

LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



Planning Commission

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Alicia McDonald Vice Chair

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Jimmy Brown
John Eaves Jr.

Norman Hodges, Jr.
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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
AUGUST 13, 2026
4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of July 9, 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

August 13, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>G-23-500</u>	N. Van Buren Street – Excess Right-of-Way Adjacent to 5100 Country Club Boulevard
2.	<u>Z-10301</u>	Hayes Tri-Plex – PD-R 309 Bender
3.	<u>Z-6978-B</u>	Equipment Share – Revised Conditional Use Permit 7620 Fluid Drive
4.	<u>Z-10128-B</u>	Orndorff – PD-R SEC of E.21st Street & Bragg Street
5.	<u>Z-10319</u>	McKenzie – PD-O 401 N. Pierce Street
6.	<u>Z-10324</u>	Haddock – PD-R 519 E. 18th Street
7.	<u>Z-10329</u>	Freedom Church - POD 6310 Mabelvale Pike

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
8.	<u>S-2022</u>	10400 Colonel Glenn Addition – Preliminary Plat NWC of Colonel Glenn Road & S. Shackleford Road
9.	<u>Z-9822-A</u>	Harper – PCD South Side of Mabelvale West Road, East of Otter Creek East Boulevard
10.	<u>Z-10280-A</u>	Arkansas Wine & Spirits – PD-I SWC of Boyce Street & E. 15th Street
11.	<u>Z-10350</u>	Phillips Duplexes – PD-R NEC of S. Martin Street & W. 15th Street

August 13, 2026

Item NO.: 1

File NO.: G-23-500

NAME: N. Van Buren Street – Excess Right-of-Way Abandonment

LOCATION: Adjacent to 5100 Country Club Blvd

DEVELOPER:

Keith Gallegos
P.O. Box 102412
Denver, CO 80250

OWNER/AUTORZED AGENT:

Keith Gallegos – Applicant

SURVEYOR/ENGINEER:

Robbins Professional Land Services
P.O. Box 939
Bryant, AR 72089

AREA: N/A

NUMBER OF LOTS: N/A

FT. NEW STREET: N/A

Ward: 3

CURRENT ZONING: R-2 (adjacent zoning)

STAFF UPDATE:

The Public Works Department does not support the right-of-way abandonment as requested. However, there may be options/conditions that the applicant can consider in order to obtain support from Public Works and the Planning Staff.

The applicant failed to respond in comments raised by staff during the review of this application, which included meeting with Public Works to discuss the issue. Therefore Staff recommends the application be deferred to the July 9, 2026 agenda.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The application was placed on the Consent Agenda for deferral to the July 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

STAFF UPDATE:

The applicant has not met with Public Works staff as requested by the planning staff and noted above. Staff recommends the application be deferred to the August 13, 2026 agenda.

PLANNING COMMISSION ACTION:

(July 9th, 2026)

The application was placed on the Consent Agenda for deferral to the **August 13th, 2026** agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of **9** ayes, **1** nays and **1** absent. The application was deferred.

STAFF UPDATE:

The applicant submitted a letter to staff on July 22, 2026 requesting this application be withdrawn. Staff supports the withdrawal request.

G-23-500

Zoning

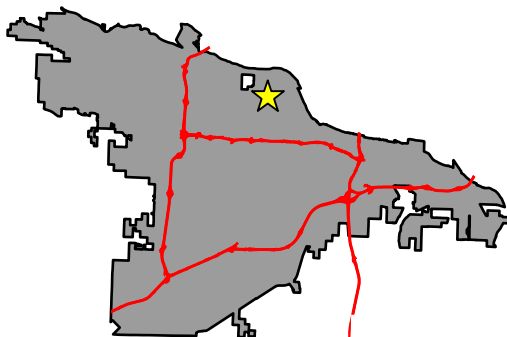
ADJACENT TO 5100 COUNTRY CLUB BLVD.

Planning Commission
AUGUST 13, 2026



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

August 13, 2026

ITEM NO.: 2

FILE NO.: Z-10301

NAME: Hayes Tri-Plex – PD-R

LOCATION: 309 Bender Street

DEVELOPER:

Ken Hayes Realty, LLC (Owner)
P.O. Box 6101
NLR, AR 72124

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R to develop a 3-unit, multifamily residential development.

B. EXISTING CONDITIONS:

The site is currently grass-covered and undeveloped. Properties in the general area contain a mixture of residential and commercial zoning and uses. Subject property is designated residential medium density (RM) on the City's future land use plan.

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of a driveway must not exceed 20 feet.
2. Show the proposed striping for vehicle parking and maneuvering area required for the development as found in Chap. 36 of City code.
3. The stormwater inlet appears to be in the center of the proposed driveway. Show on a dimensioned site plan the location of the stormwater inlet in relation to the proposed driveway. The inlet is not allowed to be converted to an area drain and if the driveway is in conflict should be relocated at owner's expense to a location where water will not pond in street.

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:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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 PD-R.

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

This site is not located in an Overlay District.

Master Street Plan:

Bender 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:

Bender 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 proposes to rezone a 0.16 acre site from R-4 to PD-R to develop a 3-unit, multifamily residential development.

The site is currently grass-covered and undeveloped. Properties in the general area contain a mixture of residential and commercial zoning and uses. Subject property is designated residential medium density (RM) on the City's future land use plan.

The development will be accessed from a twenty-foot wide, concrete driveway extending from Bender Street.

The developer proposes to build a two-story tri-plex on the property. Each unit will be approximately 500 square feet in area, and contain three (3) bedrooms, 2.5 bathrooms, a single car garage, open family room/dining/kitchen area and rear patio.

The applicant notes the tri-plex will be consistent with the character of the surrounding area and will not adversely affect nearby properties.

The front building setback will be approximately thirty-seven (37) feet, ten (10) feet from the rear property line, and seven (7) feet from both side property lines.

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

Section 36-502 typically requires four (4) off-street parking spaces for the proposed use. The development will contain two (2) parking spaces within the parking area in front of the buildings, and one-car garage for each unit for a total of five (5) parking spaces. A 14ft x 9ft wide turn around area is shown between parking space five (5) and garage for unit one (1). Staff feels parking and maneuvering area for the entire development is sufficient to serve the proposed use.

The site plan shows landscaped areas along the north, south and east property lines and between the parking and the Bender Street right-of-way.

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

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

Standard city trash collection will be provided for each unit.

Staff is supportive of the requested PD-R zoning. The applicant met with staff to resolve technical concerns regarding the proposed development. Properties in the general area contain a mixture of residential zoning and uses, including short-term rentals abutting the site's north and east property lines. Staff feels the proposed use should have no adverse impact on the 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.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The application was placed on the Consent Agenda for deferral to the July 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nay and 0 absent. The application was deferred.

PLANNING COMMISSION ACTION:

(July 9, 2026)

The application was placed on the Consent Agenda for deferral to the August 13, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 9 ayes, 1 nay and 1 absent. The application was deferred.

Z-10301

309 BENDER ST.

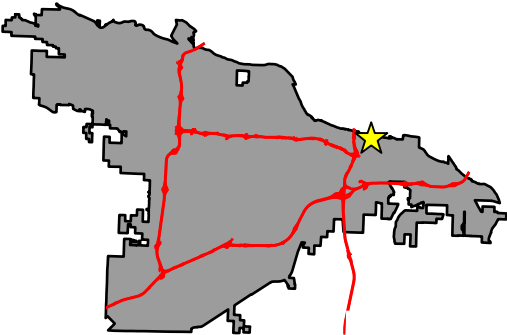
Planning Commission
AUGUST 13, 2026

Zoning



Legend

- INDUSTRIAL
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10301

309 BENDER ST.

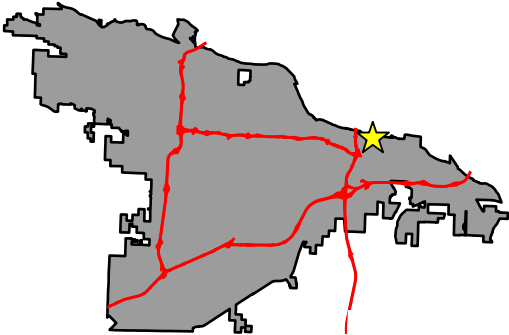
Planning Commission
AUGUST 13, 2026

Land Use

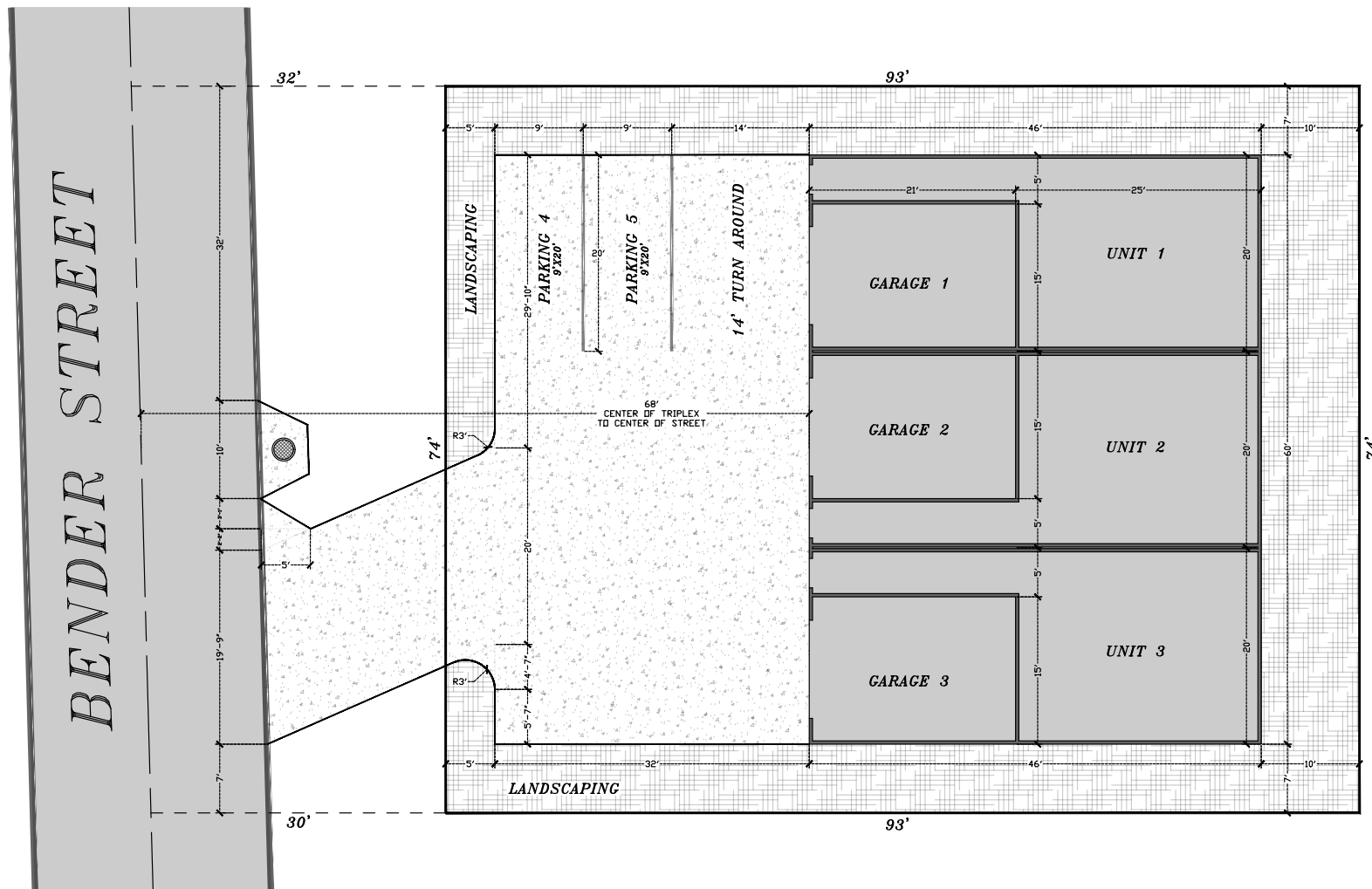


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10301
Name: Hayes Tri-plex
Location: 309 Bender St.

Title: PD-R



August 13, 2026

ITEM NO.: 3

FILE NO.: Z-6978-B

NAME: Equipment Share - Revised Conditional Use Permit

LOCATION: 7620 Fluid Drive

DEVELOPER:

Equipment Share
5710 Bull Run Drive
Columbia, MO 65201

OWNER/AUTHORIZED AGENT:

Thomas Family Revocable Trust - owner
Equipment Share, Inc - agent

SURVEYOR/ENGINEER:

Thomas Engineering
3810 Lookout Road
North Little Rock, AR 72116

AREA: 2.269 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: C-3

VARIANCES:

None requested.

BACKGROUND:

On August 14, 2025, the Planning Commission approved a Conditional Use Permit to allow for the development of a tool and equipment rental facility with outside display on the C-3 zoned property at 7620 Fluid Drive. The property includes 6.8 acres.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to revise the previously approved conditional use permit. The applicant has acquired 2.269 acres of property located immediately

north of the previously approved site. The applicant proposes to incorporate the 2.269 acres into the original CUP for a gravel equipment storage area.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly grass 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. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
2. With site development, provide design of street conforming to the Master Street Plan. construct one-half street improvements (curb and gutter) to Griffin St. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 15.5 ft from the center of the street.
3. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of the property does not allow 2 driveways. On minor commercial streets, the driveway spacing shall be 200 ft measured from centerline to centerline of driveways. The width of a driveway must not exceed 26 ft feet.
4. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The driveway shown accessing the north gravel lot shall be removed. This driveway does not meet the spacing requirement of 100 ft from side property lines for minor commercial street and crosses lot 1.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

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 12, the 65th Street West Planning District. The development principles of the district include retaining and encouraging residential uses in the area. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences and a funeral home. East and south of the application area are areas designated for Commercial (C) uses and are characterized by a mechanic shop, a used car dealership, and a gas station convenience store.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale Pike 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:

Mabelvale Pike 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, as shown, should have no effect on identified historic resources.

H. Analysis:

On August 14, 2025, the Planning Commission approved a Conditional Use Permit to allow for the development of a tool and equipment rental facility with outside display on the C-3 zoned property at 7620 Fluid Drive. The property includes 6.8 acres.

The applicant is requesting to revise the previously approved conditional use permit. The applicant has acquired 2.269 acres of property located immediately north of the previously approved site. The applicant proposes to incorporate the 2.269 acres into the original CUP for a gravel equipment storage area.

The property is currently undeveloped and mostly grass covered.

The additional equipment storage area is accessed via a driveway from the previously approved site and a driveway from Griffin Road along the north property line. The driveways must be adjusted to comply with city code, as per paragraph D. of the staff report. The existing driveway from Fluid Drive at the southeast corner of the additional property must be removed.

The perimeter of the gravel equipment storage area must be landscaped as per Chapter 15 of the Code. The proposed site plan for the additional area shows a six (6) foot high chain-link perimeter fence with mechanical gates at the entry drives. All fencing must comply with Section 36-516 of the code.

The applicant is not proposing any signage at this time. Any signs placed on the property and the building must conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in Commercial Zones).

The site plan does not show a dumpster at this time. Any dumpster placed on the site must be screened and comply with Section 36-523 (d) of the City's Zoning Ordinance.

Staff is supportive of the requested conditional use permit. Staff views the request as reasonable. Staff feels the development of the site is appropriate. The proposed commercial use will be compatible with the surrounding mixture of uses in the general area. Staff feels that the proposed use will have no adverse impact on the surrounding area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(July 9th, 2026)

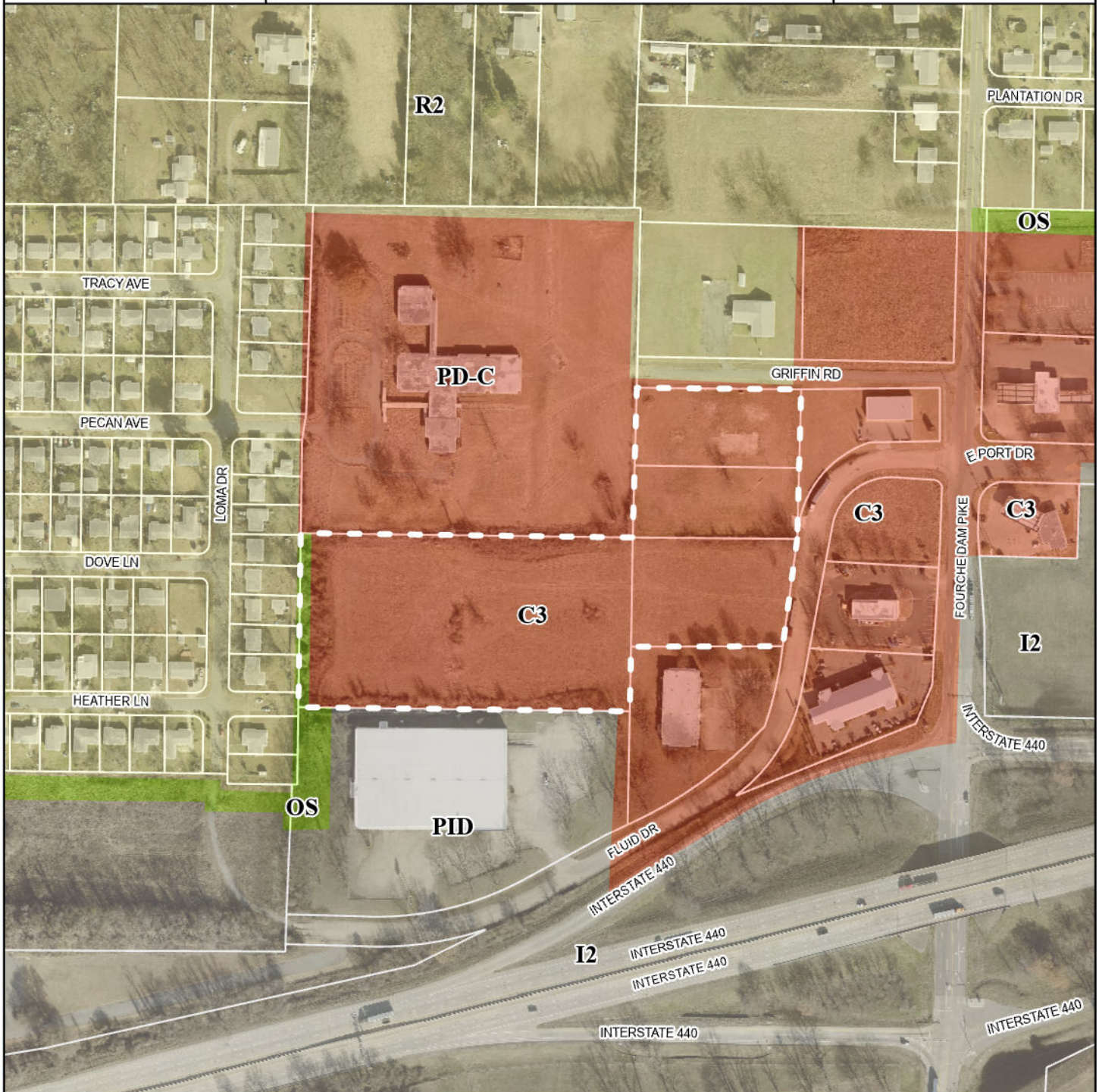
The application was placed on the Consent Agenda for deferral to the **August 13th. 2026** agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of **9** ayes, **1** nays and **1** absent. The application was deferred.

Z-6978-B

7620 FLUID DR.

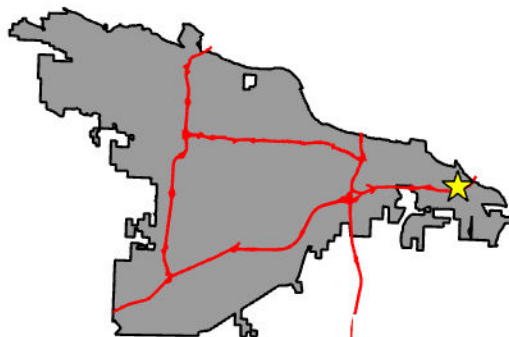
Planning Commission
AUGUST 13, 2026

Zoning

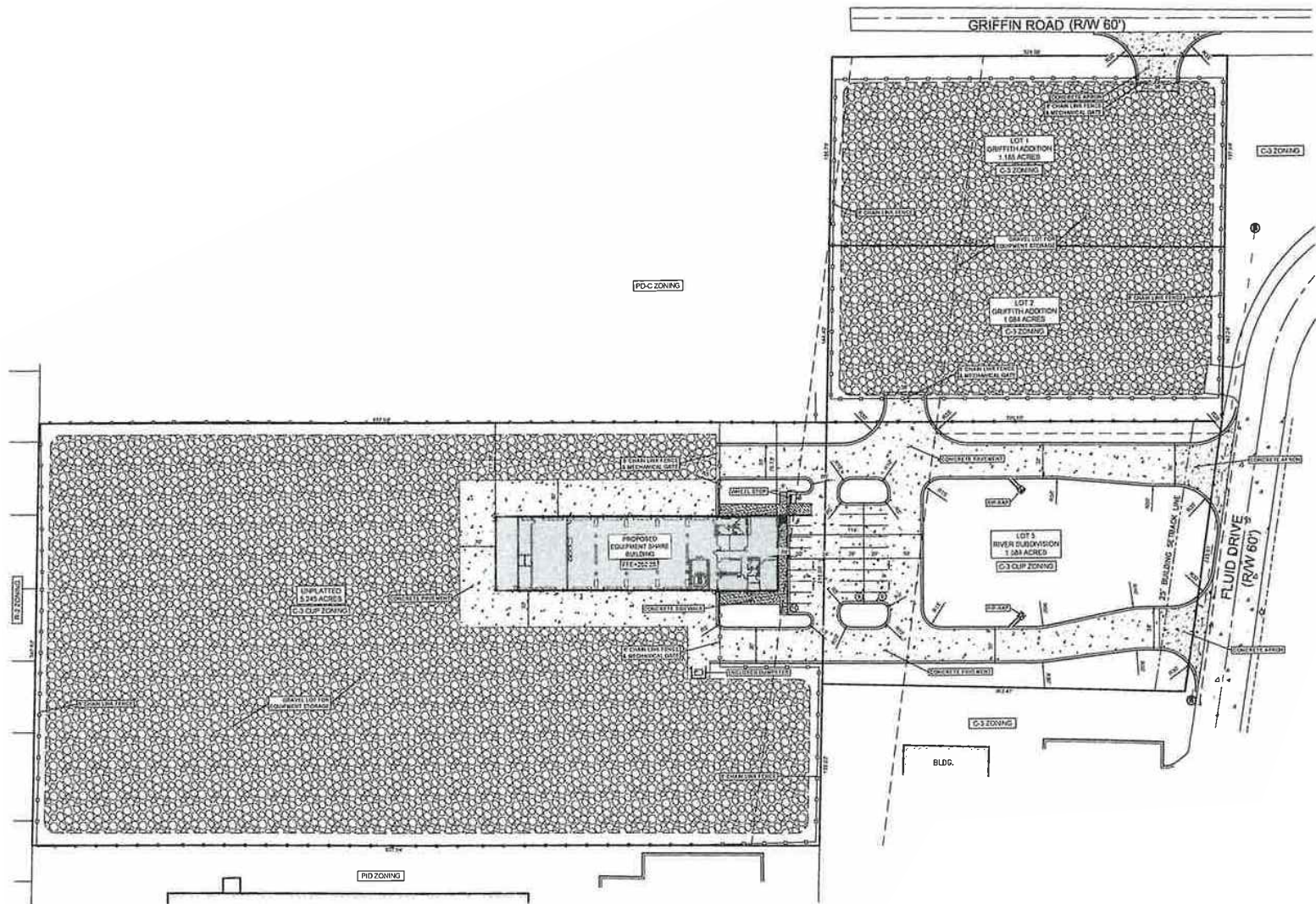


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-6978-B

Name: Equipment Share

Location: 7620 Fluid Dr.

Title: Revised Conditional Use Permit



August 13, 2026

ITEM NO.: 4

FILE NO.: Z-10128-B

NAME: Orndorff – PD-R

LOCATION: SEC of E. 21st Street & Bragg Street

DEVELOPER:

Mike Orndorff
609 E. 16th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

GarNat Engineering (Agent)
PO Box 116
Bryant, AR 72015

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.16 acre

NUMBER OF LOTS: 6

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The developer proposes to replat the property into six (6) separate lots, Lots 1R1-1R6. The development will contain an attached, two-story, single-family unit, on each lot.

B. EXISTING CONDITIONS:

The majority of properties in the general area are zoned R-4 with single-family and two-family uses. The remaining properties 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. A 20 feet radial dedication of right-of-way is required at the intersection of E. 21st Street and Bragg Street.

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

Little Rock Water Reclamation Authority:

1. Sewer plans will need to be provided.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 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.

To the north of the application area is area designated for Mixed Use (MX) uses and is characterized by a single-family residence and the unoccupied Red Carpet Inn building. East, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences, a faith-based institution, and a cottage florist.

This site is not located in an Overlay District.

Master Street Plan:

East 21st 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 21st Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is across 21st Street from the Red Carpet Inn. Constructed in 1974, and officially opening in 1975, the Red Carpet Inn holds a significant place in the history of Arkansas' minority business ventures. The structures was listed on the National Register of Historic Placces on 02/21/2025 with local significance under Criterion A: Ethnic Heritage: Black , Commerce, and Social History. The hotel construction was financed by a group of local Black investors aiming to offer safe travel options and a better avenue for community members to participate in commercial investments in a racially divided post-Civil Rights South.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed conversion of the site to accommodate a new use consider its potential

adverse impacts to adjacent historic sites. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The developer proposes to replat the property into six (6) separate lots, Lots 1R1-1R6. The development will contain an attached, two-story, single-family unit, on each lot.

The majority of properties in the general area are zoned R-4 with single-family and two-family uses. The remaining properties contain a mixture of zoning and uses.

The site plan shows five (5) foot front and rear building setbacks, approximately 15.5 foot setback from the west property line, and approximately 16.3 foot setback from the east property line.

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

The building will contain six (6), two story single-family units approximately 1,080 square feet in area with a front patio along the north property line, facing E. 21st Street. A rear a stoop area is shown on the plan, for each unit.

The development will also contain a ten (10) foot wide sidewalk and utility easement along the rear of each lot. The proposed use of easement will provide a pathway for tenants to transfer trash bins to the curb for standard city trash collection.

Section 36-502 typically requires one (1) parking space per unit for the proposed use. The site plan provides for no off-street parking. The applicant states that “*on-street parking will be utilized for tenant parking.*” Staff does not support the parking plan and suggests that the applicant provide off-street parking, as required by code.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-551 of the City’s Zoning Ordinance (signs permitted in residential one – and two – family zones).

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

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

Staff does not support the proposed PD-R zoning. Staff feels that the proposed site development is over-developed in a manner that will not allow the development

to comply with off-street parking typically required by code. Staff feels that the lack of off-street parking will have an adverse impact on the surrounding properties, general city services and emergency vehicles that may need to access property along the right-of-way.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-R zoning.

PLANNING COMMISSION ACTION:

(July 9th, 2026)

The Applicant was present. There were no objectors. Staff presented the item with the recommendation of Denial. The applicant addressed the Commission and explained the reasoning not providing off street parking. The Commission briefly discussed the issue. The applicant then requested a deferral to August 13th, 2026 Agenda. A motion was made to that effect. The motion passed by a vote of 10 ayes, 0 nay and 1 absent. The application was deferred.

STAFF UPDATE:

The applicant submitted a revised site plan to staff on July 16, 2026. The revised site plan reduces the number of residential units from six (6) to five (5). The site plan also includes five (5) off-street parking spaces at the east end of the development. Access to the parking spaces will be from the alley along the east property line. The alley is currently partially paved and will need to be improved to city street standards for the width of the property. The addition of off-street parking and the reduction of units addresses staff's concerns, and staff now supports the application.

REVISED 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, the staff analysis, and the staff update of the agenda staff report.

Z-10128-B

SEC of E. 21st & BRAGG ST.

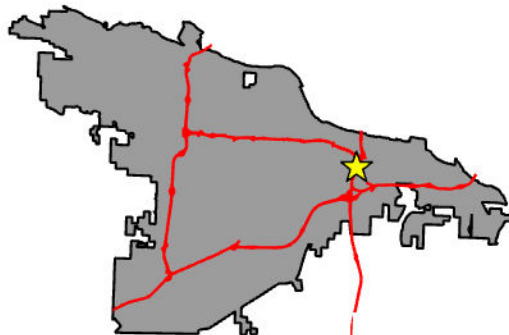
Planning Commission
AUGUST 13, 2026

Zoning



Legend

-  MULTI FAMILY
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10128-B

SEC of E. 21st & BRAGG ST.

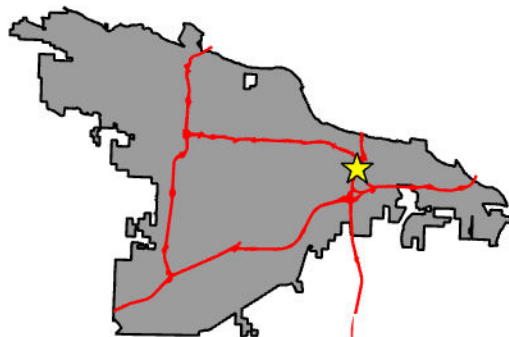
Planning Commission
AUGUST 13, 2026

Land Use

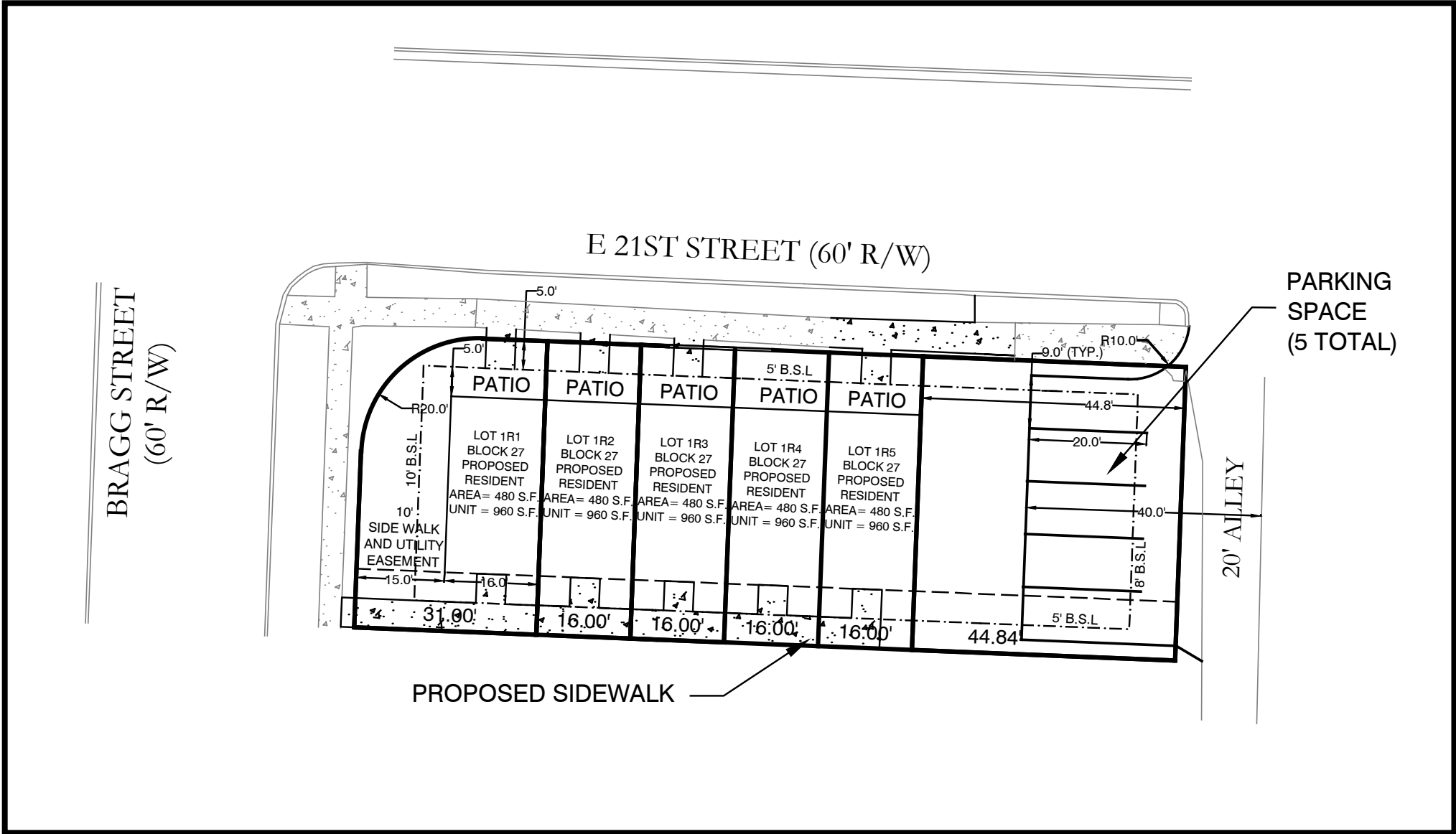


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10128-B
Name: Orndorff
Location: SEC of E. 21 St. & Bragg St.

Title: PD-R

N



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10128-B Elevation Sketch

Name: Orndorff

Location: SEC of E. 21st St. & Bragg St.

Title: PD-R



August 13, 2026

ITEM NO.: 5

FILE NO.: Z-10319

NAME: McKenzie – PD-O

LOCATION: 401 N. Pierce Street

OWNER/AUTHORIZED AGENT:

Susannah Shinn
320 N. Pierce Street, Unit D
Little Rock, AR 72205

SURVEYOR/ENGINEER:

Smith & Goodson
7509 Cantrell Road, Suite 227
Little Rock, AR 72207

AREA: 0.11 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.11 acre site from R-3 to PD-O to allow for the operation of a small, low volume, consultation-based medical practice, within an existing building.

B. EXISTING CONDITIONS:

The property is located on the northeast corner of N. Pierce and "C" Street, and contains an existing one-story, 948 square foot single-family residence. There are two (2) existing sheds located in the rear yard area of the property. The surrounding properties contain a mixture of zoning and uses. The property is located within the Midtown Design Overlay District.

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. Off street parking area required
2. Off street parking shall have an accessible stall.
3. Accessible route from parking to building
4. Accessible route from right of way to building.
5. All documents are to be submitted to Planning and Development for complete plan check.
6. 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.
7. All streets to meet the current City of Little Rock Master Street Plan.
8. 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. A twenty foot radial dedication of right-of-way is required at the intersection of Pierce St. and C Street.
2. C St. is classified on the Master Street Plan as a minor commercial street with the proposed change in use to office. Right-of-way is required to be dedicated to 30 ft from centerline of the right-of-way.
3. Pierce St. is classified on the Master Street Plan as a minor commercial street with the proposed change in use to office. Right-of-way is required to be dedicated to 30 ft from centerline of the right-of-way.

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

Little Rock Water Reclamation Authority:

1. 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.

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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north, east, and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences, duplexes, and apartments with 3-6 and 7-20 units. West of the application area is area designated for Mixed Use (MX) uses and is characterized by single-family residences and three apartment buildings with 3-6 units each.

The subject site is located in the Midtown Design Overlay District (Ord. 19754). The purpose of the Midtown Design Overlay District is to create a medium-density urban neighborhood where people can live, work, and shop in a well-connected pedestrian-friendly neighborhood to create a unique sense of place.

Master Street Plan:

North Pierce 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:

North Pierce 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 proposes to rezone a 0.11 acre site from R-3 to PD-O to allow for the operation of a small, low volume, consultation-based medical practice, within an existing building.

The property is located on the northeast corner of N. Pierce and “C” Street, and contains an existing one-story, 948 square foot single-family residence. There are two (2) existing sheds located in the rear yard area of the property. The surrounding properties contain a mixture of zoning and uses. The property is located within the Midtown Design Overlay District.

The applicant provided the following information regarding medical office use:

“I recently purchased this small home, originally built in the 1940s, at the intersection of North Pierce Street and C Street within the Midtown overlay district.

The property is currently in a dilapidated and neglected condition and is the only corner property at that intersection that has not been meaningfully improved. I see this as an opportunity to restore and care for the property while putting it to a use that fits naturally within the neighborhood.

The surrounding area already reflects a mix of residential, multifamily, and quiet office uses. The property sits across from a short-term rental (Airbnb/VRBO) and is adjacent to townhomes, including where I currently reside at 320 N Pierce Street. On C Street, Bradley Davis converted a small residence for his audiology office, and Kathleen Ederle did the same on Pierce Street for her dental office.

My practice is intentionally low impact. I employ two staff members and see an average of six patients per day. Office hours are limited to weekdays and daytime hours; approximately 30 hrs. per week. Traffic and signage would be minimal. Parking demand will be limited and handled on the property. Given the low volume and staggered schedule, the overall impact should be similar to that of a residence with regular visitors. Beyond my office use, I am committed to improving the property through restoration, landscaping, and ongoing care. I believe this will enhance both the appearance of the corner and the overall feel of the surrounding area.

Starting in 2016, I moved from the Baptist Family Clinic above Kemuri into a small, low-volume, consultation-based medical practice in a residential property at the

comer of Woodlawn Drive and Beechwood Avenue, using the upstairs as my residence. Unfortunately, that property was destroyed by fire in the spring of 2025. Since that loss, my hope has been to return to a similar small-scale residential-style setting where I can quietly operate my practice while improving the surrounding neighborhood.

As a 30-year resident of the community and a physician who has practiced in Hillcrest for two decades, I respectfully ask for your consideration and approval of this zoning change request. I believe this is a thoughtful, appropriate use that will preserve and improve the property while fitting naturally within the neighborhood.”

Section 36-502(2)(b) typically requires six (6) parking spaces for the proposed use. The site plan shows the site will be improved to allow one (1) ADA parking space along Pierce Street, two (2) patient parking spaces and two (2) employee parking spaces along “C” Street. The existing shed (garage) will be converted into one (1) space for physician parking, for a total of six (6) parking spaces. Staff feels the parking will be sufficient to serve the proposed use. The majority of the parking spaces are located in the Pierce and “C” Street rights-of-way. A franchise permit will need to be obtained from the Public Works Department for the parking location.

The applicant submitted the following information regarding parking needs:

“The proposed use is a small medical office operated by a single physician. The practice is appointment-based and does not generate the traffic volume associated with a traditional medical clinic. The office is anticipated to serve approximately 8 clients per day, with clients scheduled individually throughout the day to minimize overlap and waiting room congestion.”

The site plan does not show a sign for the proposed use. 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 new fence or wall erected on the property must comply with Section 36-516 of the City’s Zoning Ordinance. The existing perimeter fence in the rear yard area shall be maintained and repaired, as necessary.

Any new sight lighting improvements to the property must be low level and directed away from adjacent properties.

Any dumpster placed on the property must comply with Section 36-523 of the City’s Zoning Ordinance.

Staff is supportive of the requested PD-O zoning. To staff's knowledge, there are no outstanding issues associated with this application. The applicant met with staff to resolve technical issues associated with this application. The applicant notes the existing home will be refurbished and the overall area improved. Properties in the general area contain office and short-term rental uses. Similar existing houses in the area have been repurposed and contain audiology and dental office uses. The applicant notes a thirty (30) year residency and has practiced in Hillcrest area for two (2) decades. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-O zoning, 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:

(July 9, 2026)

The application was placed on the Consent Agenda for deferral to the August 13, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 9 ayes, 1 nay and 1 absent. The application was deferred.

Z-10319

401 N. PIERCE ST.

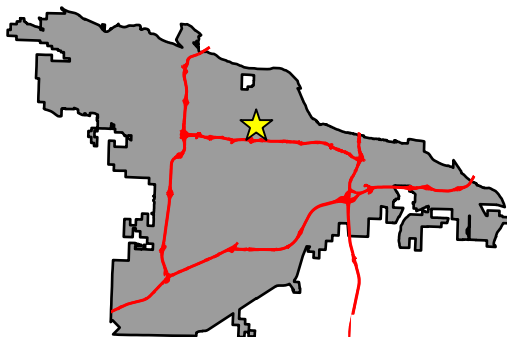
Planning Commission
AUGUST 13, 2026

Zoning



Legend

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



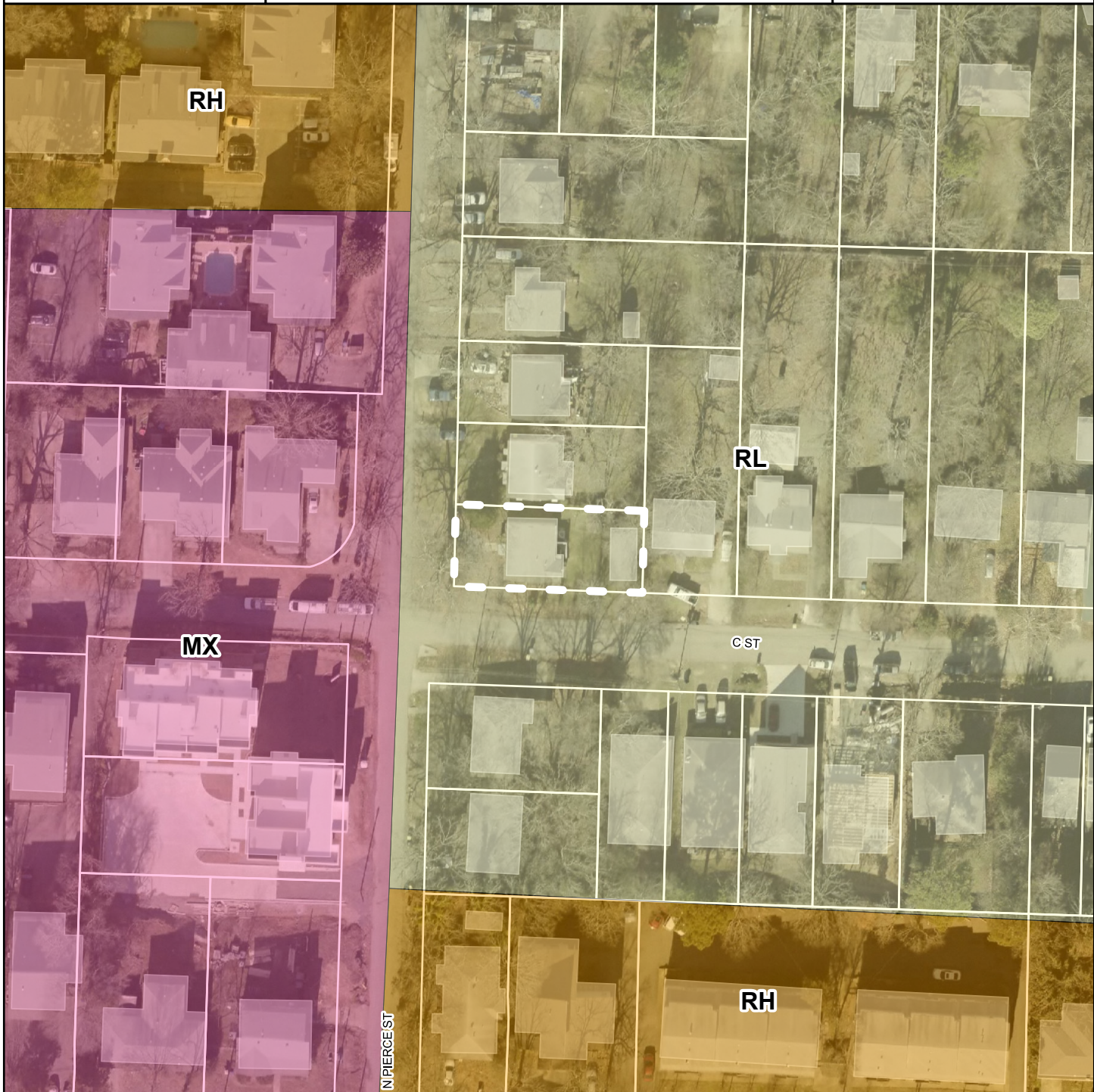
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10319

401 N. PIERCE ST.

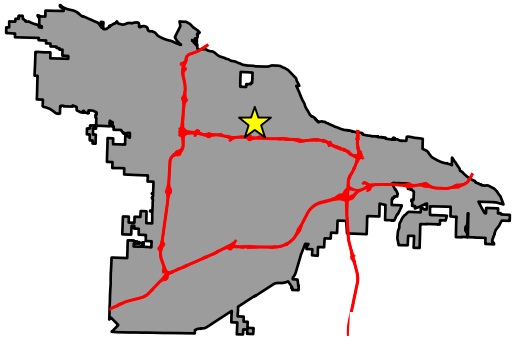
Planning Commission
AUGUST 13, 2026

Land Use

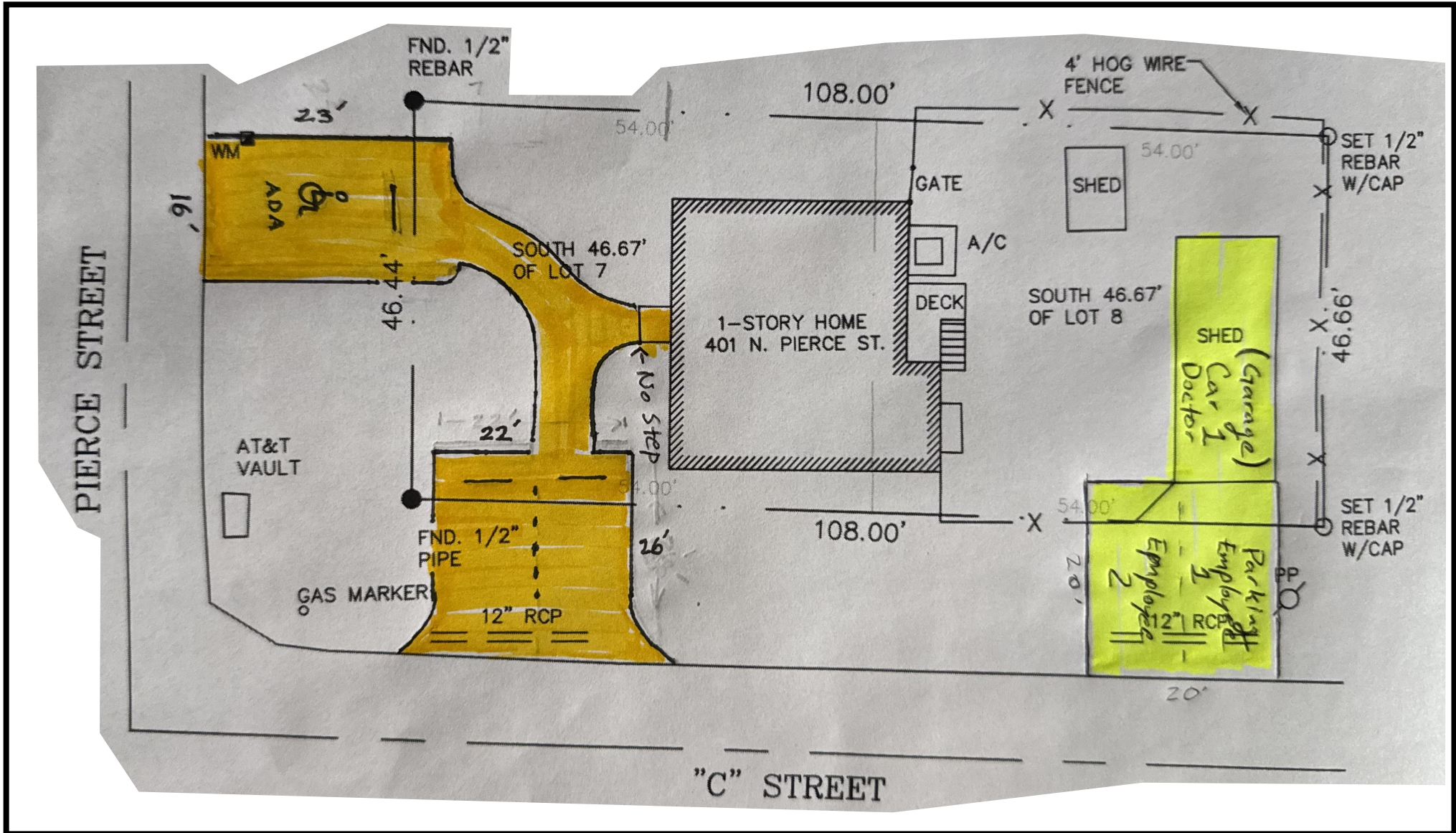


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10319

Name: McKenzie

Location: 401 N. Pierce St.

Title: PD-O



August 13, 2026

ITEM NO.: 6

FILE NO.: Z-10324

NAME: Haddock – PD-R

LOCATION: 519 E. 18th Street

DEVELOPER:

MacArthur Place, LLC
P.O. Box 164012
Little Rock, AR 72216

OWNER/AUTHORIZED AGENT:

Edward Haddock (Owner)
P.O. Box 164012
Little Rock, AR 72216

SURVEYOR/ENGINEER:

Phillip Lewis Engineering
PO Box 17307
Little Rock, AR 72222

AREA: 0.17 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.17acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The development will contain a single-family residence on Lots 9R-A and 9R-B, one on each lot.

B. EXISTING CONDITIONS:

Surrounding properties contain R-4 zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: 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.

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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 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.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences interspersed with duplexes and vacant lots. To the northwest and southwest of the application area are areas designated for Public/Institutional (P/I) uses and are characterized by two faith-based institutions.

This site is not located in an Overlay District.

Master Street Plan:

East 18th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

East 18th Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is proposing to rezone a 0.17acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The development will contain a single-family residence on Lots 9R-A and 9R-B, one on each lot.

Surrounding properties contain R-4 zoning and uses in all directions.

Subject property is considered a double frontage lot with Lot 9R-A fronting E. 18th Street (north) and Lot 9R-B fronting E. 19th Street (south). The developer will build a 2-story, 2,195 square foot, single-family residence on each lot.

Each lot will be developed with a front setback of twenty-five (25) feet, rear setback of seven (7) feet and side yard setbacks of five (5) feet. The proposed residences shall not exceed thirty-five (35) feet in height.

Section 36-502 typically requires one (1) parking space for each single-family dwelling. Each residence will contain a two-car garage. Staff feels the parking is sufficient to serve the proposed use.

The applicant provided the following information regarding the development:

"The project consists of the subdivision of an approximately 50-foot by 150-foot through lot into two independently functioning single-family residential lots, each with direct frontage and independent vehicular access from separate public streets. The proposed development will include the construction of two detached single-family homes designed to complement the surrounding residential character

while responsibly addressing the significant topographic conditions present on the property.

The site contains approximately twenty (20) feet of elevation change from the upper street frontage to the lower street frontage. Due to these topographic constraints, the proposed development utilizes a terraced grading and retaining strategy to create two safe and functional building pads while minimizing excessive land disturbance, preserving drainage flow patterns, and stabilizing the site through engineered improvements.

The proposed development is intentionally designed as a low-density residential infill project. Each home will operate as an entirely independent residential structure with separate utility services, separate driveway access, and no shared ownership components or common access dependencies. The project is not intended to function as a duplex, condominium regime, or multifamily development.”

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

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

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

Staff is supportive of the requested PD-R zoning. Staff views the request as reasonable. To staff’s knowledge, there are no outstanding issues associated with this application. Staff feels the development of the site is appropriate. The proposed residential use will be compatible with the surrounding properties in the area. Staff feels the development will have no adverse impact on properties in the surrounding area.

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.

August 13, 2026

ITEM NO.: 6 (Cont.)

FILE NO.: Z-10324

PLANNING COMMISSION ACTION:

(July 9th, 2026)

The application was placed on the Consent Agenda for deferral to the **August 13th, 2026** agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of **9** ayes, **1** nays and **1** absent. The application was deferred.

Z-10324

Zoning

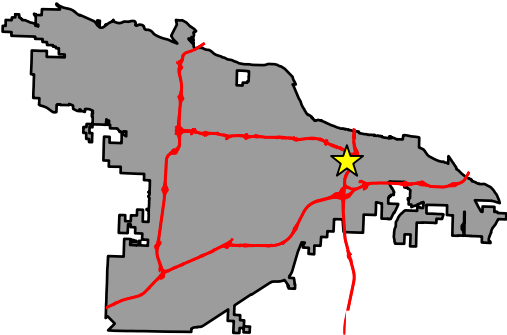
519 E. 18th ST.

Planning Commission
AUGUST 13, 2026



Legend

- MULTI FAMILY
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10324

519 E. 18th ST.

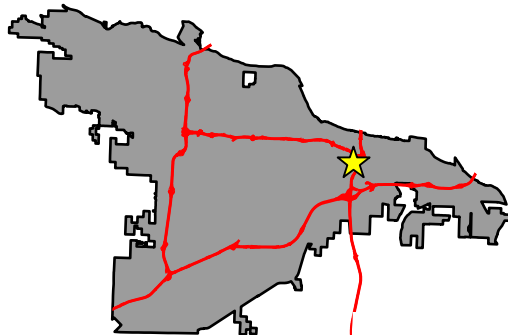
Planning Commission
AUGUST 13, 2026

Land Use

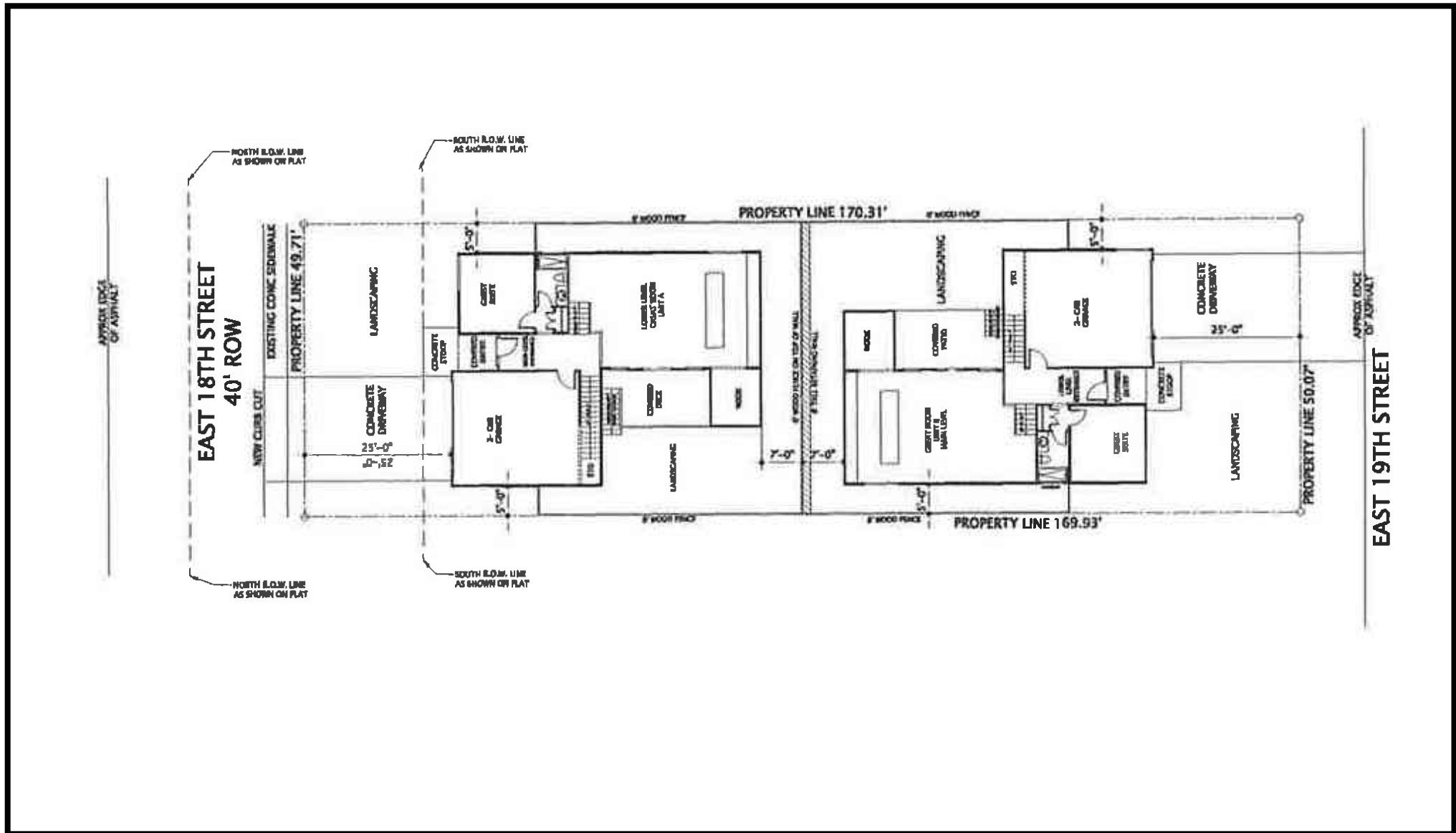


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10324

Name: Haddock

Location: 519 E. 18th St.

Title: PD-R



August 13, 2026

ITEM NO.: 7

FILE NO.: Z-10329

NAME: Freedom Church – POD

LOCATION: 6310 Mabelvale Pike

DEVELOPER:

Russ Caughron (Agent)
P.O. Box 94246
North Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Trinity Pentecostal Church of God (Owner)
6310 Mabelvale Pike
Little Rock, AR 72209

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 1.93 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 1.93 acre site from R-2 to POD to operate a structured, Christ-centered transitional living environment designed to provide safe, stable housing for men rebuilding their lives. The transitional housing will be for a maximum of eight (8) men and two (2) full time live-in staff members and take place within an existing church facility.

B. EXISTING CONDITIONS:

Subject property contains an existing one-story, 7,600 square foot building currently occupied by Trinity Pentecostal Church of God. Properties west of the site contain residential zoning and uses. Properties north, south and east of the

site contain a mixture of zoning and uses. An existing, single driveway extending west from Mabelvale Pike provides access to the site.

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. 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.

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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

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. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or large.
4. 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 12, the 65th Street West Planning District. The development principles of the district include retaining and encouraging residential uses in the area. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences and a funeral home. East and south of the application area are areas designated for Commercial (C) uses and are characterized by a mechanic shop, a used car dealership, and a gas station convenience store.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale Pike 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:

Mabelvale Pike 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, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone a 1.93 acre site from R-2 to POD to operate a structured, Christ-centered transitional living environment designed to provide safe, stable housing for men rebuilding their lives. The transitional housing will be for a maximum of eight (8) men and two (2) full time live-in staff members and take place within an existing church facility.

Subject property contains an existing one-story, 7,600 square foot building currently occupied by Trinity Pentecostal Church of God. Properties west of the site contain residential zoning and uses. Properties north, south and east of the site contain a mixture of zoning and uses. An existing, single driveway extending west from Mabelvale Pike provides access to the site.

Please see the attachments A and B for an overview of the proposed use as proposed by the applicant.

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 the proposed use occupied by eight (8) persons is 850 square feet. As noted, the dedicated housing area within the building is 1,313 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 five (5) bedrooms capable of housing a total of eight (8) persons.

The applicant notes that the facility will have two (2) full-time, live-in staff members, for a total of ten (10) men residing at the facility at any give time.

The existing parking lot, located on the north side of the building, contains thirty-eight (38) parking spaces, including three (3) ADA parking spaces. The applicant notes that some of the occupants may drive. For any occupant that is not driving, they will carpool with residents who drive or utilize public transportation via Rock Region Metro.

The applicant provided the following information regarding the proposed uses:

"The Freedom Church Transitional Housing Program is a structured, Christ-centered transitional living environment designed to provide safe, stable housing for men rebuilding their lives. This is a highly structured transitional house built on accountability, personal responsibility, and long-term stability."

Security and accountability are foundational to the Freedom Church program. The facility is monitored by 24-hour surveillance systems to ensure resident safety, maintain house integrity, and provide oversight at all times. In addition, the program is staffed by two full-time live-in staff members who provide constant supervision, mentorship, and immediate response to any concerns or violations of house rules.

To maintain a secure and accountable environment, all residents are held to strict program standards, including:

- Random drug and alcohol screenings to ensure continued sobriety*
- Strict curfew enforcement with zero tolerance for repeated violations*
- Life360 GPS monitoring for resident location accountability*
- Daily check-ins and sign-in/sign-out procedures*
- Mandatory participation in classes, meetings, and discipleship*
- Room inspections and chore accountability*
- Immediate intervention for behavioral concerns or policy violations*

The facility operates within the Freedom Church campus and has been intentionally structured to promote both safety and stability. The property includes six designated classroom spaces converted into bedroom areas, housing up to eight men. This smaller housing model allows for closer supervision, stronger accountability, and individualized support.

The facility includes a full-size kitchen used to prepare daily meals for residents and host ministry functions or special events, helping teach practical life skills and personal responsibility. Administrative operations are supported through a dedicated office space for case management, staff oversight, and resident support services.

Residents have access to two bathrooms; one for general use and one equipped with a shower for daily hygiene and grooming. The property also features a large sanctuary where recovery meetings, Bible studies, life-skills training, and structured classes are held.

Freedom Church Transitional Housing exists to provide a secure bridge between crisis and independent living. Through structure, supervision, and Christ-centered accountability, residents are given the opportunity to rebuild their lives, obtain employment, restore relationships, and establish a solid foundation for lasting success.”

Existing signage must be maintained as per code. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

Staff suggests the existing dumpster area located near the northwest corner of the building be screened and comply with Section 36-523 of the City's Zoning Ordinance. At any time in the future additional dumpsters placed on the site must comply with code.

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

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

Staff does not support the requested POD zoning to allow a transitional living facility to operate within an existing church facility, a structure which was not initially constructed to allow residential living. The church building was constructed in 1975, and staff believes the continued use of the building as a church is the most appropriate use for this developed property.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested POD zoning.

PLANNING COMMISSION ACTION:

(July 9th, 2026)

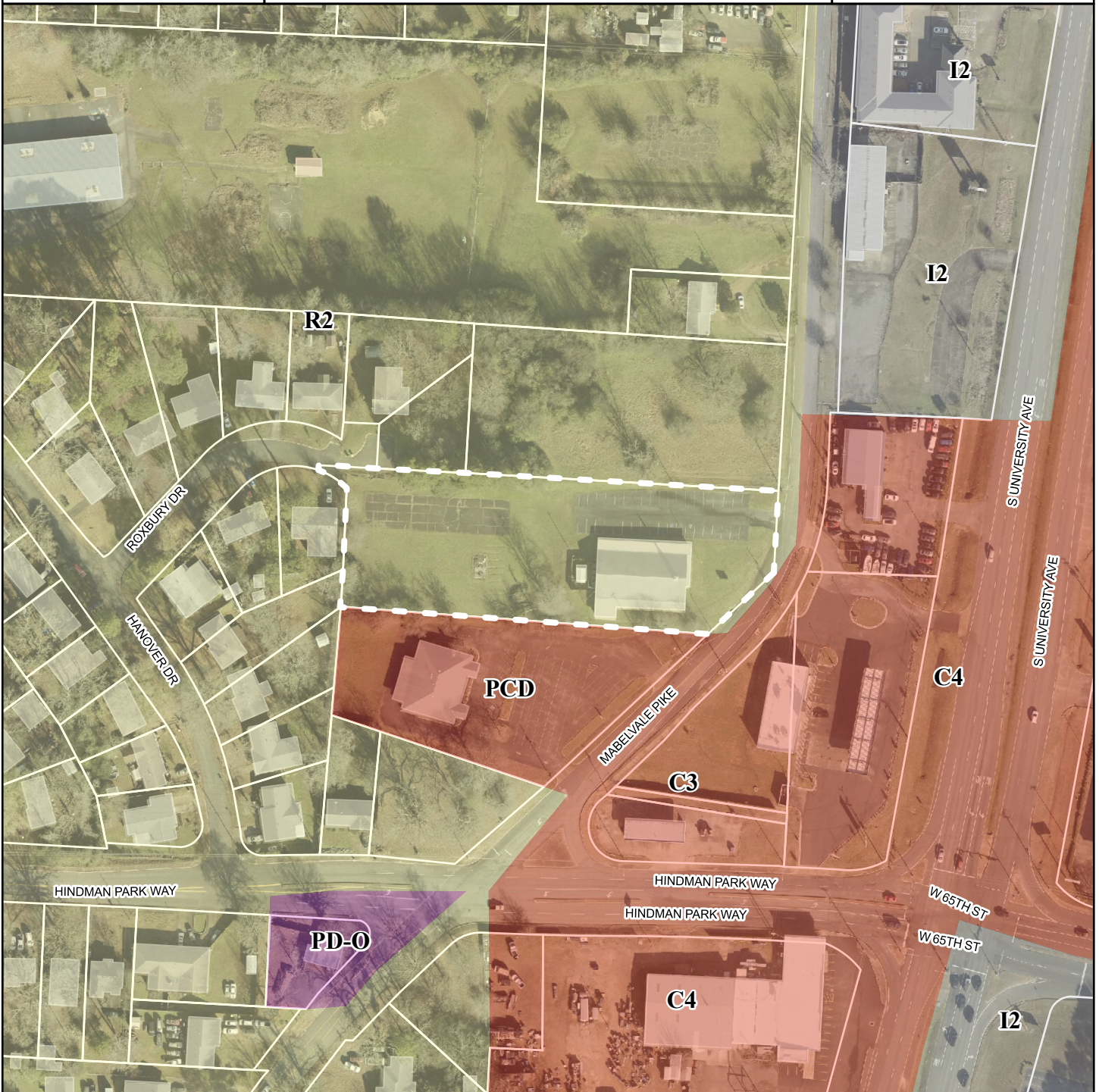
The application was placed on the Consent Agenda for deferral to the **August 13th, 2026** agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of **9** ayes, **1** nay and **1** absent. The application was deferred.

Z-10329

Zoning

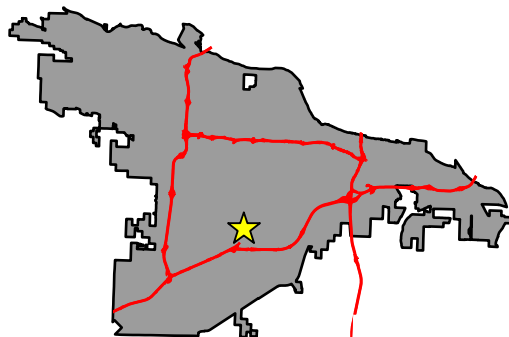
6310 MABELVALE PIKE

Planning Commission
AUGUST 13, 2026



Legend

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



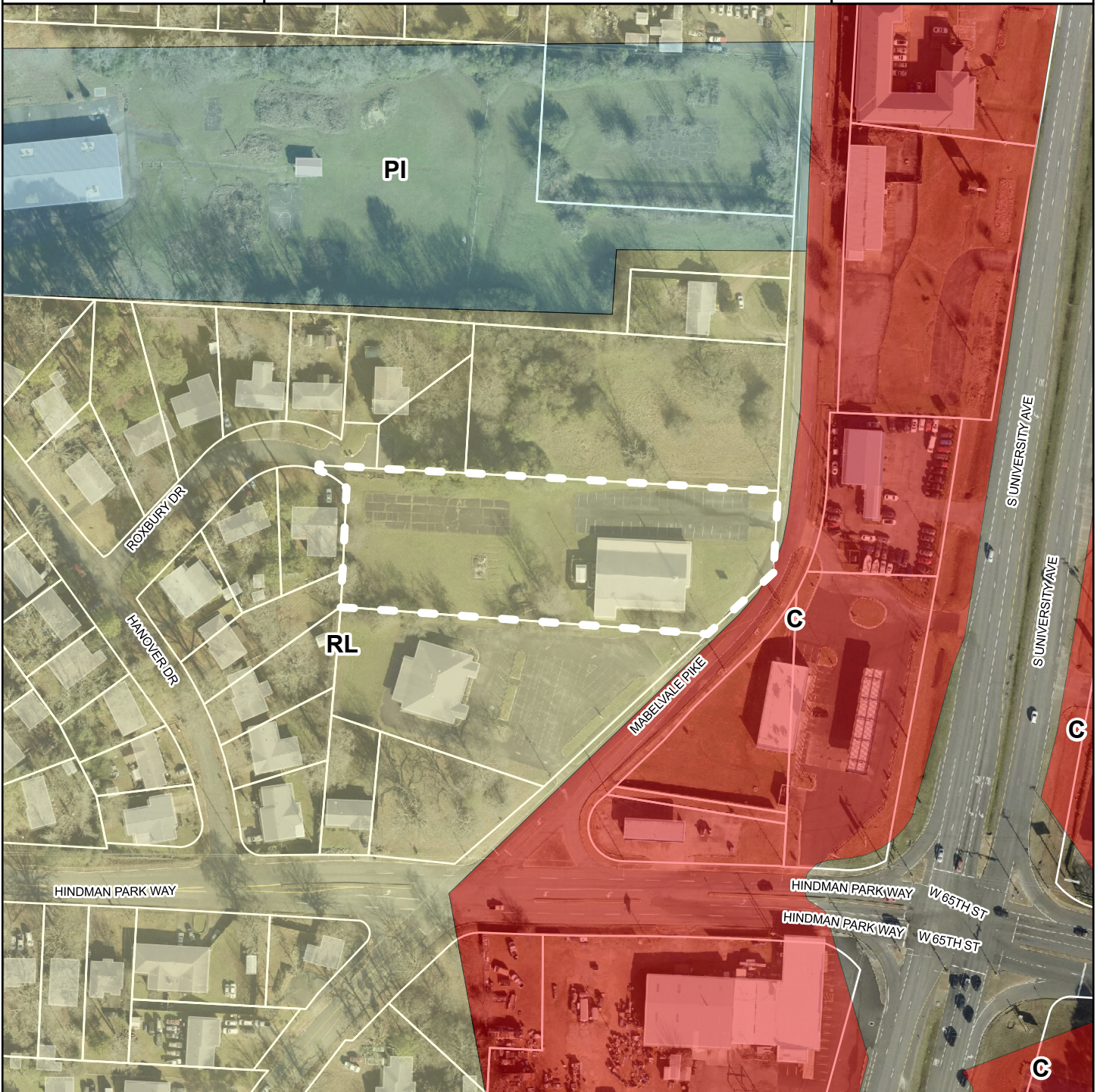
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10329

6310 MABELVALE PIKE

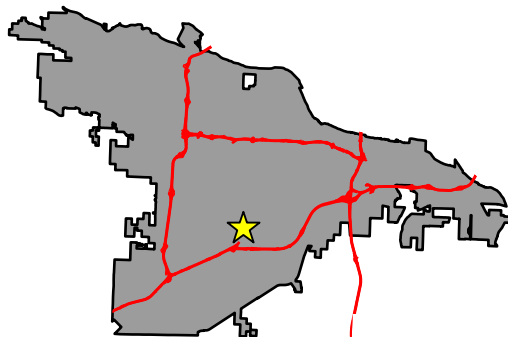
Planning Commission
AUGUST 13, 2026

Land Use

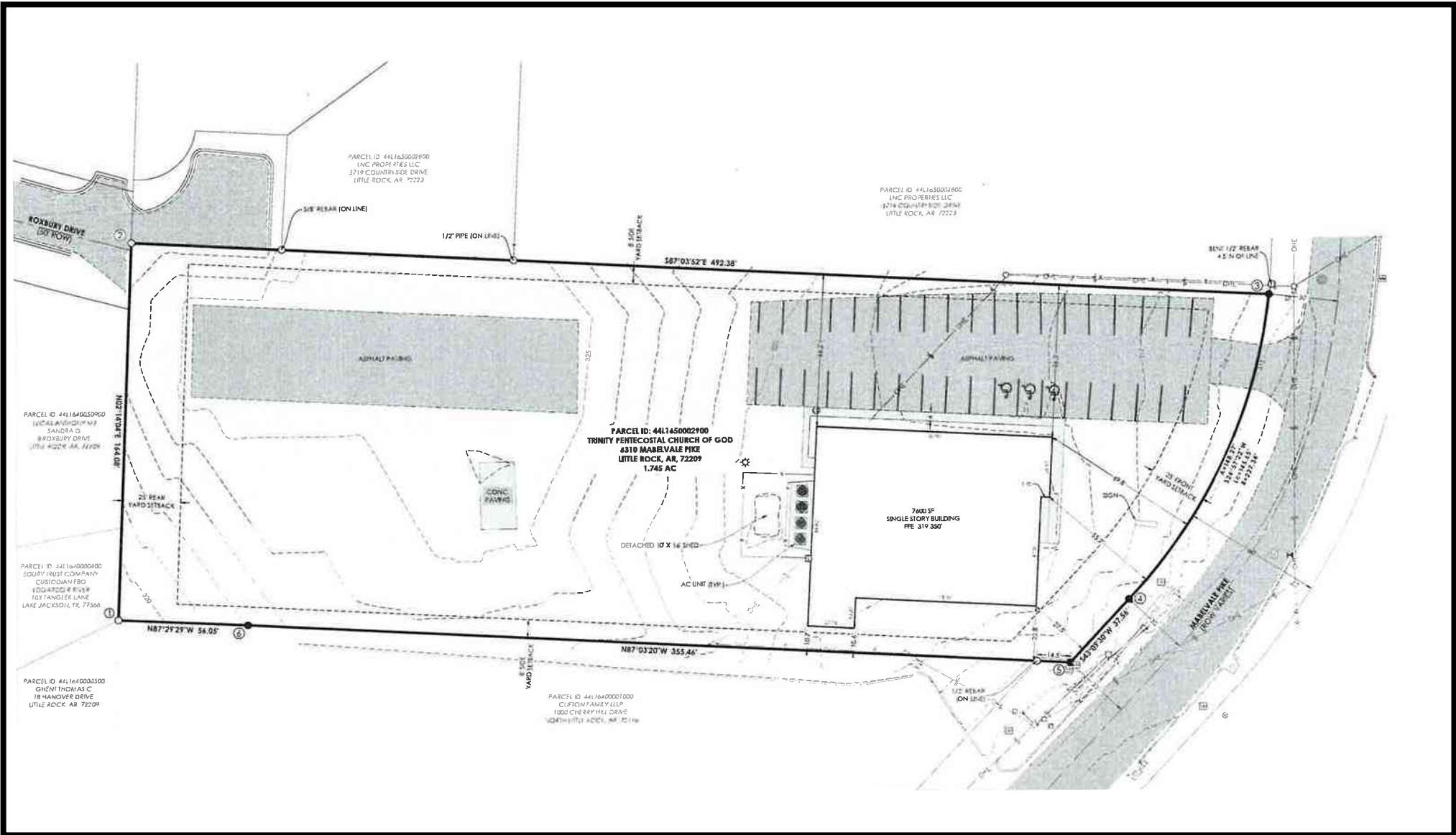


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10329

Name: Freedom Church

Location: 6310 Mabelvale Pike

Title: POD





Sketch Map

City of Little Rock Planning & Development

Case No: Z-10329

Name: Perani

Location: 6310 Mabelvale Pike

Title: PD-C



August 13, 2026

ITEM NO.: 8

FILE NO.: S-2022

NAME: 10400 Colonel Glenn Addition - Preliminary Plat

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

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 4.12 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-4

STAFF UPDATE:

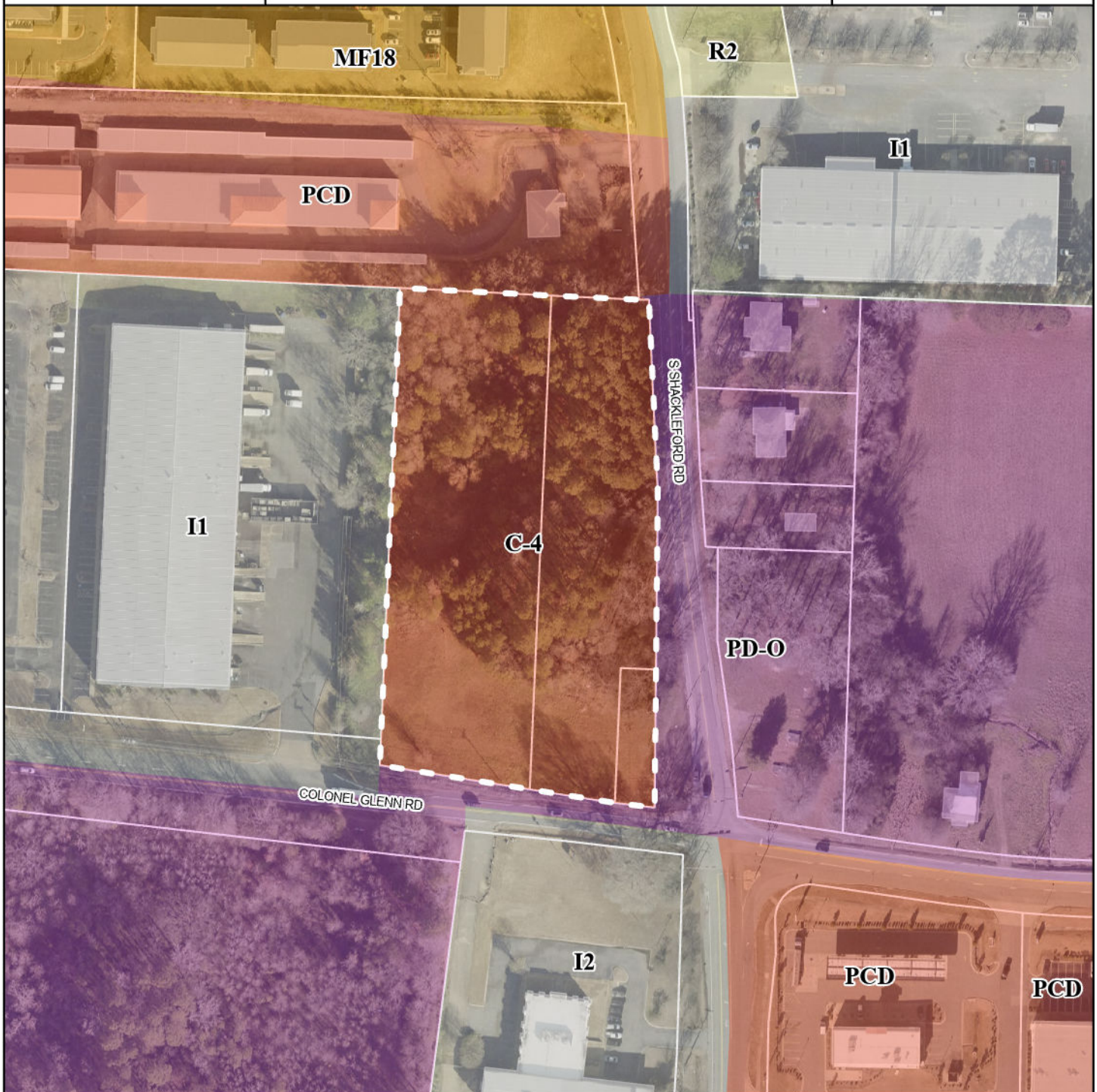
The applicant submitted a letter to staff on July 24, 2026, requesting this application be deferred to the September 10, 2026 agenda. Staff supports the deferral request.

S-2022

Zoning

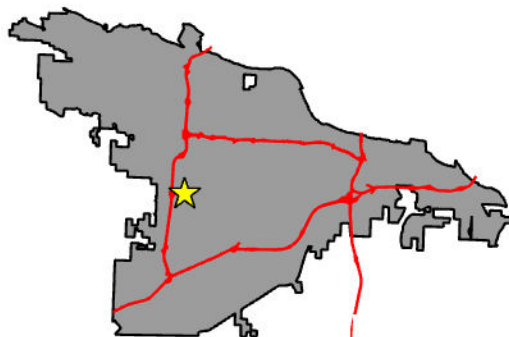
NWC of COLONEL GLENN RD. &
S. SHACKLEFORD RD.

PLANNING COMMISSION
AUGUST 13, 2026

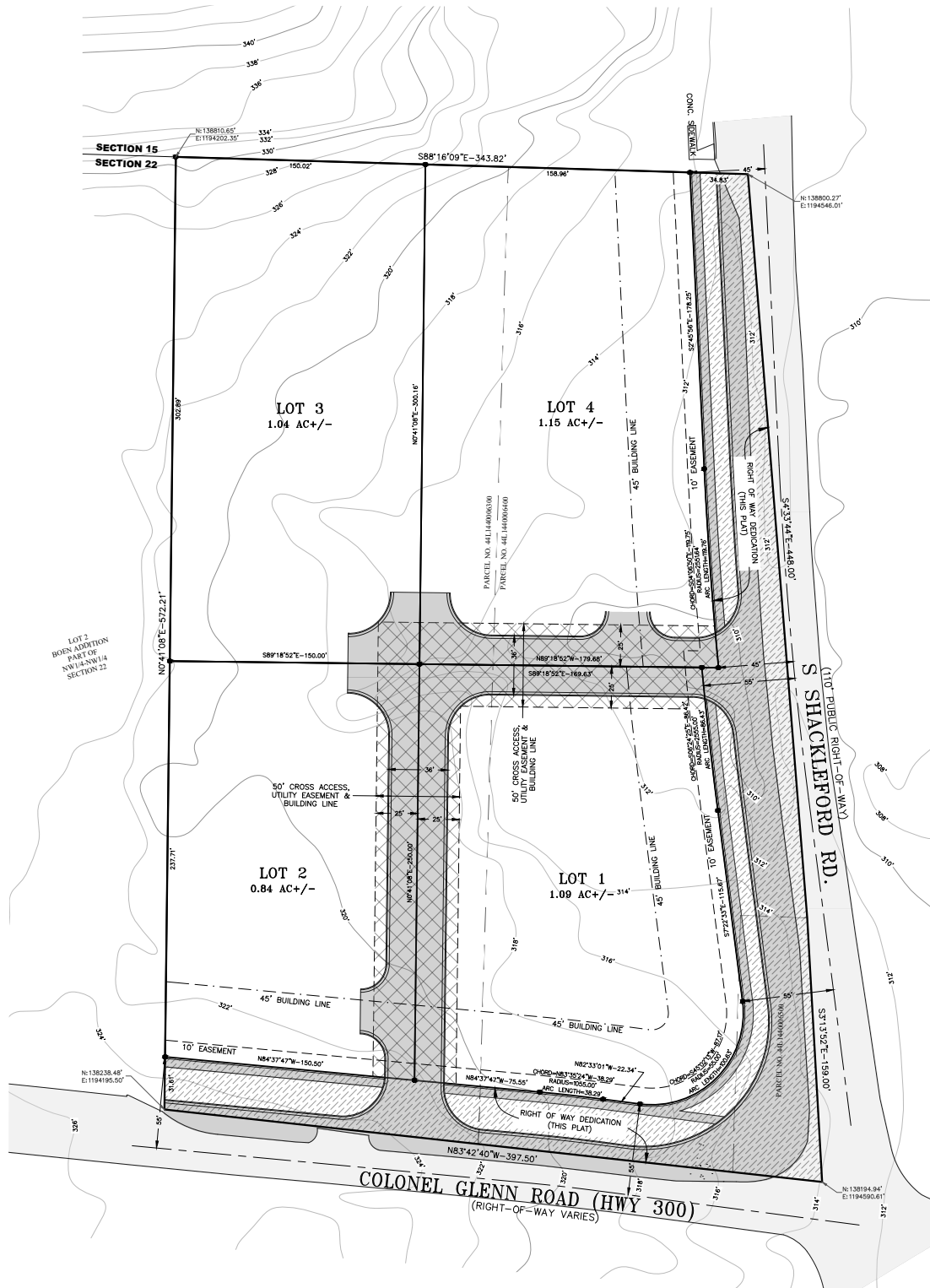


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2022

Name: 10400 Colonel Glenn Addition

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

Title: Preliminary Plat



August 13, 2026

ITEM NO.: 9

FILE NO.: Z-9822-A

NAME: Harper – PCD

LOCATION: South Side of Mabelvale West Road, East of Otter Creek East Boulevard

DEVELOPER:

Brandon Harper (Owner)
2300 Bennett Road
Benton, AR 72015

OWNER/AUTHORIZED AGENT:

Hope Consulting (Agent)
129 N. Main Street
Benton, AR 72015

SURVEYOR/ENGINEER:

Smith & Goodson, PLLC
7509 Cantrell Road, Suite 227
Little Rock, AR 72207

AREA: 5.8 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone an unplatted, 5.8 acre tract of land from C-3 to PCD to allow for a mini-warehouse/commercial development located on the south side of Mabelvale West Road, East of Otter Creek East Boulevard.

B. EXISTING CONDITIONS:

The property is heavily wooded, and undeveloped. Surrounding properties 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 are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. On arterial streets, driveway spacing shall be 150 ft measured from property line to centerline of the proposed driveway and 300 ft from centerline of the proposed driveway to other driveways and private streets, and to the right-of-way of intersecting streets. The new driveway should align or be shifted east of the existing driveway on the north side of Mabelvale Pike to prevent left turn conflicts.
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. Provide the purpose of the driveway to the south without an access easement shown on the plan and it appears the property to the south is adjacent to the Mabelvale West Road right-of-way.
4. Contact the LRFD for approval of a 24 ft wide drive aisle along the west property line.
5. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
6. Access to detention ponds must be provided to the public right-of-way and/or access easement for future maintenance by the developer and/or local property owners' association.
7. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.

8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

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:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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 replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.

9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

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. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case be less than nine (9) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half ($7\frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or large.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek 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 and the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Commercial (C)

and Light Industrial (LI) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

To the north and east of the application area are areas designated for Public/Institutional (PI) uses and are characterized by Southwest Hospital and Mabelvale Magnet Middle School. South of the application area is area designated for Light Industrial (LI) uses and is characterized by a fence manufacturing business and machinery business. West of the application area is area designated for Commercial (C) uses and is characterized by commercial building.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale West 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:

Mabelvale West 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 applicant proposes to rezone an unplatted, 5.8 acre tract of land from C-3 to PCD to allow for a mini-warehouse/commercial development located on the south side of Mabelvale West Road, East of Otter Creek East Boulevard. The applicant is proposing the following use mix for the development: C-4 permitted uses, plus contractor maintenance yard, gymnasium and warehousing/wholesaling

The property is heavily wooded, and undeveloped. Surrounding properties contain a mixture of zoning and uses.

Access to the development will be from two (2) thirty-six (36) foot wide driveways from Mabelvale West Road. The separation between driveways is shown to be approximately 298 feet wide. At the time of building permit review, the driveway locations may need to be adjusted to accommodate turning movements and large vehicle/emergence vehicle maneuvering.

The site plan shows a front and rear building setbacks over twenty-five (25) feet, approximately forty-five (45) feet side setback (west), and approximately twenty-one (21) feet from the east property line.

The northern portion of the site will contain three (3), 12,000 square foot, flex-space buildings with a laydown yard located in the rear of each building and contain ten (10) 20'x60' units, each. The buildings will have a separation of twenty-seven (27) feet.

The southern portion of the property will contain three (3) storage structures. These units will be a mixture of 15'x30', 15'x40', 15'x50' and 80' units for boat, RV, and car storage.

Building separation ranging from thirty (30) feet to fifty-nine (59) feet is shown between the northern and southern buildings.

No buildings will exceed thirty-five (35) feet in height.

The site plan shows fifty-six (56) parking spaces including six (6) ADA parking spaces on the property. The proposed parking is shown on the plan in the northern portion of the site along Mabelvale West Road. Staff feels the parking will be sufficient.

Screening must be provided as the abutting property contains residential zoning (R-2 CUP) designation along the east property line.

The applicant is proposing a detention area near the southeast corner of the property.

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

A dumpster area is not shown on the plan. Any dumpster placed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

Any fence or wall erected on the property must comply with Section 36-516 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 PCD zoning. The applicant has resolved all technical issues associated with this application. Staff feels the request is reasonable. The proposed development is consistent with the development pattern in the area. Mabelvale West Road is designated as a Minor Arterial on the city's Master Street Plan. The majority of the surrounding properties contain a mixture of industrial, commercial and office zoning and uses.

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-9822-A

Zoning

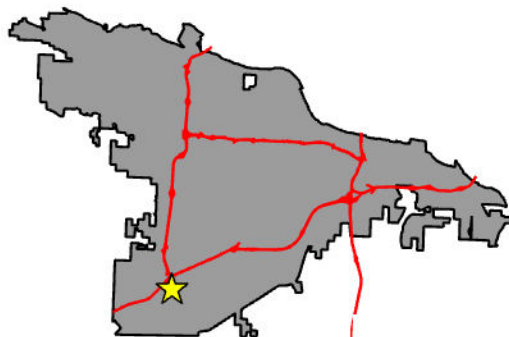
SOUTH SIDE of MABELVALE WEST RD.,
EAST of OTTER CREEK EAST BLVD.

PLANNING COMMISSION
AUGUST 13, 2026



Legend

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



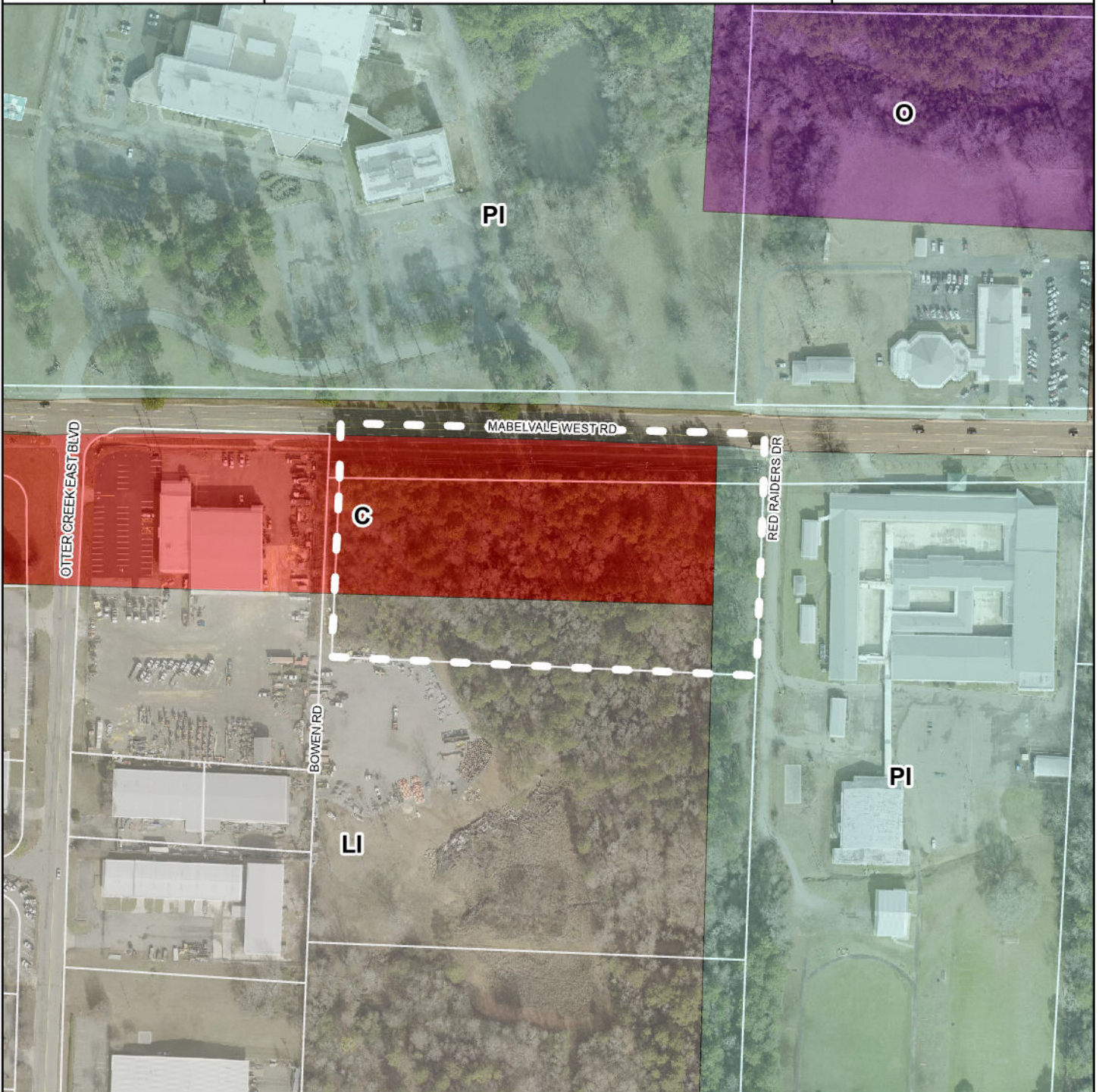
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-9822-A

Land Use

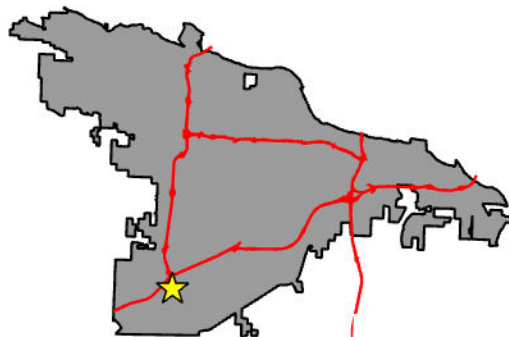
SOUTH SIDE of MABELVALE WEST RD.,
EAST of OTTER CREEK EAST BLVD.

PLANNING COMMISSION
AUGUST 13, 2026



Legend

- Parcel Lines
- LIGHT INDUSTRIAL
- PUBLIC INSTITUTION
- COMMERCIAL
- OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

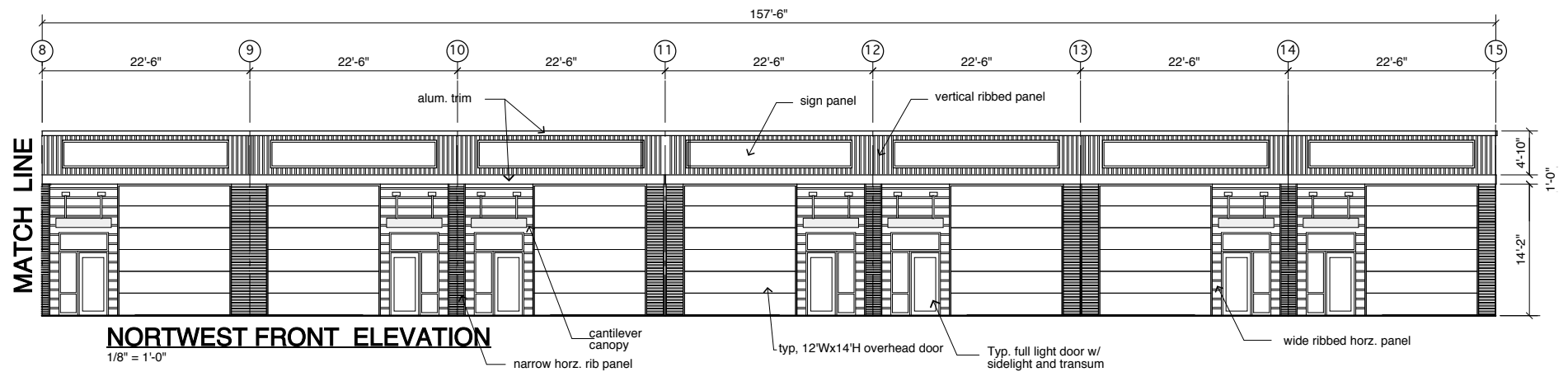
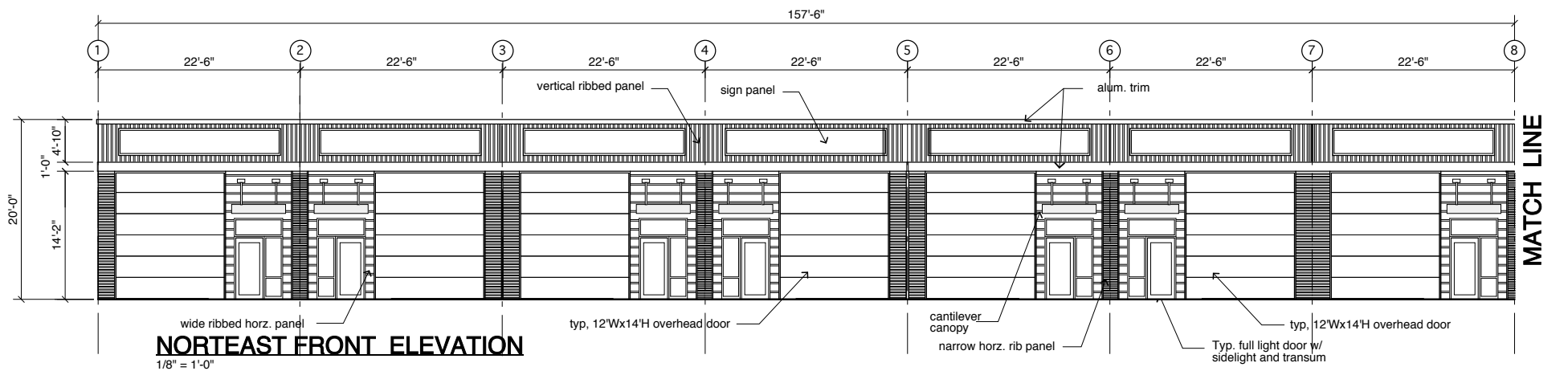
Case No: Z-9822-A

Name: Harper

Location: South side of Mabelvale West Rd., East of
Otter Creek East Blvd.

Title: PCD





Sketch Map

City of Little Rock Planning & Development

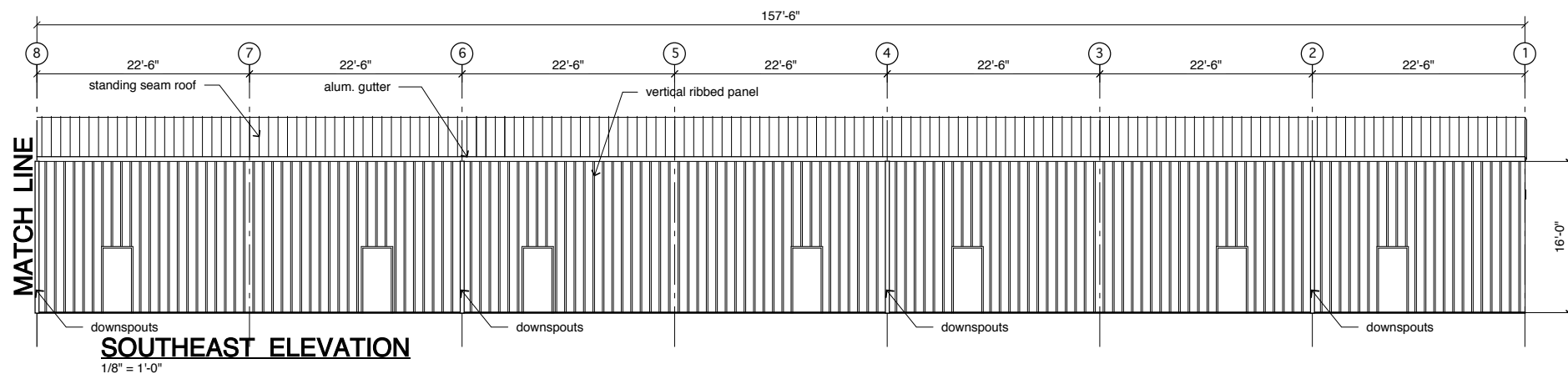
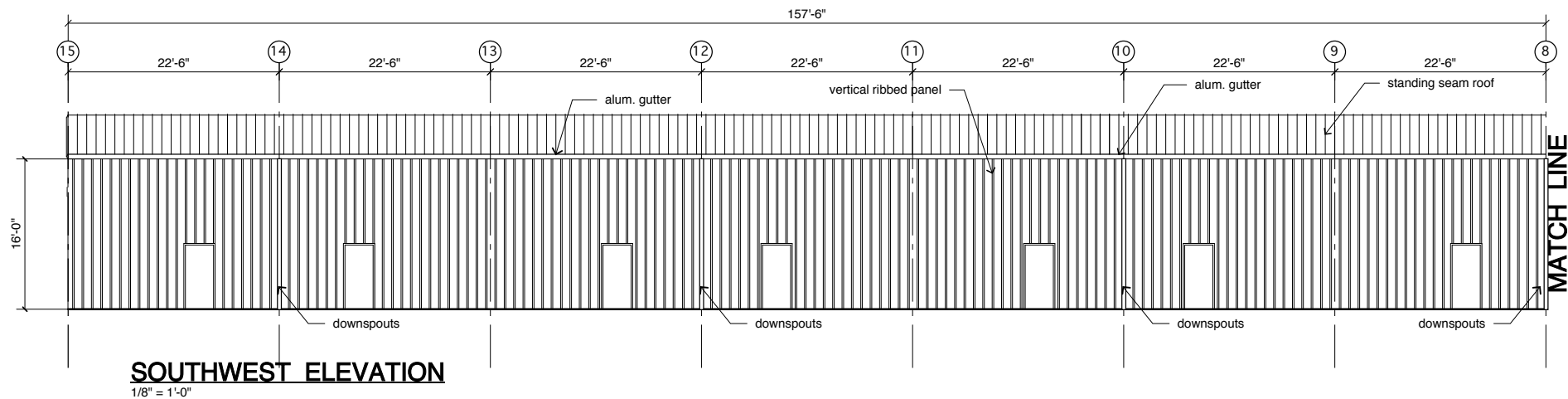
Case No: Z-9822-A (NE and NW Elevations)

Name: Harper

Location: South side of Mabelvale West Rd., East of Otter Creek East Blvd.

Title: PCD





Sketch Map

City of Little Rock Planning & Development

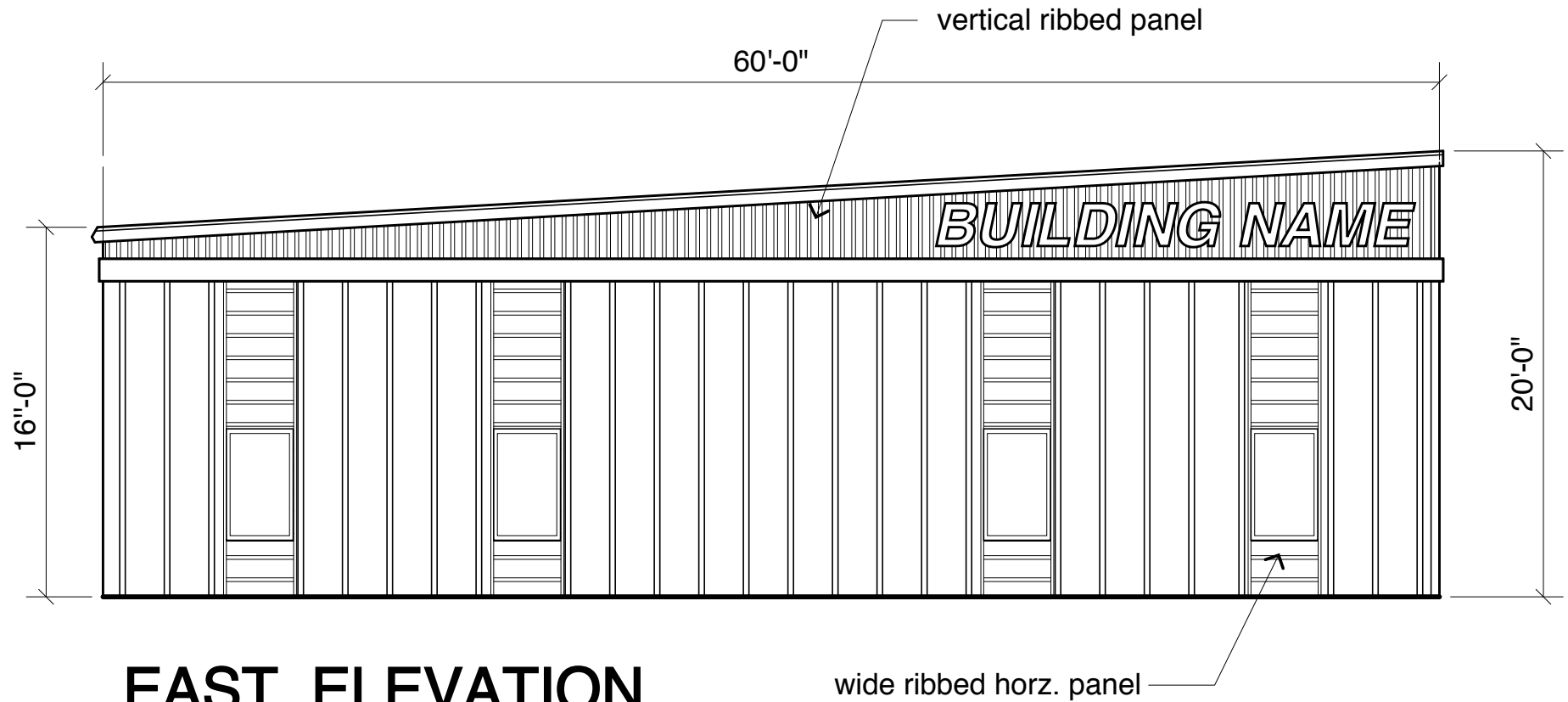
Case No: Z-9822-A (SW and SE Elevations)

Name: Harper

Location: South side of Mabelvale West Rd., East of
Otter Creek East Blvd.

Title: PCD





EAST ELEVATION

1/8" = 1'-0"

Sketch Map

City of Little Rock Planning & Development

Case No: Z-9822-A (East Elevation)

Name: Harper

Location: South side of Mabelvale West Rd., East of
Otter Creek East Blvd.

Title: PCD



August 13, 2026

ITEM NO.: 10

FILE NO.: Z-10280-A

NAME: Arkansas Wine and Spirits - PD-I

LOCATION: Southwest corner of Boyce Street and E. 15th Street

DEVELOPER:

Robby Vogel
1721 E. 15th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Brush Mountain Farm an Orchard, LLC - owner
Jess Griffin - agent

SURVEYOR/ENGINEER:

Jess Griffin, PE
5 Kingston Drive
Little Rock, AR 72227

AREA: 1.4 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: I-3 and R-3

VARIANCES/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the property from R-3 and I-3 to PD-I to allow an addition to an existing industrial building with additional truck access and maneuvering area. The existing building is occupied by a beverage distribution facility.

B. EXISTING CONDITIONS:

An existing 14,600 square foot office/warehouse building is located within the north half of the property. Access drives and parking/truck access are located along E.

15th and Boyce Streets. The south half of the property, including the abandoned E. 16th right-of-way, is currently undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. On commercial streets, driveway spacing shall be 100 ft measured from property line to centerline of the proposed driveway and 200 ft from centerline of the proposed driveway to other driveways and private streets, and to the right-of-way of intersecting streets. The existing middle driveway (previous 16th St.) should be closed/removed with new curb and gutter installed. The existing stormwater inlet top should be modified for the new curb section.
2. Using established turning templates, existing street and driveway widths, and driveway and intersection radiuses, provide a plan showing a WB-50 vehicle can access and maneuver into and within the site.

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. Water main installation has already been complete according to CAW standards.

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.

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. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70)

percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case be less than nine (9) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half ($7 \frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area.

7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or large.

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 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.

To the north, east, and west of the application area are areas designated for Industrial (I) uses and are characterized by manufacturing buildings and a beverage wholesaler. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by three single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

East 15th 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 15th 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-3 and I-3 to PD-I to allow an addition to an existing industrial building with additional truck access and maneuvering area. The existing building is occupied by a beverage distribution facility.

An existing 14,600 square foot office/warehouse building is located within the north half of the property. Access drives and parking/truck access are located along E. 15th and Boyce Streets. The south half of the property, including the abandoned E. 16th right-of-way, is currently undeveloped.

The applicant proposes to construct a 10,400 square foot addition on the south side of the existing office/warehouse building (one (1) story). The newly developed area will contain truck maneuvering area and loading dock access. There will be one (1) access drive from E. 15th Street and two (2) access drives from Boyce Street. Adequate parking for the office component of the business is located along the north and east sides of the existing building. An existing driveway along Boyce Street, which was the E. 16th Street right-of-way entrance, will be closed with the proposed development. The applicant also proposes to replat the overall property into one (1) lot with the proposed development.

The applicant provided the following information for the project:

"The requested Planned Industrial Development (PID) zoning will unify the existing split-zoning condition and establish a zoning district consistent with the existing and proposed warehouse and distribution use of the property. The proposed development represents a reinvestment in an existing industrial site and will

improve operational efficiency, site appearance, and economic activity while remaining compatible with surrounding industrial and commercial land uses.

The development has been designed to provide safe vehicular access, adequate truck circulation, loading and unloading operations, landscaping, utility service, and site circulation. No new public streets are proposed. All improvements will be constructed in accordance with applicable City of Little Rock development standards and requirements."

Staff is supportive of the requested PD-I zoning. The proposed project will represent a continuation in the zoning pattern in this area. To staff's knowledge, there are no outstanding issues.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-I 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-10280-A

Zoning

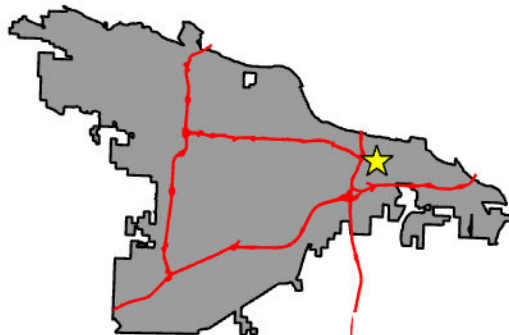
SWC of BOYCE ST. & E. 15th ST.

PLANNING COMMISSION
AUGUST 13, 2026



Legend

- INDUSTRIAL
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10280-A

Land Use

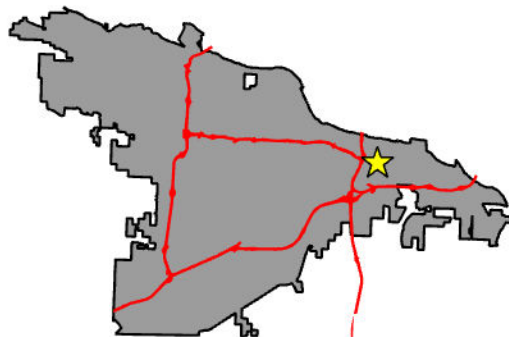
SWC of BOYCE ST. & E. 15th ST.

PLANNING COMMISSION
AUGUST 13, 2026



Legend

- Parcel Lines
- INDUSTRIAL
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

August 13, 2026

ITEM NO.: 11

FILE NO.: Z-10350

NAME: Phillips Duplexes – PD-R

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

DEVELOPER:

Stanley Phillips (Agent)
6204 Sandy Lane
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

TRNT Enterprises, LLC (Owner)
3121 Southern Hills Lane
Jonesboro, AR 72405

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorange Drive
Little Rock, AR 72206

AREA: 0.25 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.32 acre site from R-3 to PD-R to allow for the construction of two (2) duplex structures. Subject property is described as, Lots 9 & 10, Block 27, Jones & Worthen Addition.

B. EXISTING CONDITIONS:

The property is currently undeveloped and partially grass covered. It appears some site work has taken place on the property and undeveloped. There are a several

matures trees on the site. A paved alley is located at the rear of the site. A majority of surrounding properties contain R-3 zoning and uses. There are higher density residential zoning and uses in the general 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): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A 20 feet radial dedication of right-of-way is required at the intersection of Martin St. and W. 15th St.

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:

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

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road**

width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

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

Loading

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

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.

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

This site is not located in an Overlay District.

Master Street Plan:

South Martin Street and West 15th 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. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

South Martin Street and West 15th 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 proposes to rezone a 0.32 acre site from R-3 to PD-R to allow for the construction of two (2) duplex structures on Lot 9. Parking for the development will be constructed on Lot 10.

The property is currently undeveloped and partially grass covered. It appears some site work has taken place on the property and undeveloped. There are a several matures trees on the site. A paved alley is located at the rear of the site. A majority of surrounding properties contain R-3 zoning and uses. There are higher density residential zoning and uses in the general area.

The proposed duplex structures will be located over thirty (30) feet from the front (west) property line, fifteen (15) feet from the rear (east) property line and ten (10) feet from the south side property line. There will be a fifteen (15) foot separation between the two (2) buildings.

Parking for the development will be developed north of the duplexes on Lot 10. The developer proposes to access the property from the alley that extends from W. 15th Street. The shared parking lot will contain eight (8) parking spaces. The number of parking spaces will comply with Section 36-502 of the City's Zoning Ordinance.

The alley from W. 15th Street must be improved as to City standards.

The description of the proposed duplexes was provided by the applicant as follows:

“The new units (2x attached units with four (4) separate tenants), approximately 2,348 sf each duplex unit, shall be a two-story flat reinforced concrete slab; thermal insulated wood-framed structure; clad with vinyl siding, vinyl clad-thermal glazed windows and a hip roof clad with asphalt shingles. Eight (8) concrete paved off-street, car slots are to be constructed on the property, as illustrated on the site plan”.

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

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

Staff is supportive of the requested PD-R zoning. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location. Duplex developments exist along the entire block face on the south side of W. 15th Street and additional duplexes are located at the southwest corner of W. 15th and S. Martin Streets.

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-10350

Zoning

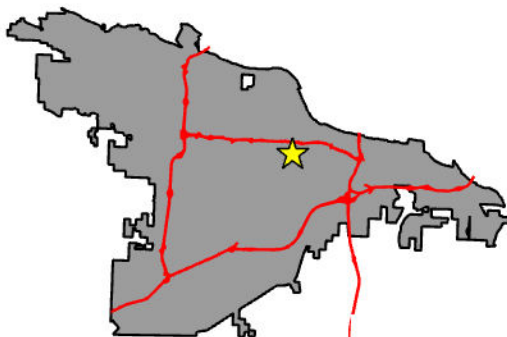
NEC of S. MARTIN ST. & W. 15th ST.

PLANNING COMMISSION
AUGUST 13, 2026



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10350

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

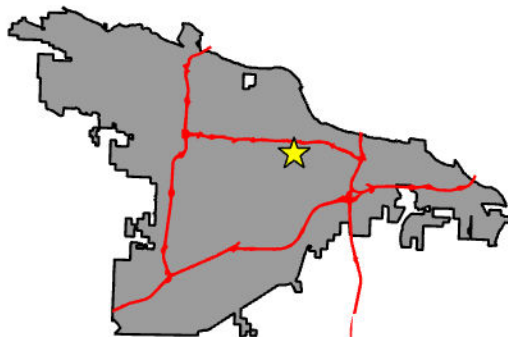
PLANNING COMMISSION
AUGUST 13, 2026

Land Use

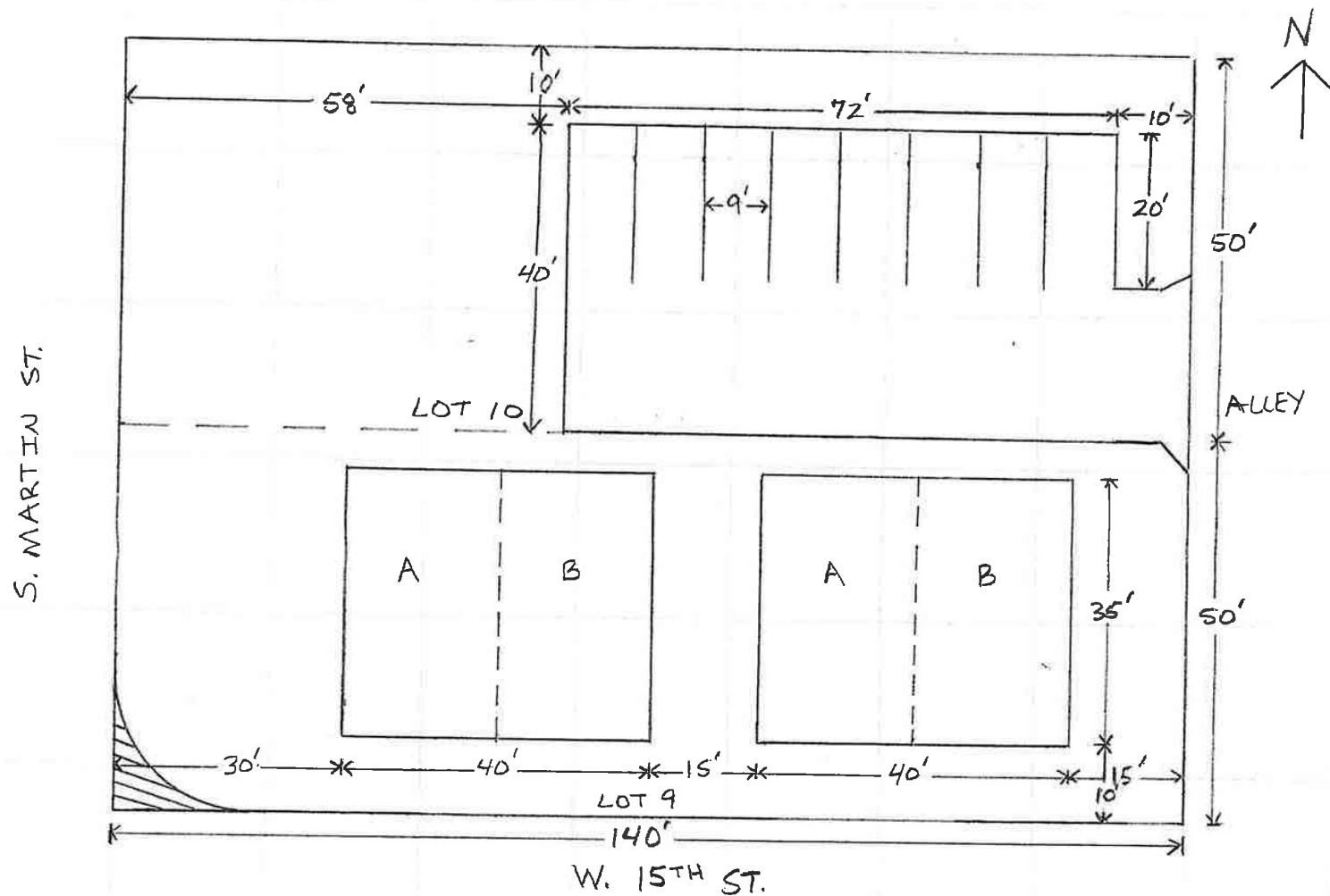


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10350

Name: Phillips Duplexes

Location: NEC of S. Martin St. & W. 15th St.

Title: PDR

