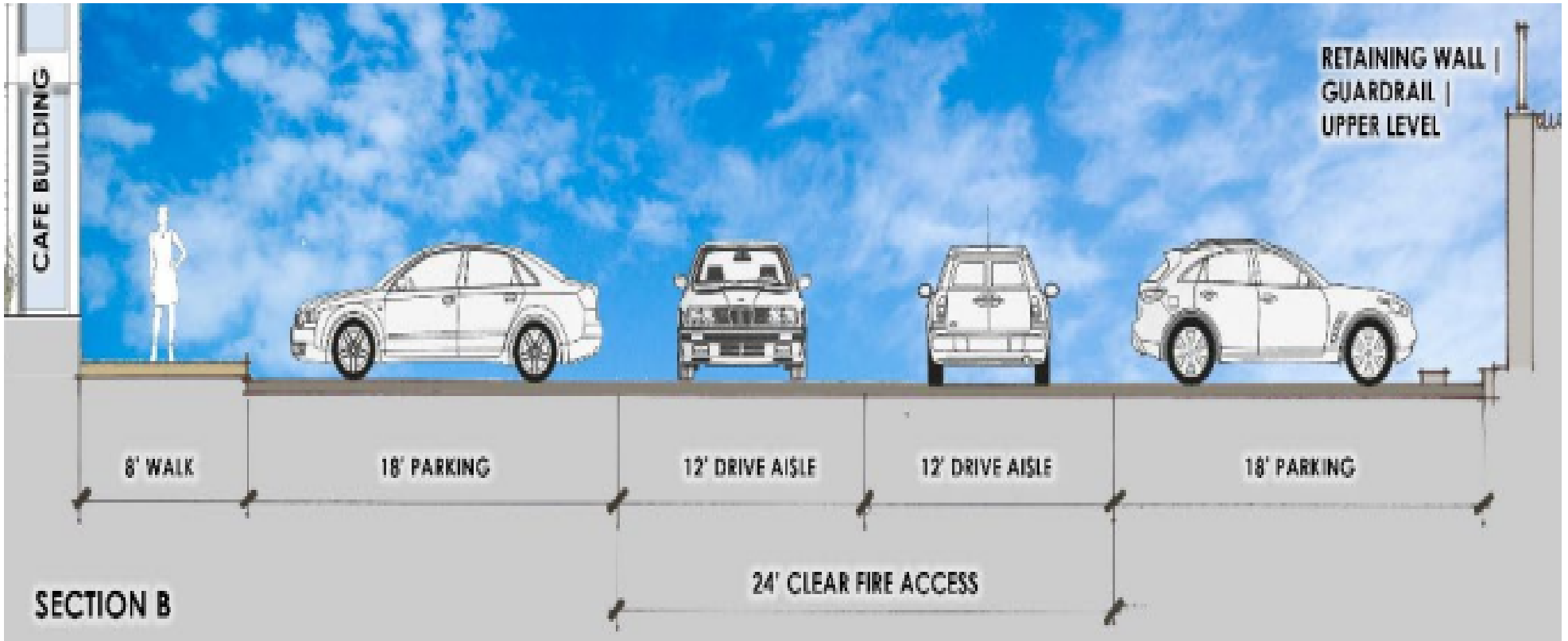
Case No: Z-10083-A Elevation 4

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map

City of Little Rock Planning & Development

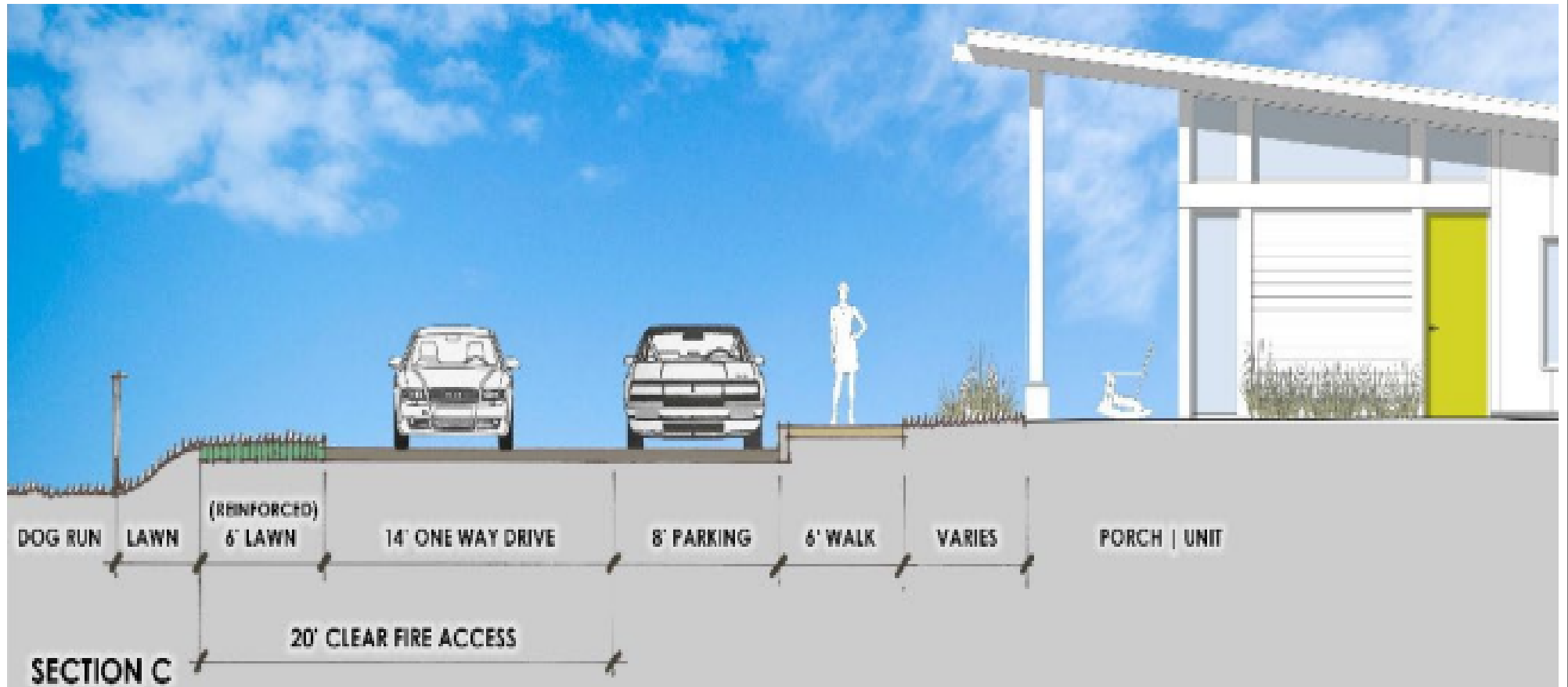
Case No: Z-10083-A Elevation 5

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map

City of Little Rock Planning & Development

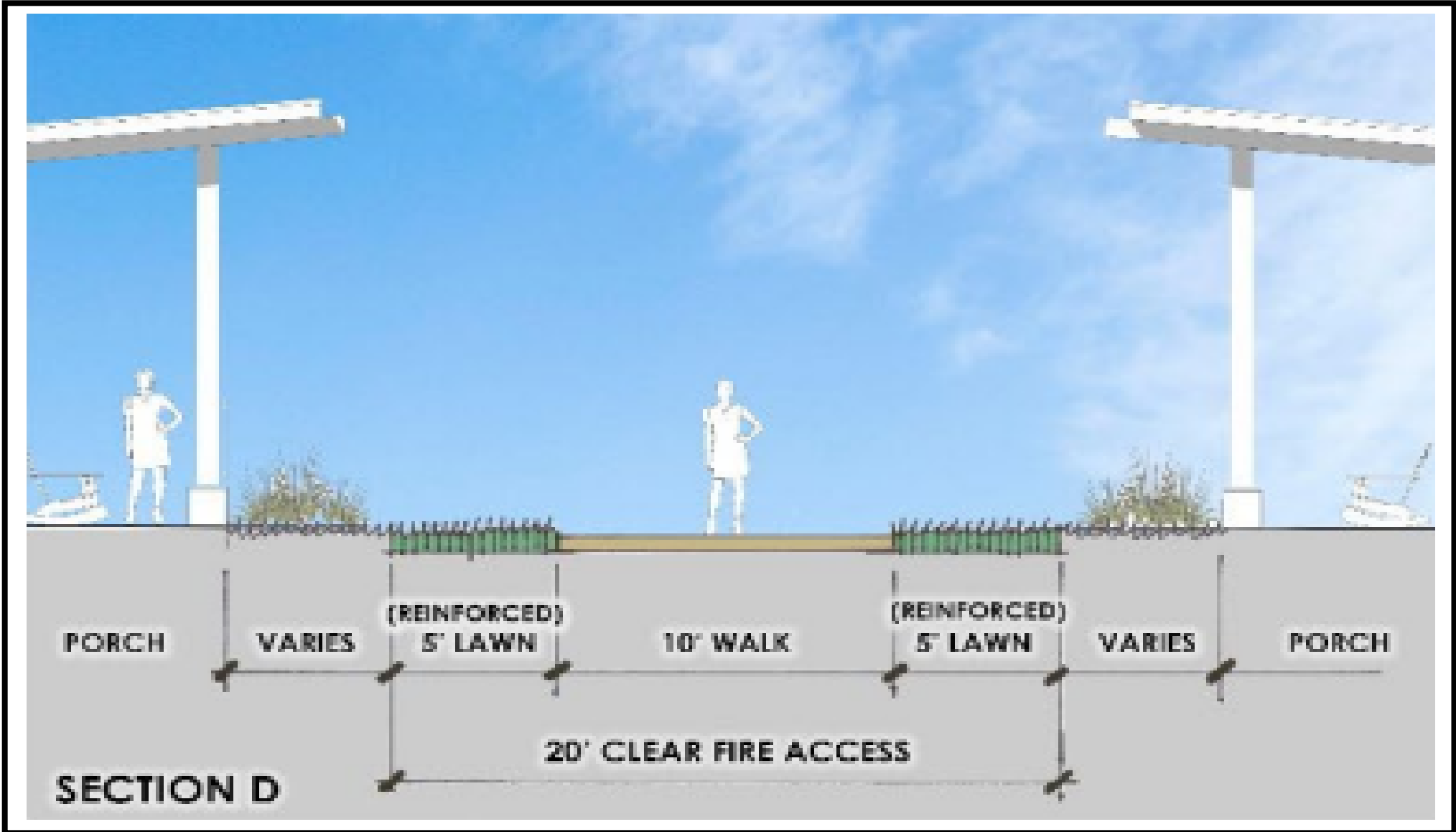
Case No: Z-10083-A Elevation 6

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD





Sketch Map
City of Little Rock Planning & Development

Case No: Z-10083-A Elevation 7

Name: Access Village

Location: 7814 "T" St.

Title: Revised POD



April 9, 2026

ITEM NO.: 20

FILE NO.: Z-10236-A

NAME: Grulke – PCD

LOCATION: 218 Kings Row Drive

OWNER/AUTHORIZED AGENT:

Myranda Grulke (Owner)
218 Kings Row Drive
Little Rock, AR 72207

AREA: 0.71 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from R-2 to PCD to allow for a mixture of uses on the site. The applicant proposes continued use of the main structure as a single-family residence, with two (2) accessory structures, one (1) being utilized as a short-term rental-1 and the other a small event space.

B. EXISTING CONDITIONS:

The property is currently developed, with a main residential structure and two (2) accessory structures. A one-car wide driveway from Kings Row Drive is located at the southeast corner of the site. The driveway extends along the east side of the house into the rear yard area.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The existing internal street, which is within public right-of-way, adjacent to the subject property measures 17 ft wide with a 5 ft gravel shoulder and no curb and gutter. King Row Drive, also within public right-of-way measures 27 ft wide with curb and gutter and no sidewalks. Vehicle parking is not prohibited on either street.

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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and 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.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of

transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. 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 Planned Commercial District.

To the north, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes in developed subdivisions. South of the application area is area designated for Residential High Density (RH) uses and is characterized by a condominium complex.

This site is not located in an Overlay District.

Master Street Plan:

Kingsrow 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:

Kingsrow 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 rezone the property from R-2 to PCD to allow for a mixture of uses on the site. The applicant proposes continued use of the main structure as a single-family residence, with two (2) accessory structures, one (1) being utilized as a short-term rental-1 and the other a small event space.

The property is currently developed, with a main residential structure and two (2) accessory structures. A one-car wide driveway from Kings Row Drive is located at the southeast corner of the site. The driveway extends along the east side of the house into the rear yard area.

In addition to the continued use of the principal structure as a single-family residence, the applicant proposes the following for the accessory structures:

“The purpose of this request is to allow for two small-scale, low impact uses on the property: a short-term rental treehouse and a greenhouse event space.”

“The treehouse is approximately 400 square feet and is designed to accommodate a maximum of two guests for short-term rental stays. Parking will be limited to one to two vehicles, with designated parking located at the rear of the property, as shown in the submitted exhibits.”

“Additionally, the property includes a 400 square foot greenhouse that will be used for small gatherings and events. The greenhouse will have a maximum occupancy of eight people, and events will not exceed six hours in duration. This space will not be used for overnight accommodations. Parking for greenhouse events will also be limited to two vehicles and will be located at the rear of the property. The driveway can accommodate up to four vehicles in total.”

“To ensure compatibility with the surrounding neighborhood, no loud noise will be permitted at either the treehouse or the greenhouse.”

“These uses are intended to remain low in intensity, with minimal traffic and limited occupancy, while preserving the character of the neighborhood.”

While staff has no issues with the single-family residence with an STR-1, staff cannot support the use of the second accessory structure as an event space. Staff believes that this use is too intense for a single-family lot. All the surrounding properties to the north, east, and west are zoned R-2, with single-family residences fronting on Kings Row Drive.

I. STAFF RECOMMENDATION:

Staff recommends denial of the proposed PCD rezoning.

Z-10236-A

218 KINGS ROW DR.

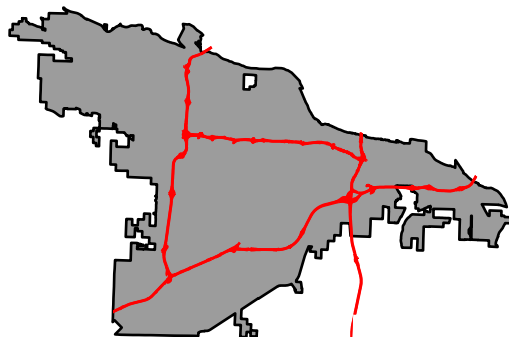
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10236-A






218 KINGS ROW DR.

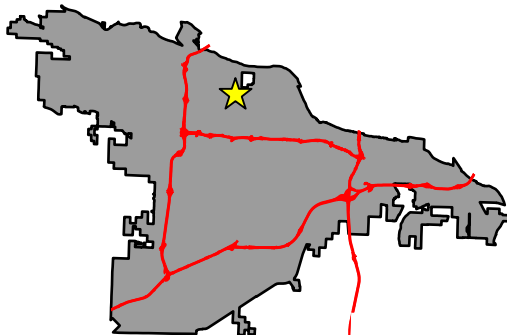
PLANNING COMMISSION
APRIL 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Parking Plan: The area highlighted in pink indicates the driveway and designated parking spaces. The area circled in green represents the greenhouse, and the area highlighted in orange indicates the treehouse.



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10236-A

Name: Grulke

Location: 218 Kings Row Dr.

Title: PCD



April 9, 2026

ITEM NO.: 21

FILE NO.: Z-10282

NAME: Saxion Enterprises – PCD

LOCATION: 2020 W. 3rd Street

DEVELOPER:

Saxion Enterprises (Owner)
2020 W, 3rd Street, Unit 515
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Bryce Jefferson (Agent)
2020 W, 3rd Street, Unit 515
Little Rock, AR 72205

AREA: 0.85 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: C-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from C-3 to PCD to allow a mixed residential, office and commercial use of an existing developed property. The property is located at the northwest corner of W. 3rd Street (Boone Street) and S. Summit Street. W. 2nd Street runs along the north property line.

B. EXISTING CONDITIONS:

The property contains a six (6) story building within the west half of the property. Paved parking (79 spaces) is located south and east of the existing building.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Boone St. is classified on the Master Street Plan as a minor arterial street with a special design standard. A dedication of right-of-way 35 feet from centerline will be required.
2. 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.
3. Remove all curb cuts that will not be in use with the proposed development and replace with curb, gutter, sidewalk, and a green sidewalk buffer.
4. Sidewalks with appropriate handicap ramps are required to be installed adjacent to Summit St. in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
5. The three (3) proposed driveways should each be limited to 15 ft in width due to proposed one-way vehicular traffic and constructed per the City of Little Rock standard details. The area between the driveways should be constructed with ADA compliant sidewalk, ramps, curb and gutter, and green sidewalk buffer.

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 request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and 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.

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 Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices that support more basic economic activities. The application is for a Planned Commercial District.

To the north and southwest of the application area are areas designated for Residential High Density (RH) uses and are characterized by single-family homes, duplexes, and apartment buildings. East of the application area is area designated for Office (O) uses and is characterized by an electric company, a restaurant, an apartment building, a day spa, and a daycare center. South of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Rose Creek Park, woodlands, and the Union Pacific and Amtrak Railroad right-of-way.

This site is not located in an Overlay District.

Master Street Plan:

West 3rd 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:

West 3rd Street 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.

Historic Preservation Plan:

The subject site is directly adjacent to the Capitol View Neighborhood Historic District. 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 adjacent historic district. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone the property from C-3 to PCD to allow a mixed residential, office and commercial use of an existing developed property. The property is located at the northwest corner of W. 3rd Street (Boone Street) and S. Summit Street. W. 2nd Street runs along the north property line.

The property contains a six (6) story building within the west half of the property. Paved parking (79 spaces) is located south and east of the existing building.

The applicant proposes commercial uses on the building's first floor, office uses on the sixth floor, and thirty-six (36) apartment units on the middle four (4) floors. The applicant provided the following information about the project:

"The Property consists of approximately 0.85 acres and is improved with an existing six story building that is currently utilized for office and light warehouse purposes. The surrounding area includes a mixture of office, commercial, and residential uses, making the site well-suited for a thoughtfully integrated mixed-use redevelopment."

"Saxion Enterprises, LLC proposes to redevelop the existing structure into a mixed-use building consisting of office, commercial, and residential components. The top floor will remain office space; the first floor is proposed for light commercial use; and the middle four floors will be converted to residential use. In connection with this redevelopment, the applicant is also requesting a variance to permit 36 residential units."

"The proposed PCD designation will allow the City to tailor development standards to the specific characteristics of the Property and the surrounding neighborhood, while ensuring compatibility with adjacent uses. The adaptive reuse of the existing structure will enhance the vitality of the area, providing additional residential opportunities in proximity to established commercial and office services."

The applicant provided information with respect to use of the building's first floor:

“C-3 permitted uses are requested as a use-mix for the first floor. Saxion Enterprises, LLC currently expects the first floor to house a Pilates studio and a spa. The first floor may also include a small café. At this time, Saxion Enterprises expects there to be, at most, one restaurant-type establishment on the property.”

The property contains approximately seventy-nine (79) off-street parking spaces. Section 36-502 of the City's Zoning Ordinance typically requires fifty-four (54) parking spaces for thirty-six (36) residential units. Parking is allowed along both sides of W. 2nd Street, along the property's north boundary. With the limited restaurant -type use of the building's first floor, staff believes the existing parking will be sufficient to serve the proposed use mix.

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

All signage must conform with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

Any dumpster on the site must be screened as per ordinance requirements.

Staff is supportive of the requested PCD zoning. The existing C-3 zoning would allow all of the requested office and commercial uses, but only thirty (30) apartment units (based on the acreage). The PCD zoning is only requested to add six (6) apartment units to what would be allowed by right today.

I. STAFF RECOMMENDATION:

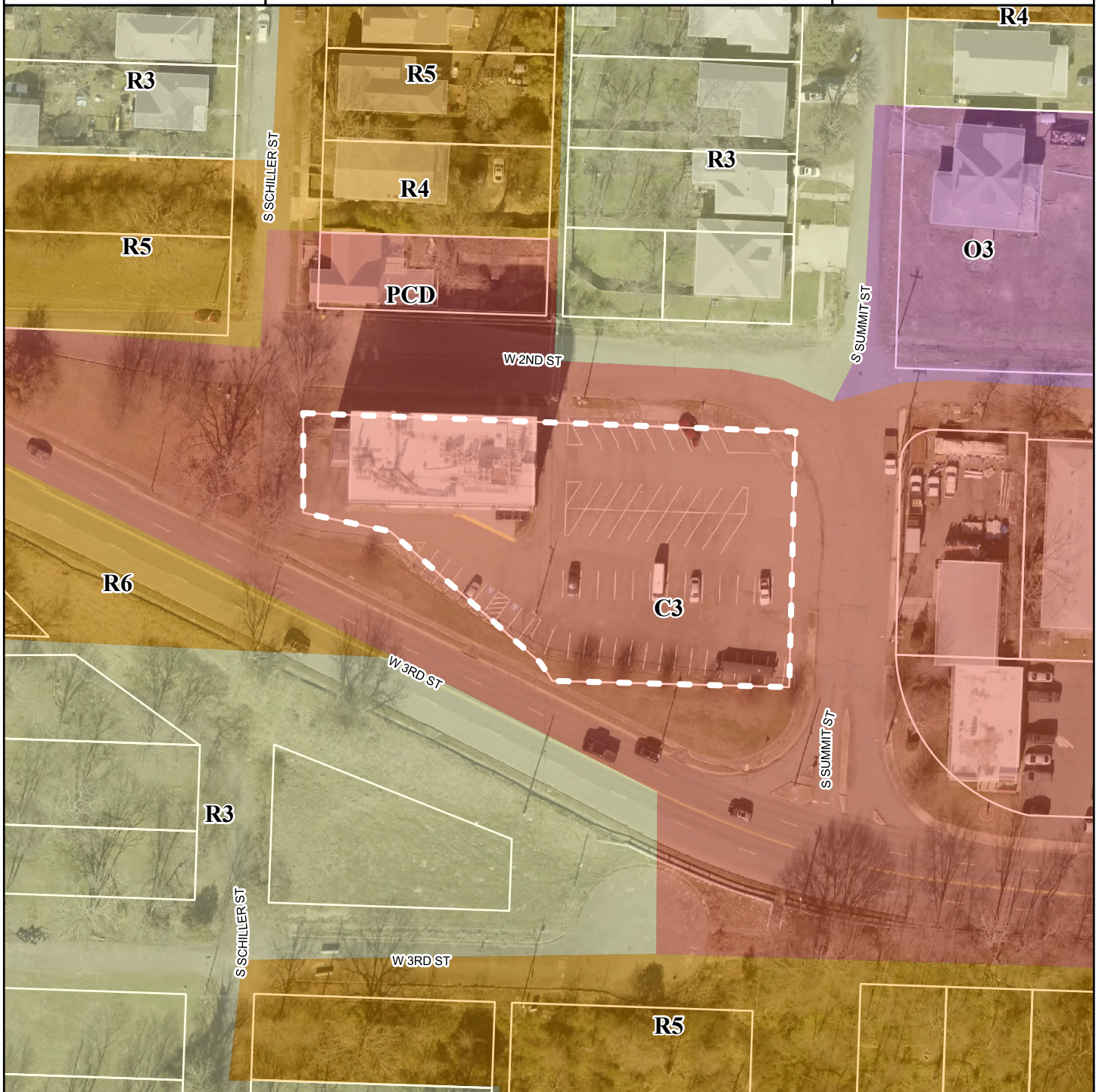
Staff recommends approval of the requested PCD zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.

Z-10282

2020 W. 3rd ST.

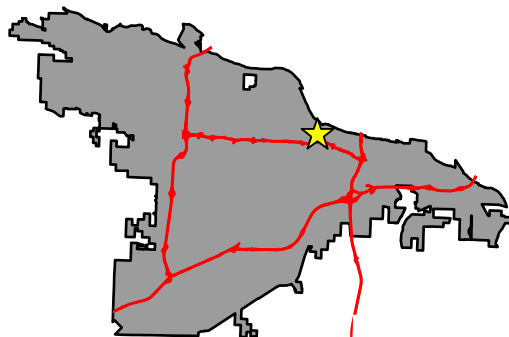
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10282






2020 W. 3rd ST.

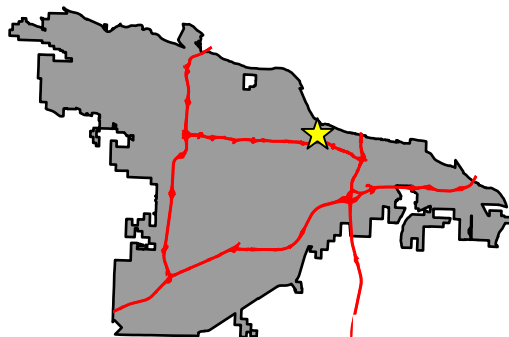
PLANNING COMMISSION
APRIL 9, 2026

Land Use

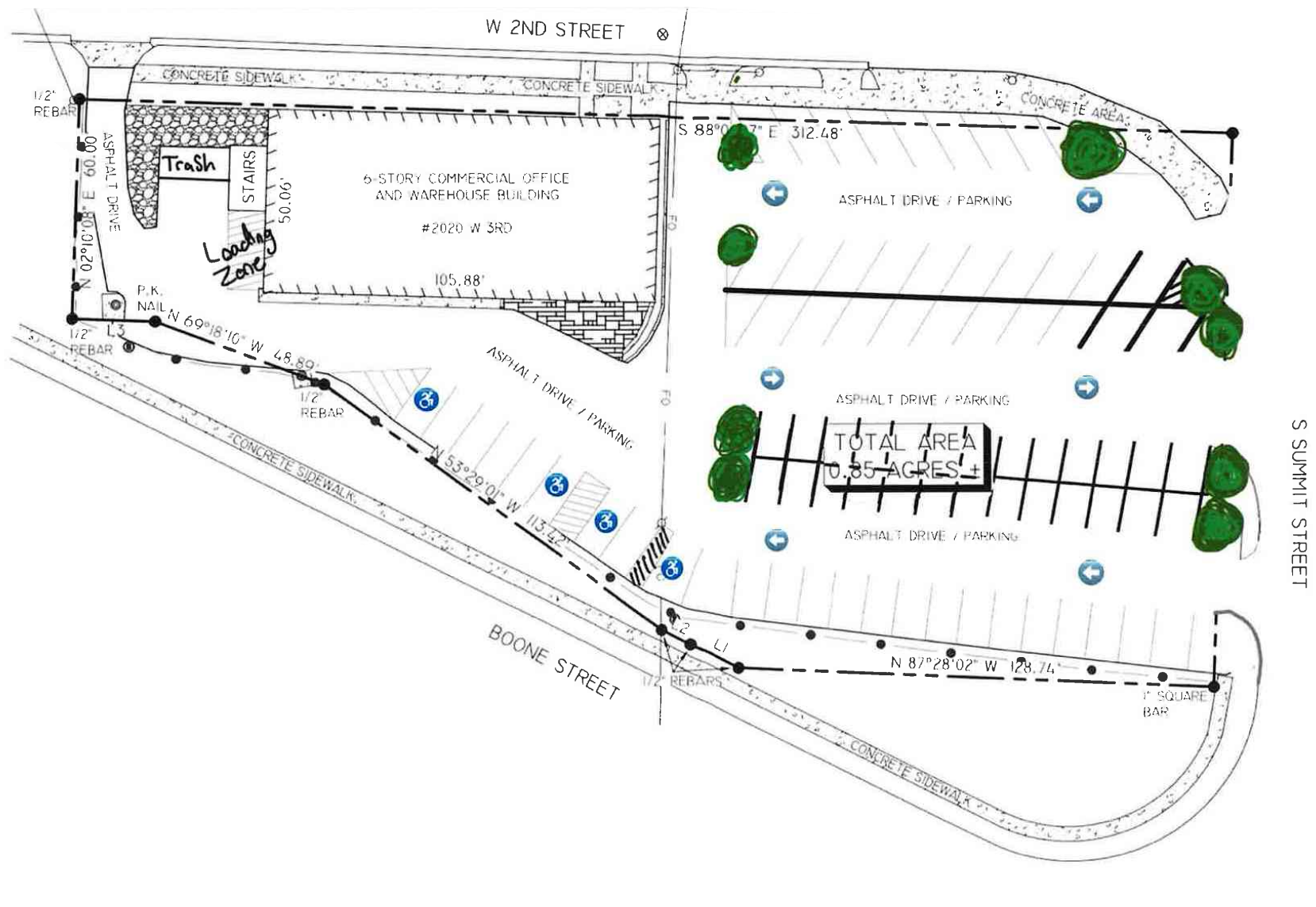


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10282

Name: Saxion Enterprises

Location: 2020 W. 3rd St.

Title: PCD



April 9, 2026

ITEM NO.: 22

FILE NO.: Z-10283

NAME: Common Ground Properties – PD-R

LOCATION: 2219/2223 S. Commerce Street

DEVELOPER:

Common Ground, LLC/ Ennett2Win, LLC (Owners)
1920 Commerce Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Common Ground Properties, LLC (Agent)
1920 Commerce Street
Little Rock, AR 72205

AREA: 1.2 acres

NUMBER OF LOTS: 5

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the property from R-4 to PD-R to allow for the development of sixteen (16) single-family homes on sixteen (16) individually platted lots. The project will include eleven (11) detached single-family homes and five (5) townhouses in two (2) structures. The proposed site plan shows a buildable area for each of the detached homes and building footprints for the townhomes.

B. EXISTING CONDITIONS:

The property is comprised of five (5) parcels of land. The parcels include all or part of eleven (11) platted lots. The property is currently undeveloped and partially tree covered. The west portion of the property can be accessed via S. Commerce Street, with the east portion having access from E. 23rd Street.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Access is requested from the curvature of E. 23rd St. between two (2) existing residential driveways. Per Sec. 30-43(a)(2), no driveway shall be constructed within 5 ft of a line drawn from the point of intersection of a property line with the right-of-way of a street and perpendicular to the centerline of the street, except where the property abuts an alley the minimum distance shall be ten (10) feet. The 5 ft offset from the property line allows for a 5 ft driveway wing in conformance with City of Little Rock Standard Detail PW-30 for residential driveways.

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. A water main extension may be required to serve parcel numbers 34L2060006800 and 34L2060007000.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or

requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

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

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 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 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 Planned District-Residential.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes interspersed with duplexes and small apartment buildings. One block to the north is area designated for Park/Open Space (PK/OS) uses and is characterized by Pettaway Park. One block to the south is area designated for Public/Institutional(P/I) uses and is characterized by two single-family homes and two faith-based institutions.

This site is not located in an Overlay District.

Master Street Plan:

S. Commerce 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. Commerce Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to rezone the property from R-4 to PD-R to allow for the development of sixteen (16) single-family homes on sixteen (16) individually platted lots. The project will include eleven (11) detached single-family homes and five (5) townhouses in two (2) structures. The proposed site plan shows a buildable area for each of the detached homes and building footprints for the townhomes.

The property is comprised of five (5) parcels of land. The parcels include all or part of eleven (11) platted lots. The property is currently undeveloped and partially tree covered. The west portion of the property can be accessed via S. Commerce Street, with the east portion having access from E. 23rd Street.

The applicant provided the following information regarding the configuration of the property:

“Five (5) of the exiting platted lots within this development area are landlocked as the result of the City authorizing additions to the City that immediately adjoin the platted lots and without requiring direct street access or other provisions for access. Duval's Addition was platted in 1872. Braggs 2nd Addition, which is immediately to the east of the subject property, was platted in 1920. Fulks Subdivision of Rapley's Estate, which is immediately adjacent to the south of Duval's Addition, was platted prior to 1943, and Rapley's Estate was most likely platted prior to 1885. The result of these adjoining additions was that the landlocked lots were rendered undevelopable under modern standards, unless creative solutions are applied. Cottage court developments are not a new concept, and when paired with Little Rock's planned zone development, they present the best possible path to provide for development of the subject property.”

The applicant also provided the following description of the project:

“The residential development will include the construction of eleven (11) detached single family homes and five (5) town homes. Each structure will be on a separate platted lot. The homes will be constructed using an asphalt shingle roof and clad siding or brick veneer.

Two homes will face Commerce Street reflecting the existing development pattern along Commerce. These two homes will have a minimum setback of fifteen (15) feet from the property boundary along Commerce. Between those two homes there will be a celebrated entrance into the courtyard. The celebrated entrance will double as a fire access lane, permitting greater access for fire protection and emergency services from the western extent of the property.

On the eastern edge of the property, there will be a parking lot with thirteen (13) parking stalls on the east, and the drive lane on the west of the paved area. Five (5) town homes will be constructed to the west of the drive lane, and four (4) of the five (5) town homes will have garages that load from the drive lane. The townhomes are to be clustered as one two-unit and one three-unit building. A walk path will cross from the drive lane to the courtyard between the two (2) townhouse buildings, and the curb of the drive lane adjoining the walk path will be designated as a fire lane to provide access for fire protection and emergency services from the eastern extent of the property. The drive lane will have a width of not less than twenty feet (20') and will connect to 23rd Street.

Trash service will be provided via an enclosed dumpster to be accessed via the drive lane from 23rd Street. Mail for the units facing Commerce Street is to be received by mailbox affixed to the structures. Mail for the remaining units is to be received by a cluster mailbox near the parking lot on the eastern end of the subject property.

Upon approval of this PRD, the two (2) owners will convey their interests to a single separate entity for the purpose of site development. The common areas of the development-fire lane adjoining Commerce Street, interior walk paths and shared green, parking area accessed from 23rd Street, and dumpster service will be conveyed upon site completion to a Property Owners Association, Property Owners Improvement District, or similar legal entity for the purpose to perpetual maintenance.”

The fire department typically requires a minimum access driveway width of twenty (20) feet. To accomplish this, the driveway from E. 23rd Street will need to be closer than five (5) feet from the property lines. The applicant will need a variance from Section 30-43, as explained in paragraph D. of the staff report. The variance can be granted by the Planning Director or the Planning Commission. Staff supports the variance request.

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

Any signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in one- and two-family zones.)

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

Staff is supportive of the requested PD-R zoning. Staff believes that the applicant has done a good job in proposing a development on lots that were platted 100 years or more ago. Within the overall development there are five (5) platted lots that are virtually landlocked. Staff feels that the proposed development will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

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

Z-10283




2219 / 2223 S. COMMERCE ST.

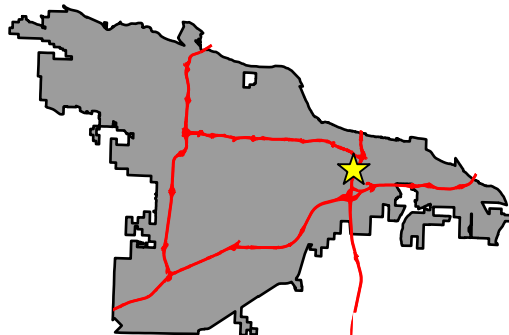
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

-  PARKS AND RECREATION
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10283





2219 / 2223 S. COMMERCE ST.

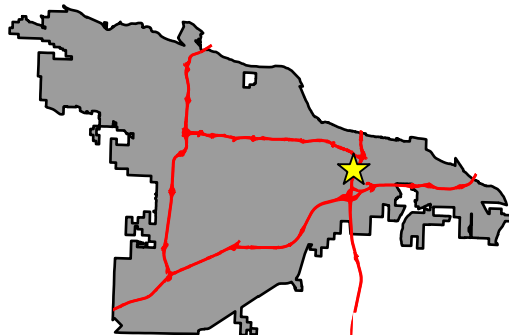
PLANNING COMMISSION
APRIL 9, 2026

Land Use

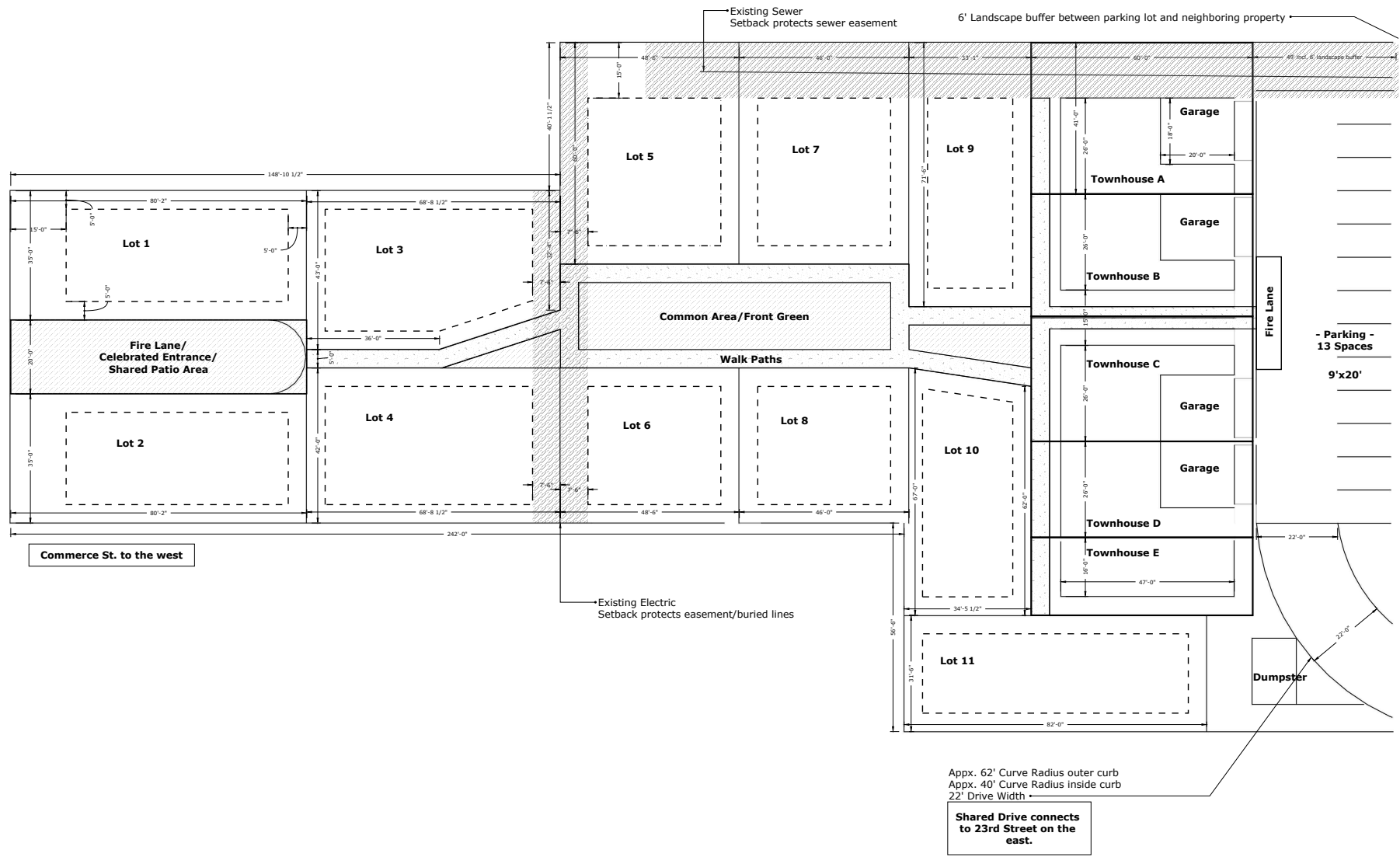


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10283

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R





Sketch Map
City of Little Rock Planning & Development

Case No: Z-10283 Plan B Overhead Sketch

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R





Sketch Map

City of Little Rock Planning & Development

Case No: Z-10283 Plan B Sketch

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R



April 9, 2026

ITEM NO.: 23

FILE NO.: Z-8242

NAME: Stuber Short-Form PD-R – Revocation

LOCATION: 13015/13017 Arthur Lane

DEVELOPER/OWNER:

Su Casa, LLC
P.O. Box 242142
Little Rock, AR 72223

AREA: 0.32 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: PD-R

VARIANCES/WAIVERS:

None requested.

BACKGROUND/REQUEST:

On September 18, 2007, the Board of Directors approved Ordinance No. 19,816 which rezoned the property located at 13015/13017 Arthur Lane from R-2 to PD-R to allow for the development of two (2) single-family houses on one (1) zoning lot. The property is comprised of Lots 4 and 5, Block 11, Gibraltar Heights Addition. To this date, the approved PD-R development has not taken place.

The property owner does not wish to pursue the previously approved PD-R development and is requesting that the PD-R zoning be revoked and the property restored to its original R-2 zoning.

Staff is supportive of the PD-R revocation. The property is designated as “RL” Residential Low on the City’s Future Land Use Plan.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-R revocation request.

Z-8242




13015 / 13017 ARTHUR LANE

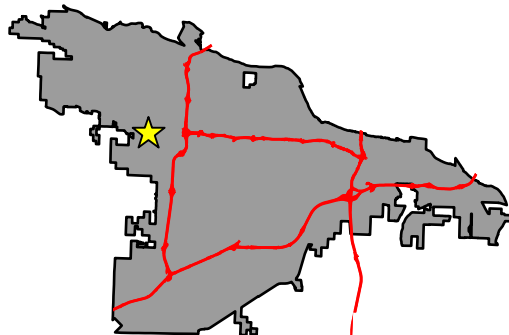
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-8242



13015 / 13017 ARTHUR LANE

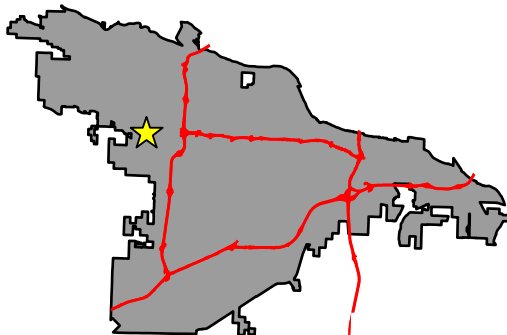
PLANNING COMMISSION
APRIL 9, 2026

Land Use



Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

April 9, 2026

ITEM NO.: 24

FILE NO.: Z-10274

NAME: QBSR – STR-2(2) – PD-C

LOCATION: 1318/1320 S. Summit Street

APPLICANT/OWNER:

Matt Kaczor
P.O. Box 156
Bryant, AR 72089

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .16 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 0.16-acre property located at 1318/1320 S. Summit Street from R-3 to PD-C to allow the property to operate as two short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a duplex consisting of two units. The owner will not reside in either residence. The residence has never been used as a short-term rental.

B. EXISTING CONDITIONS:

The property is occupied by a 1,728 square foot, one-story, two-family residence. Each unit is approximately 864 square feet. The units have parking for four cars in the rear utilizing the alley. 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 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 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 an STR-2 permit.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences interspersed with vacant lots. To the northwest of the application area is area designated for Public/Institutional(P/I) uses and is characterized by a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

South Summit 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:

South Summit Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is the site of the Inez Johnson House. Built in 1965, the Inez Johnson House is currently ineligible for listing in the National Register of Historic Places due to significant alterations which occurred in the past 5 years. The subject site is one block north, across Daisy L. Gatson Bates Drive, from the Central High School Neighborhood Historic District. The application area is approximately 256 feet north of the W. R. Stewart House, which was listed on the National Register of Historic Places on 12/22/82.

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

G. ANALYSIS:

The applicant is requesting to rezone a 0.16-acre property located at 1318/1320 South Summit Street from R-3 to PD-C to allow the property to operate as two short-term rental 2 properties (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The units were previously long-term rentals. The home will be rented out as individual units.

The property is occupied by a 1,724 square foot, one-story, two-family residence. The units have parking for four cars on a parking pad utilizing the alley in the rear. 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 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 four (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-five (150) 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 for two short-term rental 2 units as the desired use. Staff feels the rentals 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.

April 9, 2026

ITEM NO.: 24 (CONT.)

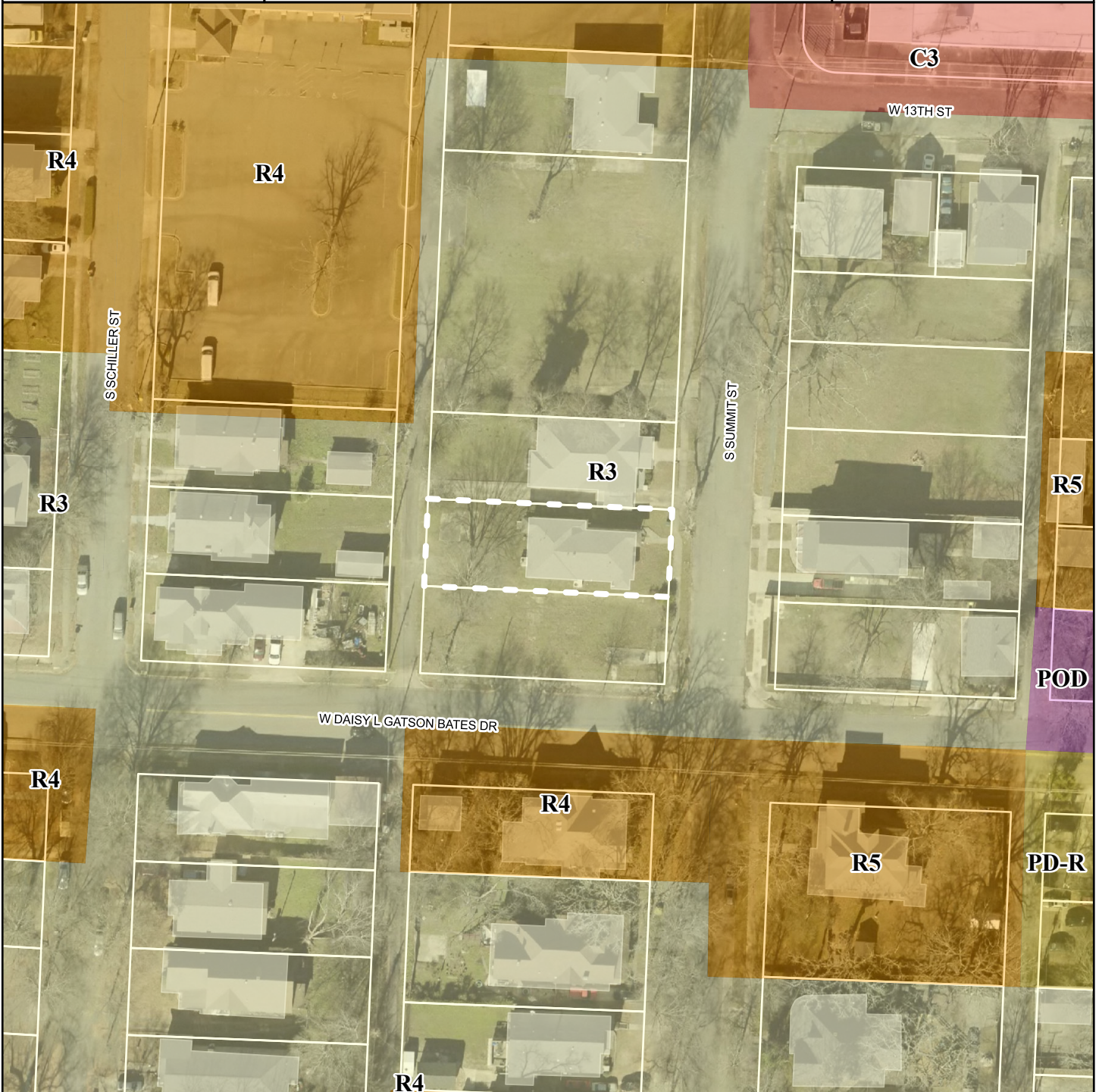
FILE NO.: Z-10274

Z-10274

1318 / 1320 S. SUMMIT ST.

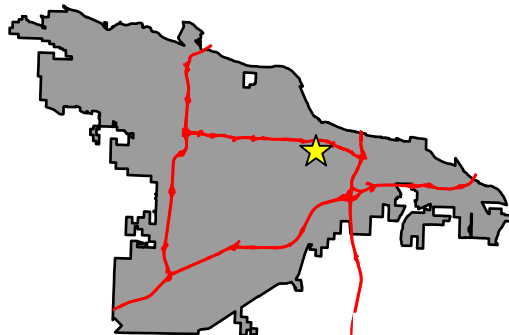
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10274






1318 / 1320 S. SUMMIT ST.

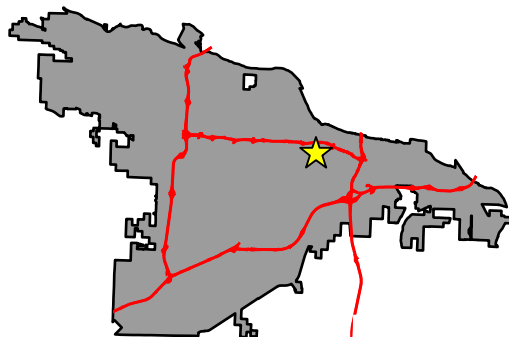
PLANNING COMMISSION
APRIL 9, 2026

Land Use

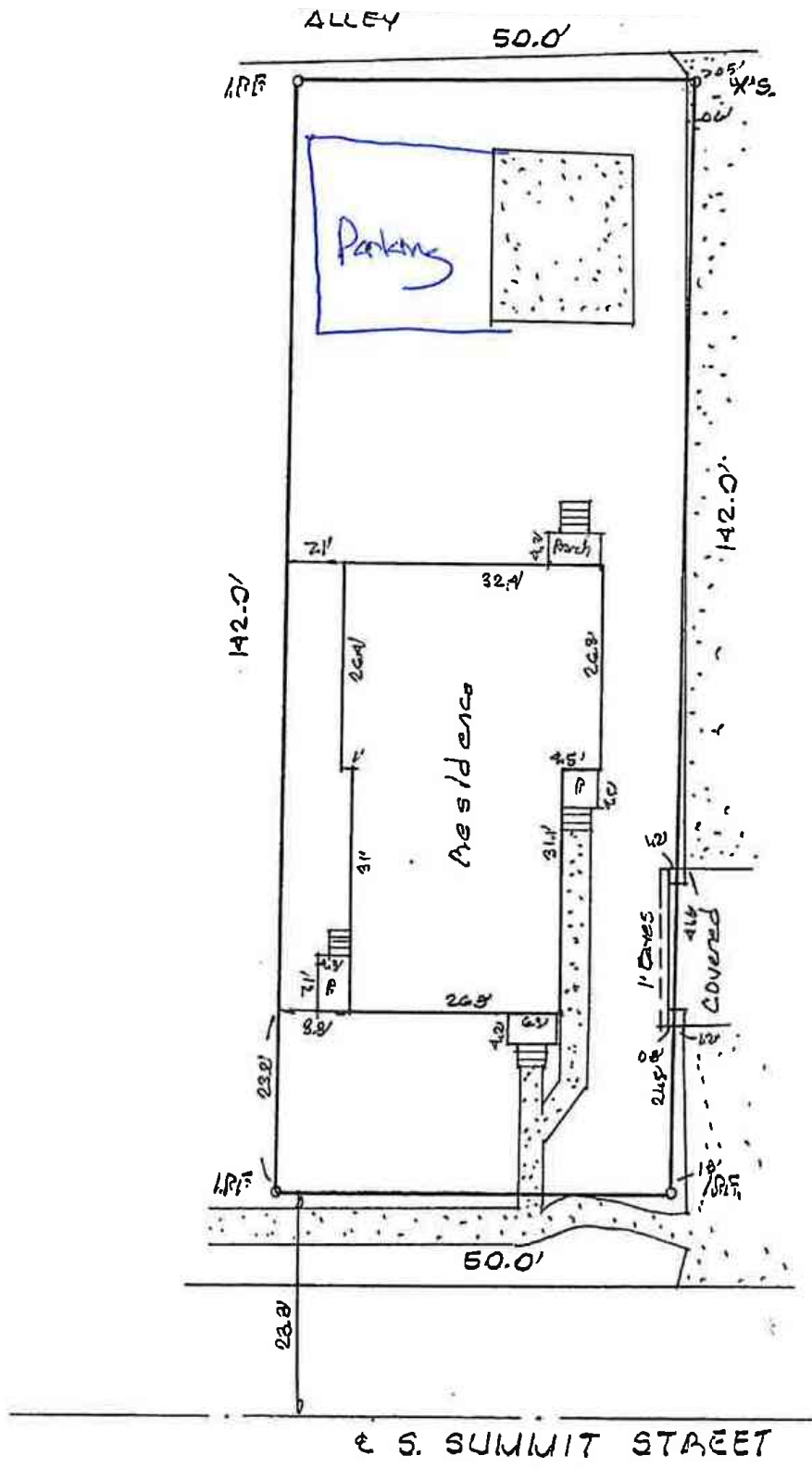


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10274

Name: QBSR - STR-2(2)

Location: 1318 / 1320 S. Summit St.

Title: PD-C

April 9, 2026

ITEM NO.: 25

FILE NO.: Z-10267

NAME: Parsley – STR-2 – PD-C

LOCATION: 1904 Filmore Street

APPLICANT/OWNER:

Stephanie Parsley
1904 Filmore
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .17 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 0.17-acre property located at 1904 Filmore 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 home is a single-family residence. The owner will not reside in the residence. The residence has been used as a short-term rental since 2021.

B. EXISTING CONDITIONS:

The property is occupied by a 1,161 square foot, one-story, single-family residence. There is parking for two cars in a covered carport as well as parking in a driveway from Filmore Street. 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 Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for an STR-2 permit.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes. One block south of the application area is area designated for Public/Institutional(P/I) uses and is characterized by the United Methodist Children's Home.

This site is not located in an Overlay District..

Master Street Plan:

South Filmore 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:

South Filmore 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 0.17-acre property located at 1904 South Filmore Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 property (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The home has operated as a short-term rental since 2011. The home will be rented out as an individual unit.

The property is occupied by a 1,161 square foot, one-story, single-family residence. The unit has parking for two cars on a covered patio as well as parking on a driveway, both accessed from South Filmore Street. 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 four (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-five (150) 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 for a short-term rental 2 unit 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-10267




1904 FILMORE ST.

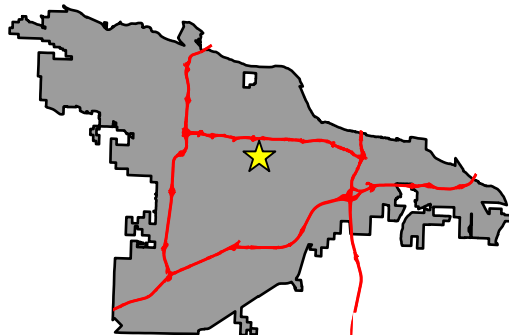
PLANNING COMMISSION
APRIL 9, 2026

Zoning



Legend

-  SINGLE FAMILY
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10267

1904 FILMORE ST.

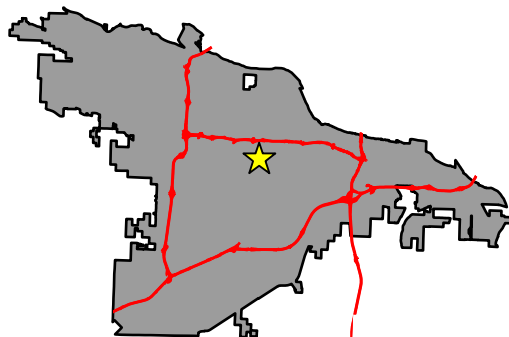
PLANNING COMMISSION
APRIL 9, 2026

Land Use

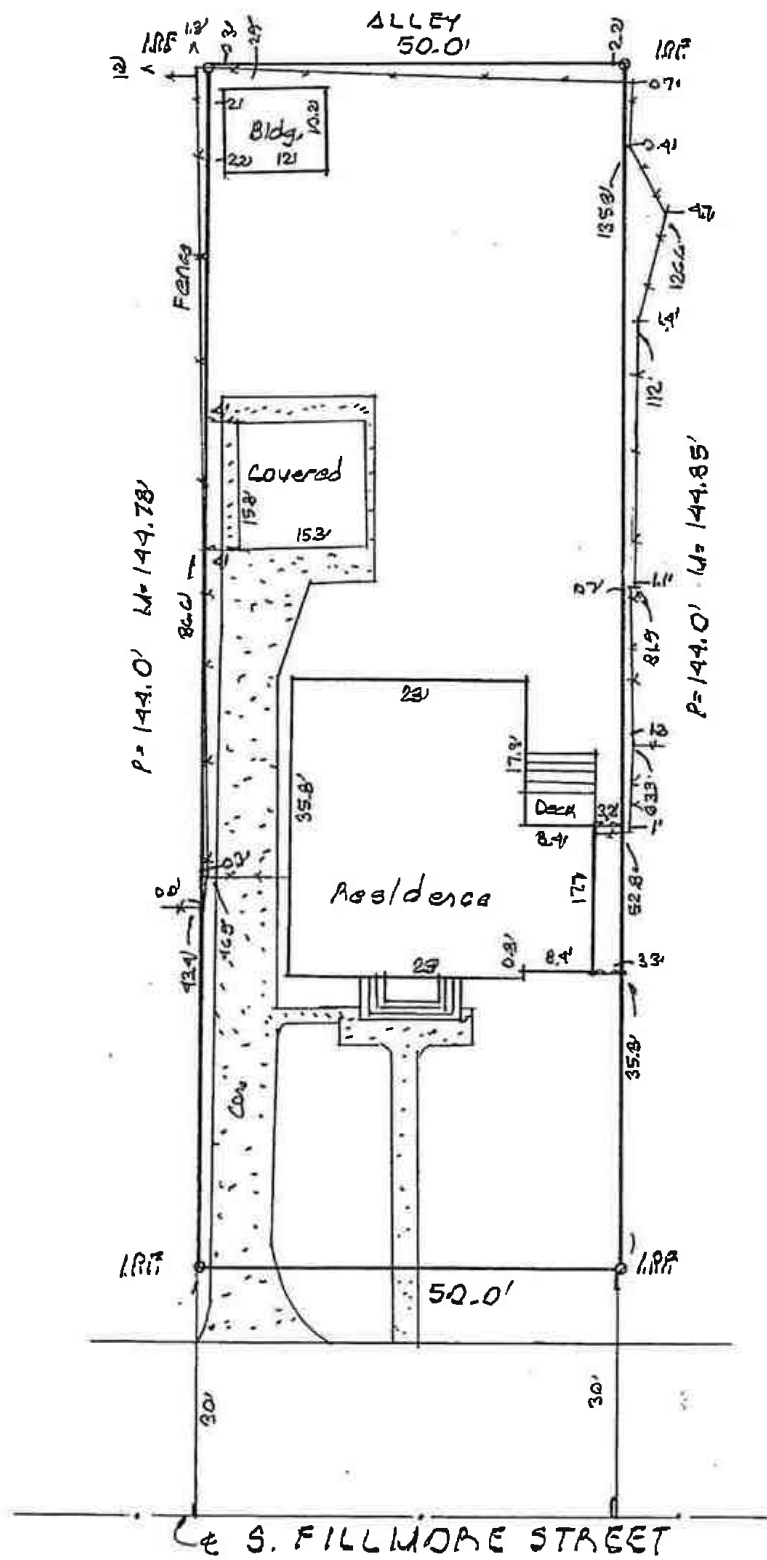


Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10267

Name: Parsley - STR-2

Location: 1904 Filmore St.

Title: PD-C

