

LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



Planning Commission

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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
JULY 9, 2026
4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of June 11, 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

July 9, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>Z-6458-A</u>	Hill Land Trust – PD-O 1701 N. University Avenue
2.	<u>Z-10267</u>	Parsley – STR-2 – PD-C 1904 Fillmore Street
3.	<u>Z-10280</u>	Rezoning from R-3 to I-3 1600 Block of Boyce Street (westside)
4.	<u>G-23-500</u>	N. Van Buren Street – Excess Right of Way Abandonment Adjacent to 5100 County Club Boulevard
5.	<u>Z-10302</u>	Wright Multi-Sectional Manufactured Home – Conditional Use Permit 10811 Sardis Road
6.	<u>Z-10301</u>	Hayes Tri-plex- PD-R 309 Bender Street
7.	<u>Z-9964-A</u>	Sanchez Revised – PD-R 1200 S. Taylor Street
8.	<u>Z-10318</u>	Arkansas Baptist College - POD North Side of W. 17th St. (1400 Block), Between Martin Luther King Drive and S. Pulaski Street
9.	<u>Z-10303</u>	Benbrook STR-2 – PD-C 13 Oakwood Road

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
10.	<u>S-2020</u>	Lots 1-5, Chenal Central – Replat E. Side of Chenal Pkwy., Approx. 360' N. of Arkansas Systems Drive
11.	<u>S-2021</u>	Lots 3R-6R, Block 14, Garlands Addition – Replat SWC of E. 4 th Street & Bender Street
12.	<u>Z-6978-B</u>	Equipment Share – Revised Conditional Use Permit 7620 Fluid Drive
13.	<u>Z-10317</u>	Pleasant Valley Church of Christ (Christian Student Center) – Conditional Use Permit 2923 Fair Park Boulevard
14.	<u>Z-10327</u>	Sunauto Tire & Service – Conditional Use Permit 2610 Cantrell Road
15.	<u>LU2026-19-02</u>	Land Use Plan Amendment from Office (O) to Commercial (C) Lot 1RR, Arkansas Systems Office Park
15.1	<u>Z-10325</u>	Rezoning from O-2 to C-3 E. Side of Chenal Pkwy., Approx. 360' N. of Arkansas Systems Drive
16.	<u>Z-10326</u>	Rezoning from R-4 to R-5 5622 "B" Street
17.	<u>Z-10128-B</u>	Orndorff – PD-R SEC of E. 21 st Street & Bragg Street
18.	<u>Z-10319</u>	McKenzie – PD-O 401 N. Pierce Street

NEW BUSINESS: (Cont.)

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
19.	<u>Z-10324</u>	Haddock – PD-R 519 E. 18 th Street
20.	<u>Z-10328</u>	Forward Properties – PD-R S. Side of W. 7 th Street, Approx. 170' W. of S. Oak Street
21.	<u>Z-10329</u>	Freedom Church – POD 6310 Mabelvale Pike
22.	<u>Z-10253</u>	Perani – PD-C 12223 Colonel Glenn Road
23.	<u>Z-5223-D</u>	Stubblefield – Revised POD and Carter – Short- Form POD Revocations 1400 Bishop Street

July 9, 2026

ITEM NO.: 1

FILE NO.: Z-6458-A

NAME: Hill Land Trust – PD-O

LOCATION: 1701 N. University Avenue

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

Hill Land Trust (Owner/Applicant)

SURVEYOR/ENGINEER:

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

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

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

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

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the

maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

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

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

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

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

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

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No Comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a Planned Development-Office.

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

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

Master Street Plan:

North University Avenue is a Principal arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides.

P Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

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

Bicycle Plan:

North University Avenue is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles. P Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. Analysis:

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

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

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

1. Proposed use:
 - a) Commercial office
 - b) Commercial medical related facility (medical, dental, optical clinic/medical walk in clinic (not emergency room services).
 - c) Commercial real estate office
 - d) Commercial type of businesses
2. Proposed business hours for the commercial zoning shall be:
 - a) Monday-Friday 6am-6pm
 - b) Saturday 7am-6pm
 - c) Sunday 1pm-6pm

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

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

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

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-O rezoning.

PLANNING COMMISSION ACTION:

(March 12, 2026)

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

STAFF UPDATE:

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

PLANNING COMMISSION ACTION:

(April 9, 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 8 ayes, 0 nays, 2 absent and 1 open position. The application was deferred.

July 9, 2026

ITEM NO.: 1 (Cont.)

FILE NO.: Z-6458-A

STAFF UPDATE:

The applicant submitted a letter to staff on June 16, 2026 requesting this application be withdrawn. Staff supports the withdrawal request.

Z-6458-A

Zoning

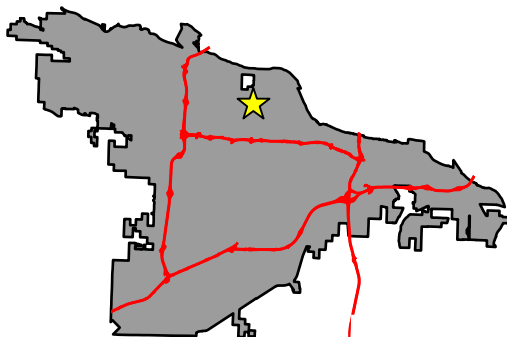
1701 N. UNIVERSITY AVE.

Planning Commission
JULY 9, 2026



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



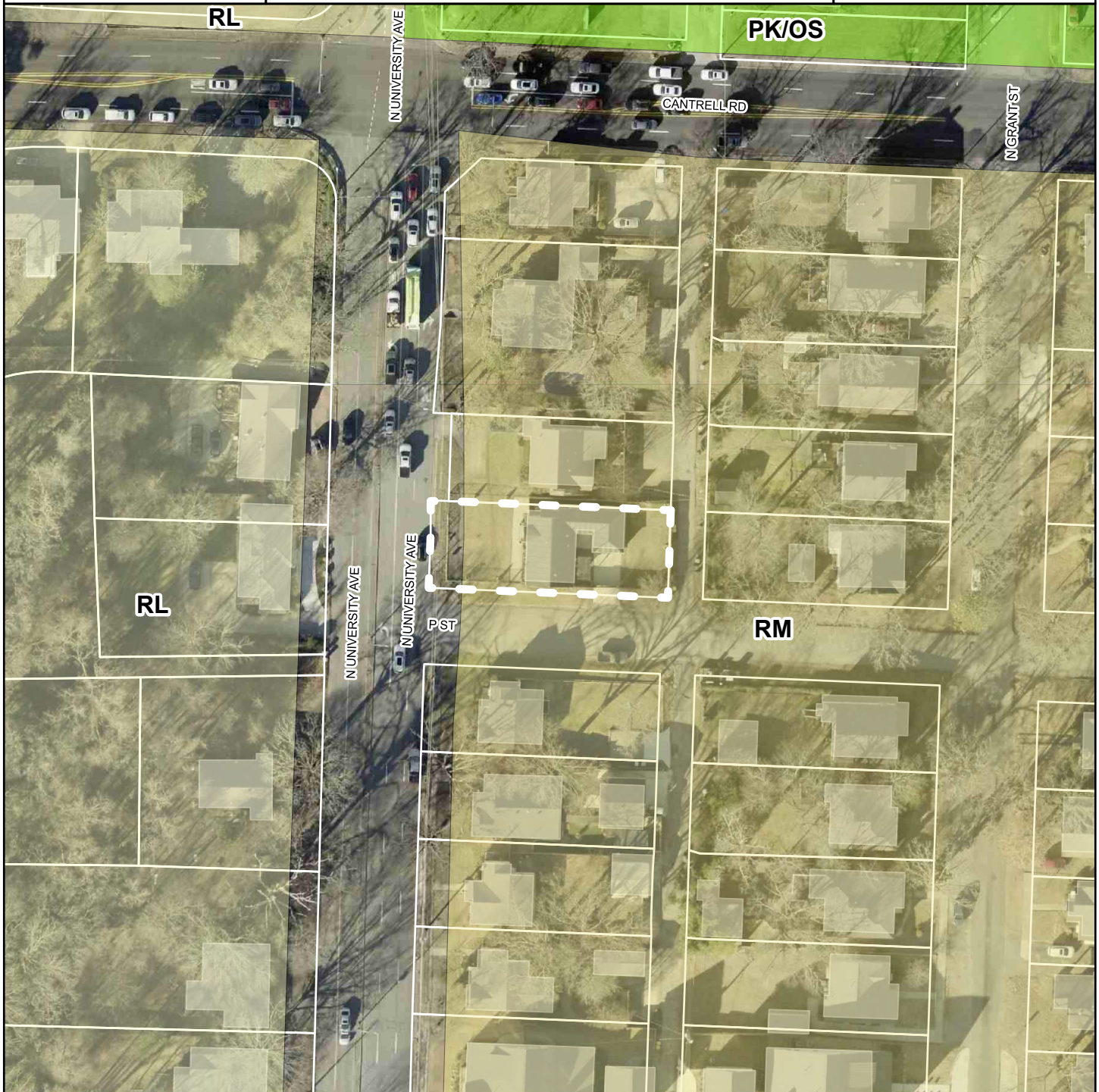
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-6458-A

1701 N. UNIVERSITY AVE.

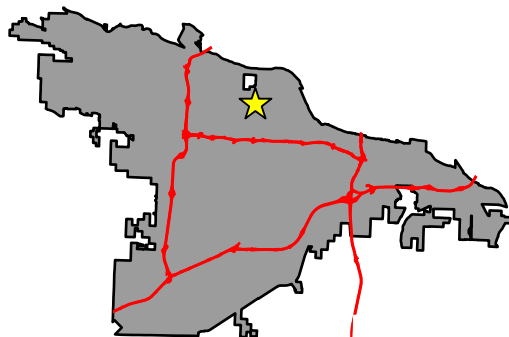
Planning Commission
JULY 9, 2026

Land Use

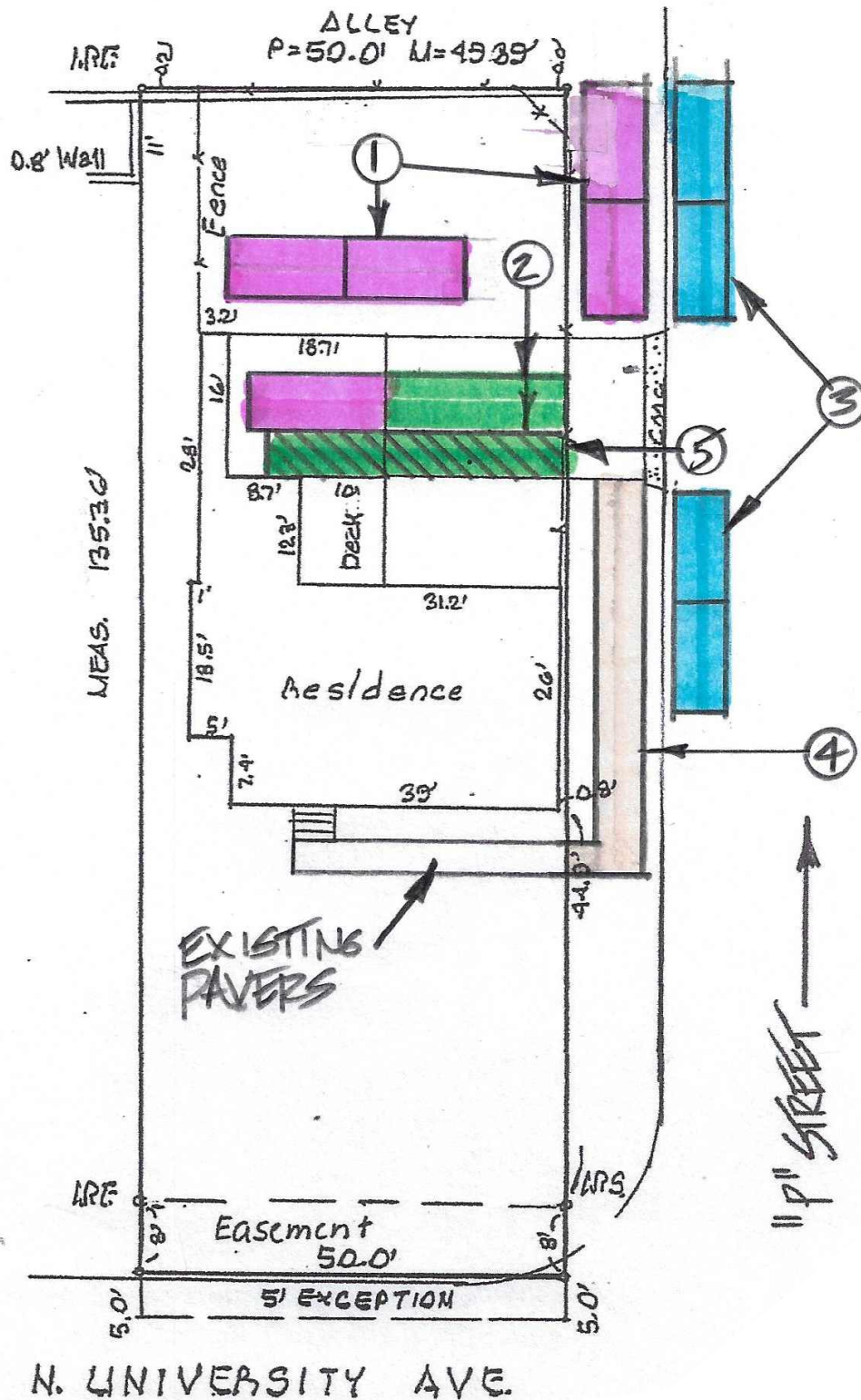


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-6458-A

Name: Hill Land Trust

Location: 1701 N. University Avenue

Title: PD-O



July 9, 2026

ITEM NO.: 2

FILE NO.: Z-10267

NAME: Parsley – STR-2 – PD-C

LOCATION: 1904 Filmore Street

APPLICANT/OWNER:

Stephanie Parsley
1904 Filmore
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .17 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.17-acre property located at 1904 Filmore Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has been used as a short-term rental since 2021.

B. EXISTING CONDITIONS:

The property is occupied by a 1,161 square foot, one-story, single-family residence. There is parking for two cars in a covered carport as well as parking in a driveway from Filmore Street. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for an STR-2 permit.

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

This site is not located in an Overlay District..

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

G. ANALYSIS:

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

The property is occupied by a 1,161 square foot, one-story, single-family residence. The unit has parking for two cars on a covered patio as well as parking on a driveway, both accessed from South Filmore Street. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

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

Development Standards.

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

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

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

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

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

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

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-five (150) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(April 9, 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 8 ayes, 0 nays, 2 absent and 1 open position. The application was deferred.

Z-10267

Zoning

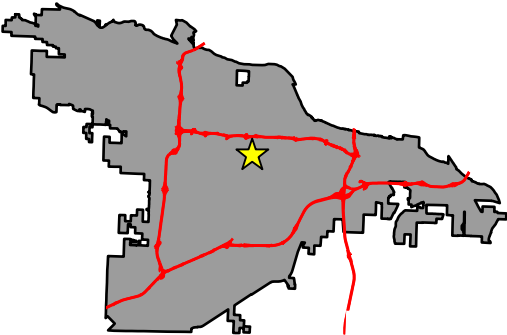
1904 FILMORE ST.

Planning Commission
JULY 9, 2026



Legend

-  SINGLE FAMILY
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10267

1904 FILMORE ST.

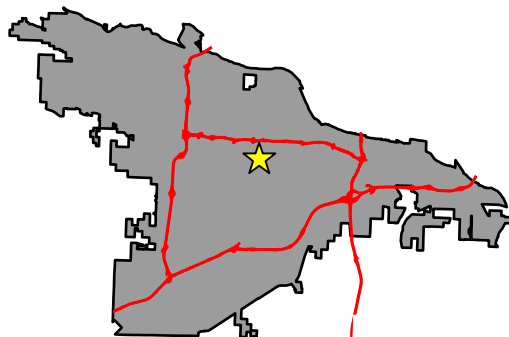
Planning Commission
JULY 9, 2026

Land Use



Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 3

FILE NO.: Z-10280

NAME: Rezoning from R-3 to I-3

LOCATION: 1600 Block of Boyce Street (west side)

OWNER/AUTHORIZED AGENT:

Robby Vogel
6 Longfellow Place
Little Rock, AR 72207

AREA: 0.43 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

STAFF UPDATE:

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

PLANNING COMMISSION ACTION:

(April 9, 2026)

The application was placed on the Consent Agenda for deferral to the May 14, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was deferred.

STAFF UPDATE:

On April 15, 2026, the applicant requested this application be deferred to the June 11, 2026 agenda. Staff supports the deferral request.

July 9, 2026

ITEM NO.: 3 (Cont.)

FILE NO.: Z-10280

PLANNING COMMISSION ACTION:

(May 14, 2026)

The application was placed on the Consent Agenda for deferral to the July 9, 2026 agenda at the request of the applicant. There was a motion to approve the Consent Agenda. The motion passed by a vote of 1 o ayes, o nays, o absent and 1 open position. The application was deferred.

STAFF UPDATE:

The applicant requests that this application be withdrawn, as a separate application for a Planned Zoning Development has been filed for the August agenda. Staff supports the withdrawal request.

Z-10280

Zoning

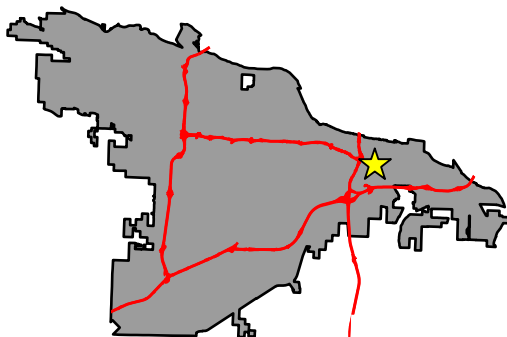
1600 BLOCK of BOYCE ST. (WEST SIDE)

Planning Commission
JULY 9, 2026



Legend

- INDUSTRIAL
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10280

Land Use

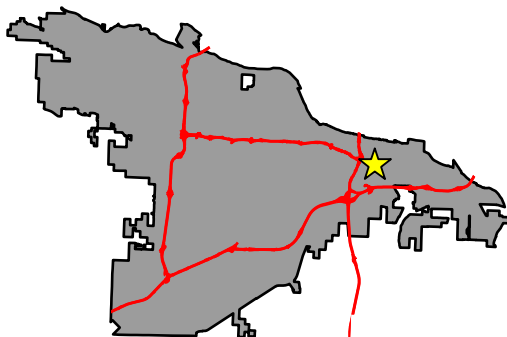
1600 BLOCK of BOYCE ST. (WEST SIDE)

Planning Commission
JULY 9, 2026



Legend

-  Parcel Lines
-  INDUSTRIAL
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

Item NO.: 4

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.

G-23-500

Zoning

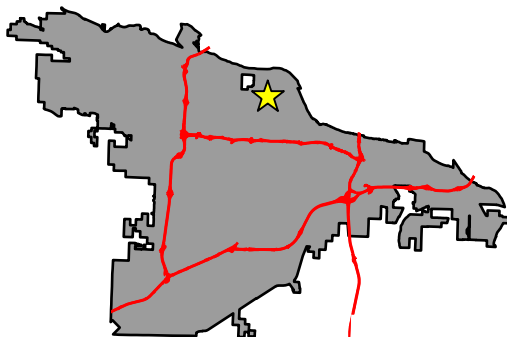
ADJACENT TO 5100 COUNTRY CLUB BLVD.

Planning Commission
JULY 9, 2026



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 5

FILE NO.: Z-10302

NAME: Wright Multi-Sectional Manufactured Home - Conditional Use Permit

LOCATION: 10811 Sardis Road

DEVELOPER:

Tammy L. and Robert A. Wright
1011 Sardis Road
Mabelvale, AR 72103

OWNER/AUTHORIZED AGENT:

Tammy L. and Robert A. Wright - owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 0.49 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow placement of a double-wide manufactured home on the R-2 zoned property located at 10811 Sardis Road.

B. EXISTING CONDITIONS:

The property is currently undeveloped. A foundation where a single-family residence once existed is located near the center of the site. A driveway is located near the southwest corner of the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

No comments.

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 replaced or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

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

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the east and south of the application area are areas designated for Residential Low Density (RL) uses and is characterized by single-family residences and undeveloped woodlands. West of the application area is area designated for Mixed Commercial and Industrial (MCI) uses and is characterized by an automotive towing business, single-family residences, and pastures.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant requests a conditional use permit to allow placement of a double-wide manufactured home on the R-2 zoned property located at 10811 Sardis Road.

The property is currently undeveloped. A foundation where a single-family residence once existed is located near the center of the site. A driveway is located near the southwest corner of the property.

The applicant proposes to place a 27.33 foot by 64-foot double-wide manufactured home on the existing foundation. The home will be located 31.6 feet from the western property line along Sardis Road, over 25 feet from the northern property line along Sardis Road, nine (9) feet from the southern side property line and 61.7 feet from the eastern rear property line. The applicant will continue to use the existing driveway from Sardis Road with a parking pad in front of the residence. The driveway and parking pad construction must comply with city code standards.

Section 36-254 (d)(5) of the City's Zoning Ordinance regulates the placement of manufactured homes as follows:

(5)

Other area regulations and siting standards. The following minimum siting standards shall apply to all instances of placement of a manufactured home in the R-2 single-family district by conditional use permit:

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport elements.
- c. Permanent foundation.
- d. Exterior wall finished so as to be compatible with the neighborhood.
- e. Orientation compatible with placement of adjacent structures.
- f. Underpinning with permanent materials.
- g. All homes shall be multisectional.
- h. Off-street parking per single-family dwelling standard.

Staff is supportive of the requested conditional use permit. Staff believes the proposed manufactured home will have no adverse impact on the general area. The applicant is requesting no variances with this application.

July 9, 2026

ITEM NO.: 5 (Cont.)

FILE NO.: Z-10302

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(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.

Z-10302

Zoning

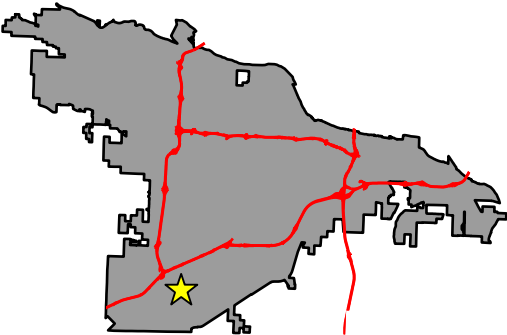
10811 SARDIS RD.

Planning Commission
JULY 9, 2026

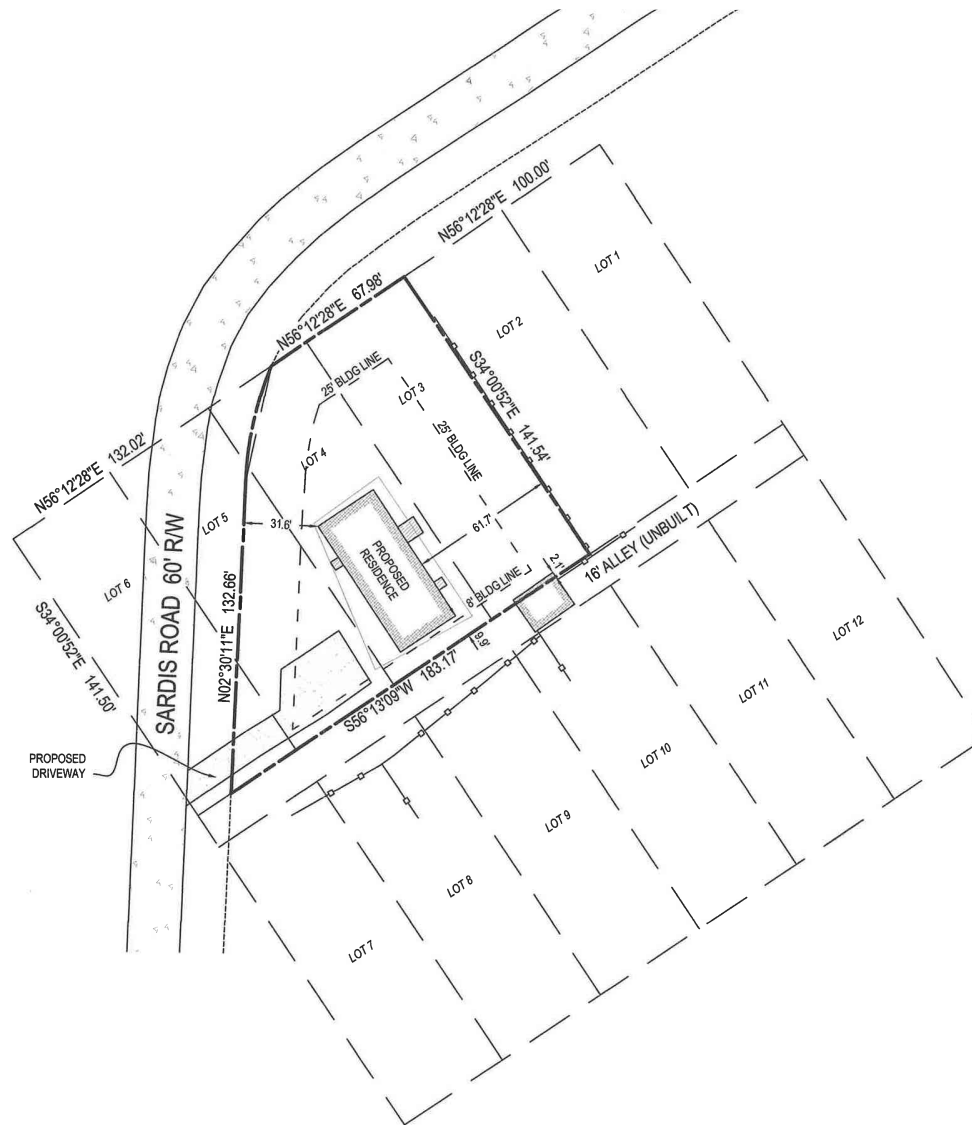


Legend

- INDUSTRIAL
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10302

Name: Wright Multi-Sectional Manufactured Home

Location: 10811 Sardis Rd.

Title: Conditional Use Permit



July 9, 2026

ITEM NO.: 6

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.

STAFF UPDATE:

(June 11, 2026)

The applicant has failed to submit an acceptable site plan to staff, as requested, so that staff can adequately review this application. Staff recommends the application be deferred to the July 9, 2026 agenda to give the applicant time to submit an appropriate site plan.

STAFF UPDATE:

On June 22, 2026, the applicant requested to defer the application to the August 13, 2026 agenda to provide additional time to submit an acceptable site plan to staff. Staff supports the deferral request.

Z-10301

309 BENDER ST.

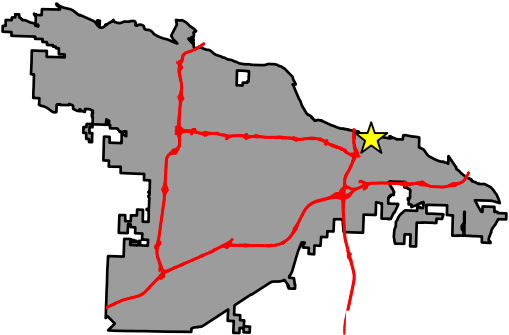
Planning Commission
JULY 9, 2026

Zoning



Legend

- INDUSTRIAL
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10301

309 BENDER ST.

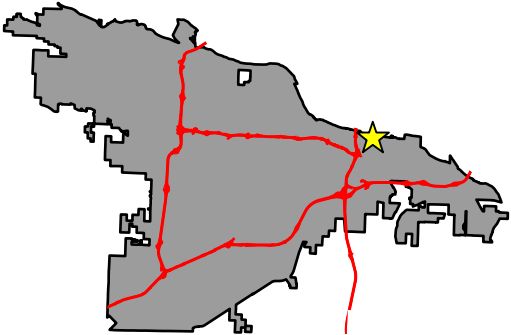
Planning Commission
JULY 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 7

FILE NO.: Z-9964-A

NAME: Sanchez Revised – PD-R

LOCATION: 1200 S. Taylor Street

DEVELOPER:

Atelier Arkansas, LLC (Agent)
P.O. Box 55804
Little Rock, AR 72215

OWNER/AUTHORIZED AGENT:

Isidro N Avila Sanchez (Owner)
4419 Cobb Street
Little Rock, AR 72204

SURVEYOR/ENGINEER:

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

AREA: 0.46 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PD-R

BACKGROUND:

On April 11, 2024, Little Rock Planning Commission approved rezoning of subject property from O-1 to PD-R (Z-9964) to allow a triplex residential structure on a single zoning lot (3 platted lots). On May 21, 2024, the Board of Directors passed Ordinance NO. 22,458 for the tri-plex residential development, as requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to revise the previously approved PD-R by separating the existing tri-plex structure into a single-family dwelling and a duplex structure. The proposed development will continue to take access from S. Taylor Street.

B. EXISTING CONDITIONS:

Subject property is located at the southwest corner of W. 12th and S. Taylor Streets. The majority of the general area contains residential and commercial zoning and uses. The remainder of the properties surrounding the site contain PDR and office 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:

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.

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

Little Rock Water Reclamation Authority:

1. Sewer service requests must be submitted to LRWRA, and appropriate permits must be acquired.

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

Surrounding the application area to the south & west are single-family residences in established neighborhoods. On the east is a medical clinic and a barber shop. North, across W. 12th Street is Faith-based institution, a funeral home, a cemetery, and medical clinic.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

South Taylor 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 now requesting to revise the previously approved PD-R by separating the existing tri-plex structure into a single-family dwelling and a duplex structure. The proposed development will continue to take access from S. Taylor Street.

Subject property is located at the southwest corner of W. 12th and S. Taylor Streets. The majority of the general area contains residential and commercial zoning and

uses. The remainder of the properties surrounding the site contain PDR and office zoning and uses.

This revision would involve detaching one (1) unit from the existing three-unit structure, creating one (1) duplex structure and one (1) single-family residence. Walls connecting the two (2) duplex units will be demolished and rebuilt to comply with code requirements.

Access to the development will take place from existing driveways along S. Taylor Street for the single-family residence and duplex structure.

The revised layout will create the following re-configuration:

Duplex building:

- Unit 1 – 1,192 square feet in area
- Unit 2 – 1,562 square feet in area

Detached single-family residence:

- 990 square feet in area

The single-family residence and the duplex structure will be separated by approximately 7-8 feet.

The proposed re-configuration will maintain original setbacks from all property lines as originally built.

Section 36-502 requires one (1) off-street parking space for the single-family residence, and 1.5 parking spaces per unit for the duplex.

The site plan shows two (2) parking spaces for the single-family dwelling and four (4) parking spaces for the duplex structure. Staff feels the proposed parking is sufficient to serve the use.

Any new or existing fencing must comply with Section 36-516 of the Code.

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

Parking of vehicles will not be permitted to block the sidewalk from pedestrian use.

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

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed re-configuration of the existing development is an appropriate use for subject property. Surrounding properties contain a mixture commercial, office and single-family residential zoning and uses. Staff feels the proposed development will have no adverse impact on the surrounding properties.

Staff supports re-configuration of the exiting development based on the following condition:

1. The property owner must replat the three lots into one single lot prior to a building permit being issued or occupancy of single-family dwelling and duplex structure.

I. STAFF RECOMMENDATION:

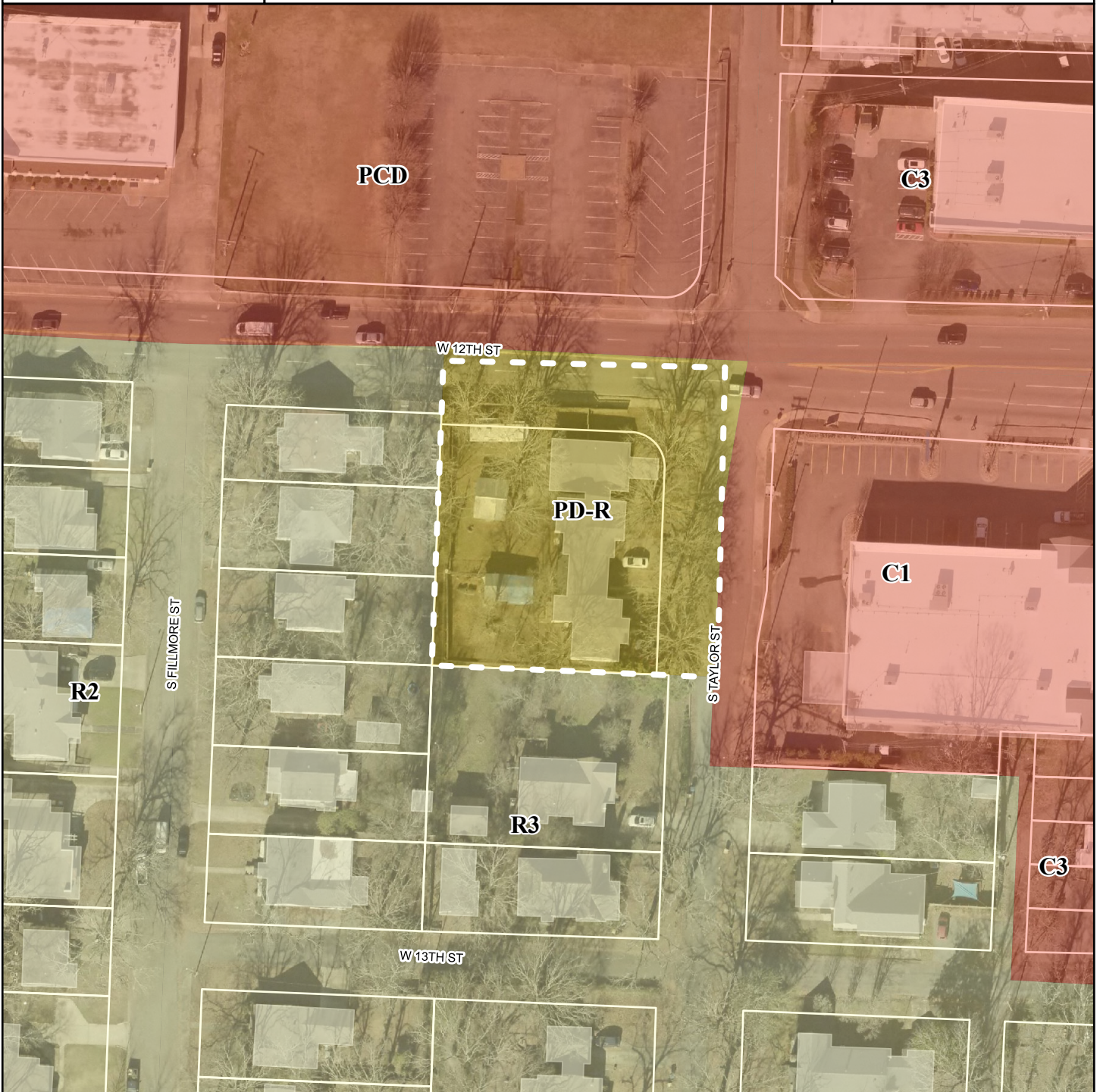
Staff recommends approval of the revised PD-R zoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

Z-9964-A

Zoning

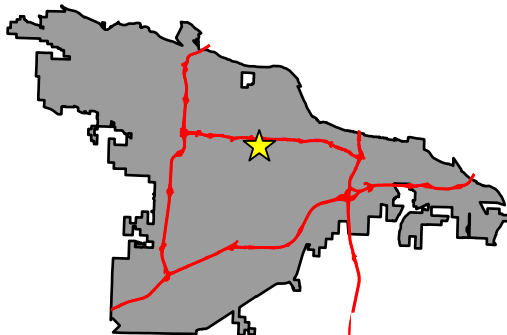
1200 S. TAYLOR ST.

Planning Commission
JULY 9, 2026



Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  COMMERCIAL
-  Parcel Lines



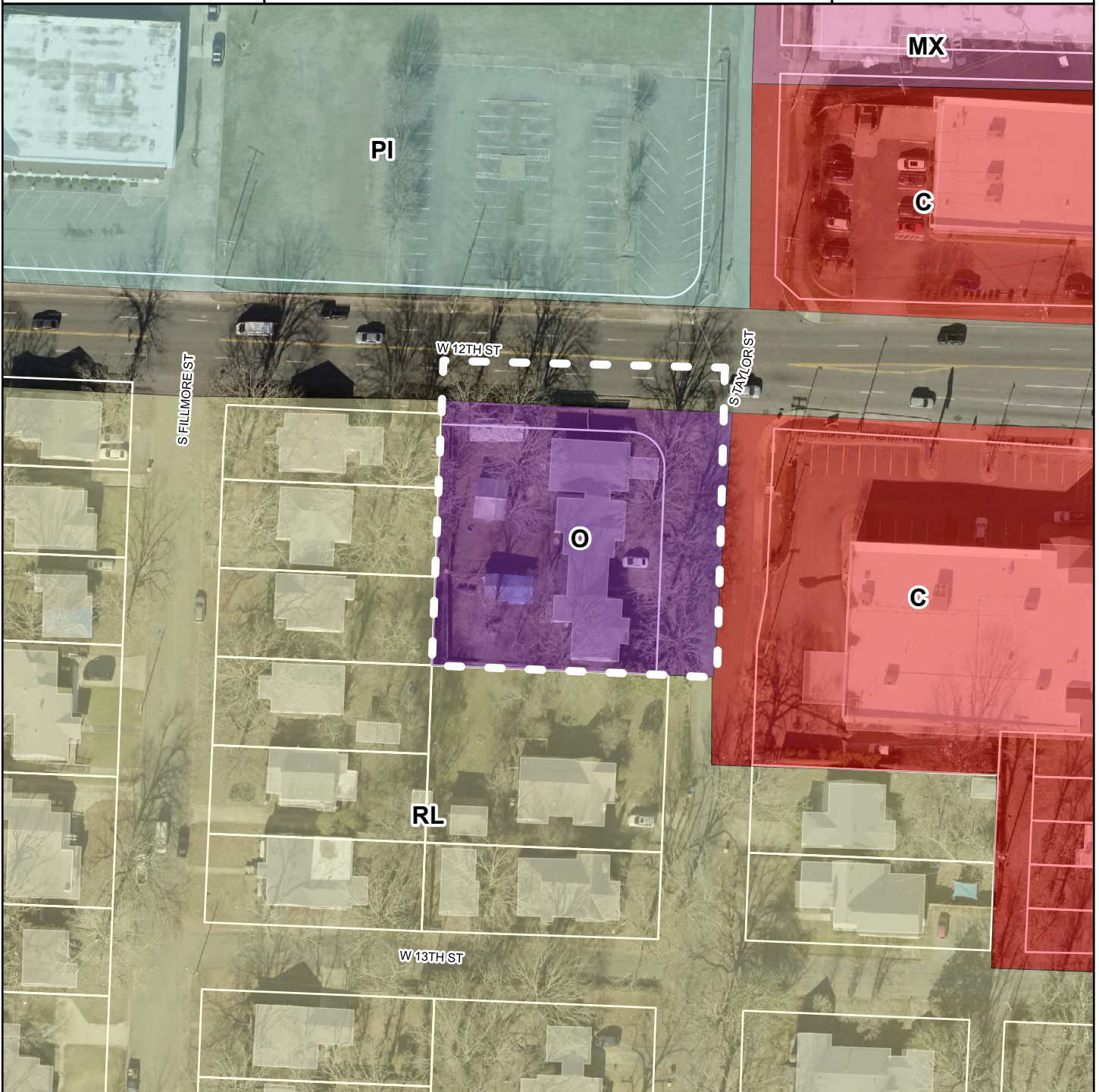
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-9964-A

1200 S. TAYLOR ST.

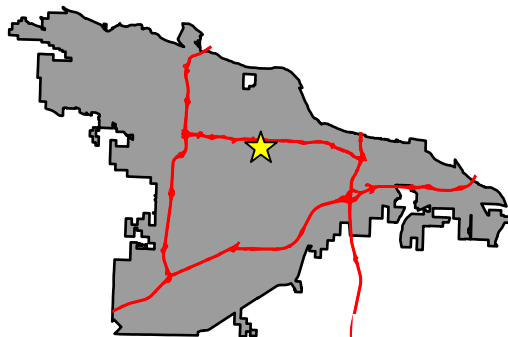
Planning Commission
JULY 9, 2026

Land Use



Legend

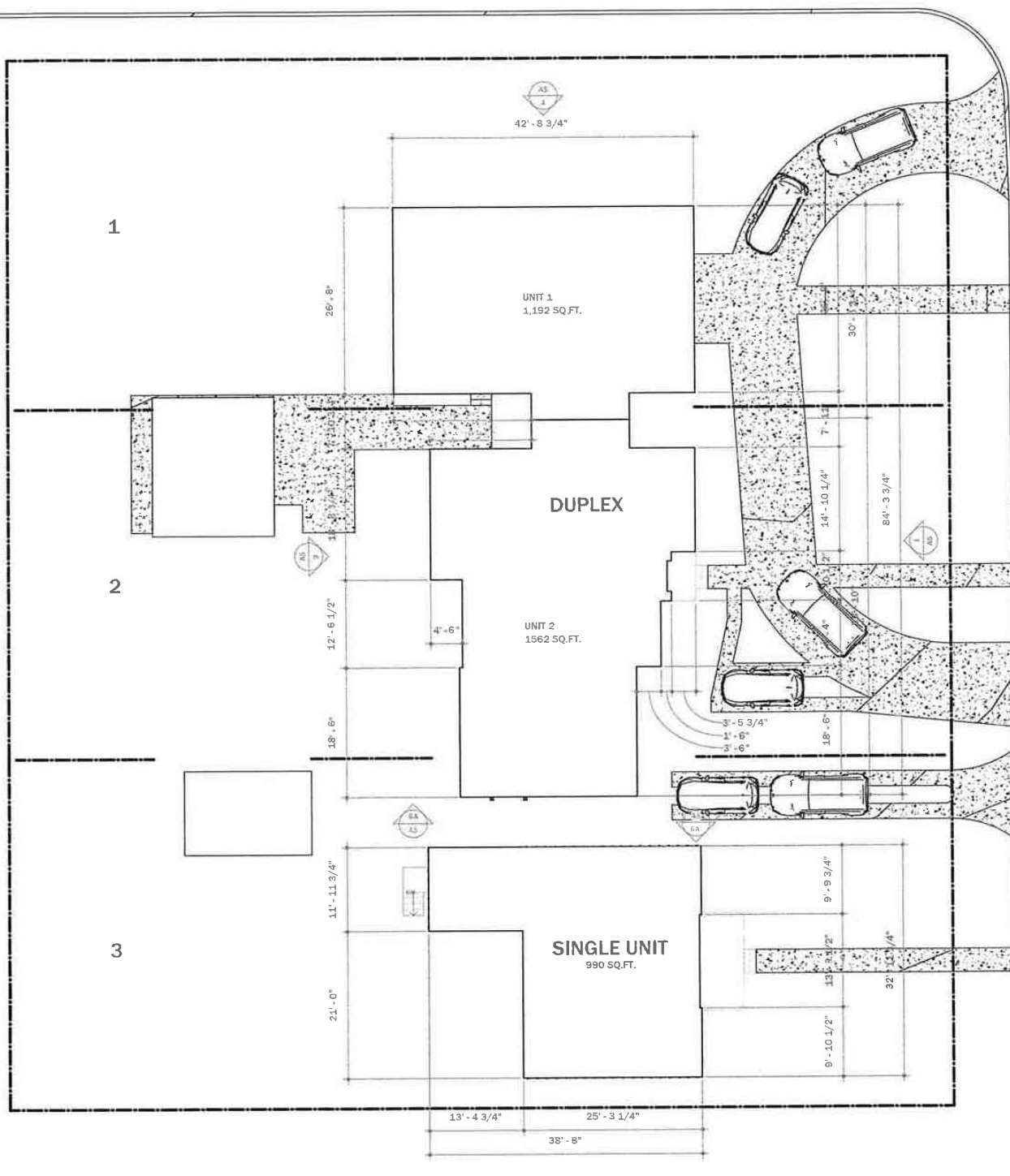
- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY
- COMMERCIAL
- MIXED USE
- OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

WEST 12TH STREET

SOUTH TAYLOR STREET



July 9, 2026

ITEM NO.: 8

FILE NO.: Z-10318

NAME: Arkansas Baptist College – POD

LOCATION: North Side of W. 17th Street (1400 Block), Between Marting Luther King Drive and S. Pulaski Street

DEVELOPER:

Arkansas Baptist College (Owner)
1600 Dr. Martin Luther King Drive
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Phillip Lewis Engineering (Agent)
23620 Interstate 30
Bryant, AR 72022

SURVEYOR/ENGINEER:

Jacobs
10816 Executive Center Drive, Ste. 300
Little Rock, AR 72211

AREA: 0.82 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: C-3/R-4

BACKGROUND:

Arkansas Baptist College (ABC) is a private, Baptist-affiliated Historically Black College (HBCU). Founded in 1884 as the Minister's Institute, while later renaming it to its current name in April 1885, ABC was initially funded by the Colored Baptists of the State of Arkansas. It is the only historically black Baptist school west of the Mississippi River. The Main Building on its campus, built in 1893 was listed on the National Register of Historic Places in 1976.

Arkansas Baptist College was accredited by the Higher Learning Commission in 1987. ABC offers diverse academic curriculum to students, men's and women's athletics and social programs. The college is located within the Central High School Neighborhood Historic District.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.82 acre site from C-3/R-4 to POD to establish the Booker T. Washinton Workforce Village, expanding the current thriving university campus. The Village will contain trade schools, administrative offices and support faculty and staff to enhance student learning on the campus.

B. EXISTING CONDITIONS:

Subject property is located between W. 16th (north) and W. 17th (south) Streets, and between Dr. Martin Luther King Drive (west) and S. Pulaski Street (east). Properties in the general area contain C-3 and R-4 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 & PUBLIC WORKS):

1. All engineering requirements will be addressed by applicant at the time of building permits.

E. UTILITIES/FIRE DEPARTMENT:

1. All utility and fire department requirements will be addressed by applicant at the time of building permits.

F. BUILDING CODES/LANDSCAPE:

1. All building codes and landscape requirements will be addressed by applicant at the time of building permits.

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 Public/Institutional (PI) for the application area. The

Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

To the north of the application area are areas designated for Neighborhood Commercial (NC) uses and Residential Low Density (RL) uses are characterized by a sit-down restaurant, single-family residences, and duplexes. East and west of the application area are areas designated for Public/Institutional (PI) uses and are characterized by vacant lots and a single-family residence to the east and the Arkansas Baptist College campus to the west. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences and duplexes.

This site is not located in an Overlay District.

Master Street Plan:

West 16th Street and West 17th 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.

Bicycle Plan:

West 16th Street and West 17th Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is the site of two historic structures addressed at 1315 W. 16th Street. These structures were relocated to this site from nearby neighborhood lots circa 2015 by Arkansas Baptist College and are incorporated in the proposed development plan.

The subject property is adjacent to the Duplex at 1611-1615 Dr. Martin Luther King Jr. Drive, the House at 1602 S. Pulaski Street, the House at 1324 W. 17th Street, and the Duplex at 1608 S. Pulaski Street. All four structures are eligible for listing to the National Register of Historic Places in a district context. The subject property is approximately 544 feet to the east of the Main Building at Arkansas Baptist College, which is individually listed to the National Register of Historic Places as a strong example of the Second Empire style, for its association with Black history in Arkansas, and for its association with Dr. Joseph Booker.

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.

H. ANALYSIS:

The applicant is requesting to rezone a 0.82 acre site from C-3/R-4 to POD to establish the Booker T. Washinton Workforce Village, expanding the current thriving university campus. The Village will contain trade schools, administrative offices and support faculty and staff to enhance student learning on the campus.

Subject property is located between W. 16th (north) and W. 17th (south) Streets, and between Dr. Martin Luther King Drive (west) and S. Pulaski Street (east). Properties in the general area contain C-3 and R-4 zoning and uses .

Arkansas Baptist College (ABC) Booker T. Washington Workforce Village will contain training classrooms and faculty offices. The facility will operate Monday-Friday (varying hours, night classes will be available), weekend hours/classes are possible (staff hours vary, but similar to most college campuses).

The applicant states the mission goal is *“Providing exceptional, next-level education and training for the local and surrounding communities for various construction trades.”*

The Workforce Village amenities will include student walking paths & greenspace courtyard in the northern portion of the site.

The applicant provided the following site specifications regarding campus development:

1. Building Footprints: Classroom Pod Area (Each) = (+/-) 2310 square feet.
2. Classroom Pod Uses: Welding, HVAC, Plumbing, Carpentry, Electrical.
3. Other Building uses on site: Faculty Offices, Storage, META24 (“Make, Enterprise, Teach, Achieve”) – Curriculum that emphasizes practical, technology driven instruction.

Building setbacks for the Workforce Village will vary, but will be typical of those that exist throughout the overall campus.

Access to the site is located near the southwest corner of the campus, near W. 17th Street.

The site plan shows internal sidewalks will connect campus buildings for internal maneuvering throughout the campus, as depicted on the plan.

The applicant proposes to develop a new parking lot containing fourteen (14) parking spaces, including two (2) ADA compliant parking spaces.

Additional parking is shown near the northwest corner of the campus along W. 16th Street. Staff feels existing and new parking, as shown on the plan, is sufficient to serve the proposed use.

Any new signs must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

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

Any new fences and walls erected on the site must comply with Section 36-512 of the City's zoning ordinance.

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

Staff supports the rezoning from C-3/R-4 to POD. Staff feels the proposal is reasonable. Staff feels the proposed Workforce Village will provide a quality addition to the overall ABC campus, provide additional student academic opportunity, and enhance the community at large within this historic neighborhood. ABC owns a majority of the properties in proximity to the proposed use. Staff feels the development should have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested POD rezoning, 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:

(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.

Z-10318	NORTHSIDE of W. 17th ST.(1400 BLOCK), BETWEEN MARTIN LUTHER KING DR. & S. PULASKI ST.	Planning Commission JULY 9, 2026
Zoning		



Legend

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines

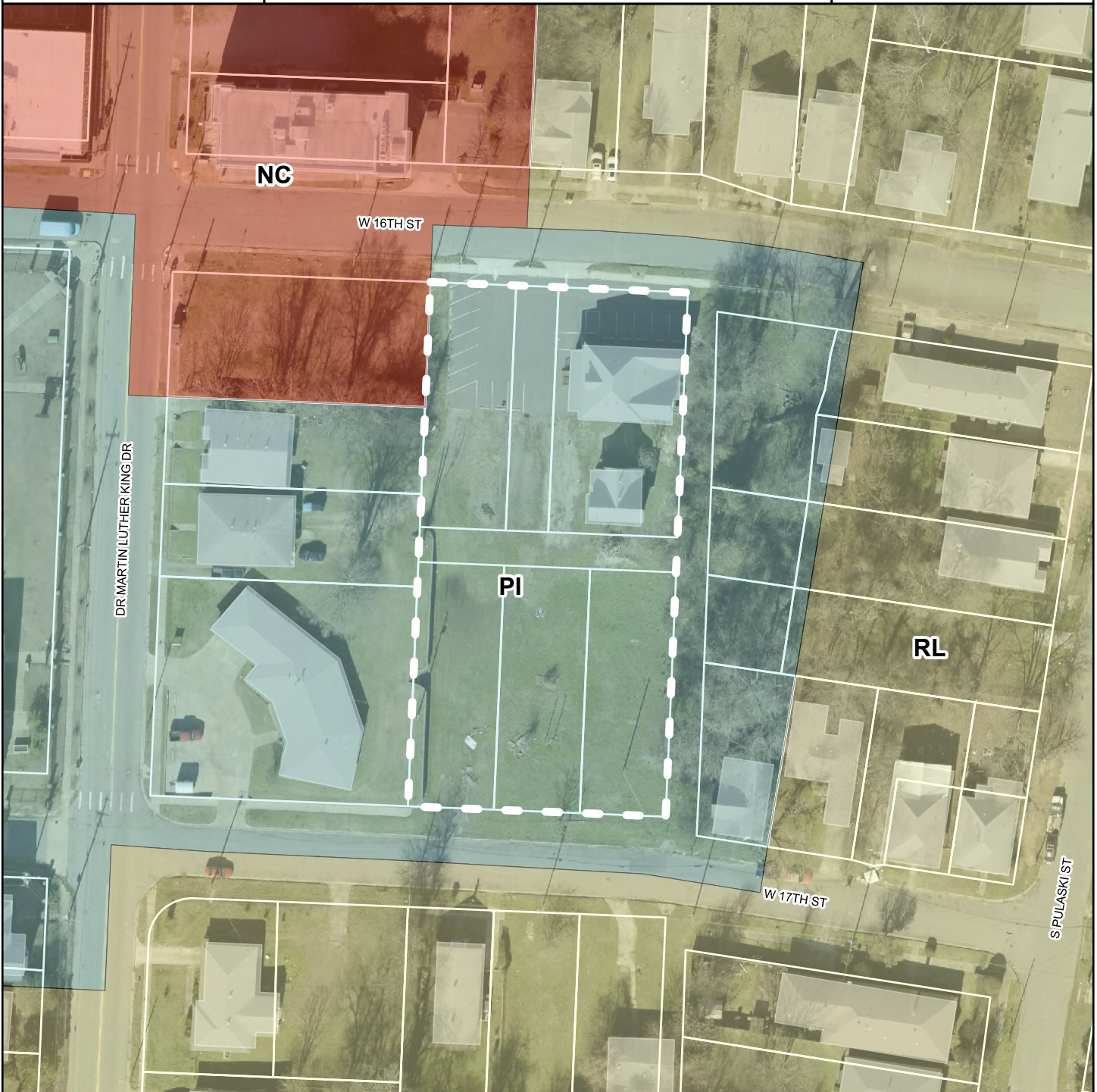
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10318

NORTHSIDE of W. 17th ST.(1400 BLOCK), BETWEEN
MARTIN LUTHER KING DR. & S. PULASKI ST.

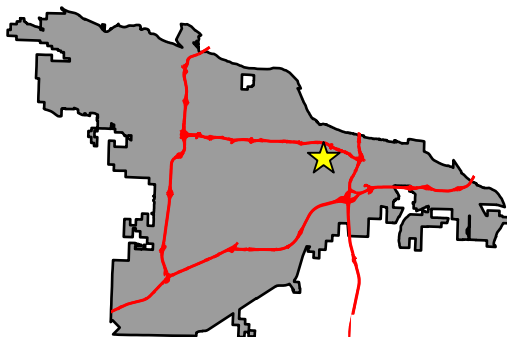
Planning Commission
JULY 9, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10318

Name: Arkansas Baptist College

Location: North side of W. 17th St. (1400 block),
Between Martin Luther King Dr. & S. Pulaski St.

Title: POD



July 9, 2026

ITEM NO.: 9

FILE NO.: Z-10303

NAME: Benbrook STR-2 - PD-C

LOCATION: 13 Oakwood Road

OWNER/AUTHORIZED AGENT:

Shane Benbrook - owner

SURVEYOR/ENGINEER:

White-Daters and Associates, INC.
24 Rahling Circle
Little Rock, Arkansas 72223

AREA: 0.25 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.25-acre property located at 13 Oakwood Road from R-2 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has not been operating as a short-term rental previously.

B. EXISTING CONDITIONS:

The property is occupied by a 1,739 square foot, one-story, single-family residence. The property has parking for two cars in an existing carport, as well as additional parking in a circle drive off of Oakwood Road. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-2.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments

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

Little Rock Water Reclamation Authority:

No Comments

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Full Life Safety Inspection needed prior to occupancy.

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a STR-2.

To the northwest, west, and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences. North and east of the application area, across from Cantrell Road, are areas designated for commercial (C) uses and are characterized by a fitness center, a bank, an insurance company, and a sit-down restaurant.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Oakwood 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 is requesting to rezone a 0.25-acre property located at 13 Oakwood Road from R-2 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has not been operating as a short-term rental previously.

The property is occupied by a 1,739 square foot, one-story, single-family residence. The property has parking for two cars in an existing carport, as well as additional parking in a circle drive off Oakwood Road. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-2.

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

Development Standards.

1. Hosting private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short- Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plans must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.

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

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

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

There is existing off-street parking for two (2) vehicles in a covered carport, and several additional vehicles from a circle drive off Oakwood Road.

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

Currently the City of Little Rock Department of Planning and Development has one hundred and fifty (152) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

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

I. STAFF RECOMMENDATION:

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

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.

Z-10303

Zoning

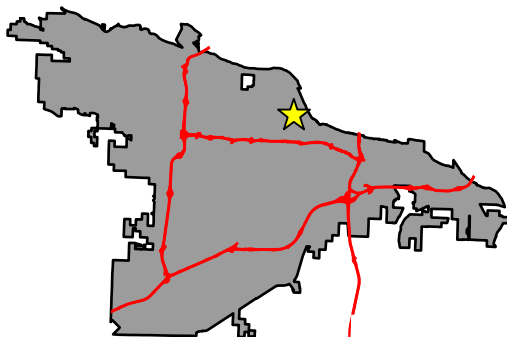
13 OAKWOOD RD.

Planning Commission
JULY 9, 2026



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10303

13 OAKWOOD RD.

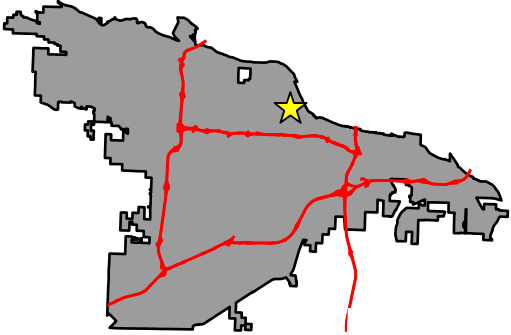
Planning Commission
JULY 9, 2026

Land Use



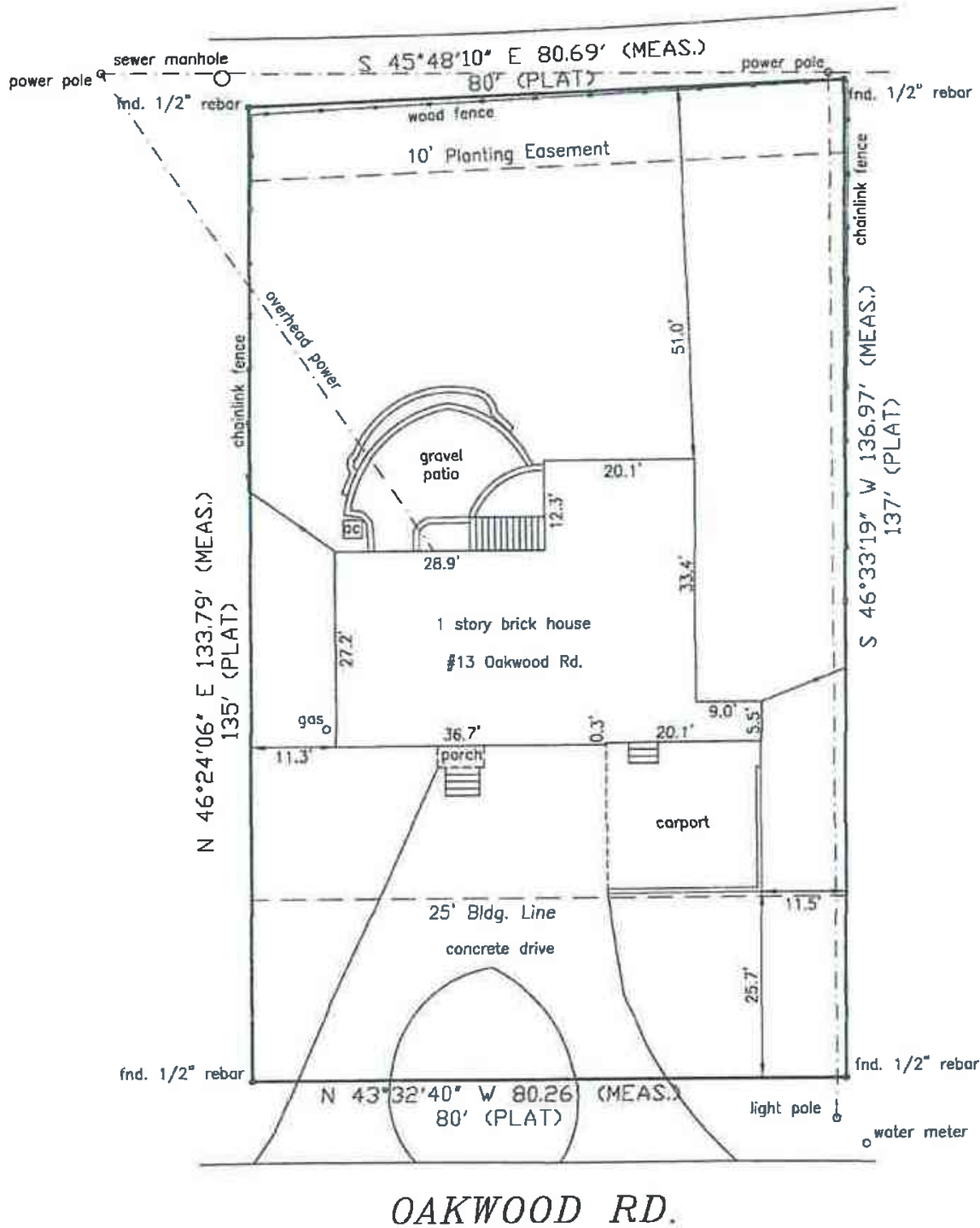
Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

CANTRELL RD. (HWY 10)



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10303

Name: Benbrook STR-2

Location: 13 Oakwood Rd.

Title: PD-C



July 9, 2026

ITEM NO.: 10

FILE NO.: S-2020

NAME: Lots 1-5, Chenal Central - Replat

LOCATION: East side of Chenal Parkway, approximately 360 feet north of Arkansas Systems Drive.

DEVELOPER:

Chenal Central, LLC
P.O. Box 22407
Little Rock, Arkansas 72221

OWNER/AUTHORIZED AGENT:

Life and Specialty Ventures, LLC - owner
Joe White and Associates - applicant

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A2
Little Rock, AR 72223

AREA: 6.4175 acres

NUMBER OF LOTS: 5

FT. NEW STREET: 0 LF

WARD: 5

CURRENT ZONING: O-2 (proposed C-3)

VARIANCES:

Variance to allow reduced driveway spacing.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat lot 1 RR, Arkansas Systems office Park into five (5) lots for future development. The property is currently zoned O-2. A proposed rezoning to C-3 is a separate item on this agenda.

B. EXISTING CONDITIONS:

The site contains paved parking lots that previously served the Arkansas Systems development. The remainder of the property is undeveloped and tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on arterial street is 300 ft from other driveways. The proposed driveway does not meet this spacing.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged, missing, and not in compliance with ADA recommendations in the public right-of-way prior to approval of final plat.
3. With development, a 3rd NB lane for acceleration/deceleration should be constructed on Chenal Parkway with the driveway installation as the commercial development on the south side of Arkansas Systems Drive.
4. Sidewalks with appropriate handicap ramps are required to be installed adjacent to the east and south private access easements in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
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. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
7. Street names and street naming conventions must be approved by Public Works. Contact Tom Hopkins at (501) 371-4537.

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

Little Rock Water Reclamation Authority:

Sewer plans will need to be provided.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Provide a 15' utility easement along Chenal Parkway frontage.

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: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of the district include developing roads for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north, south, and west of the application area are areas designated for Office (O) uses and are characterized by office buildings, an event venue, two sit-down restaurants, the Thompson Library Branch of the Central Arkansas Library System, two banks, and undeveloped woodlands. West of the application area, across from Chenal Parkway, is area designated for Commercial (C) uses and is characterized by the Chenal Promenade.

The subject site is located in the Chenal/Financial Center Design Overlay District (Ord. 16861). The purpose of the Chenal/Financial Center Design Overlay District is to create a scenic parkway by removing utility infrastructure and by controlling signage and lighting and to use the existing master street and land use plans to ensure a well-designed corridor.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant proposes to replat lot 1 RR, Arkansas Systems office park into five (5) lots for future development. The property is currently zoned O-2. A proposed rezoning to C-3 is a separate item on this agenda.

The site contains paved parking lots that previously served the Arkansas Systems development. The remainder of the property is undeveloped and tree covered.

The applicant proposes lot sizes as follows:

- Lot 1 - 1.4966 acres
- Lot 2 - 1.0043 acres
- Lot 3 - 1.10 acres
- Lot 4 - 0.88567 acres
- Lot 5 - 1.9308 acres

All of the lots will conform with lot width and area requirements for C-3 zoning.

The applicant is proposing a private drive which will run from Chenal Parkway (between Lots 2 and 3) to an existing private drive along the south side of the property, which ties into Arkansas Systems Drive. Lots 1,2, and 3 will have frontage along Chenal Parkway and Lot 4 and 5 will have frontage along the private drive. Section 31-231 of the City's Subdivision Ordinance states that every lot shall abut upon a public street, except where private streets are explicitly approved by the Planning Commission. Therefore, the applicant is requesting that the Planning Commission approve the private drive/street as shown.

The applicant is requesting a variance to allow reduced driveway spacing. The proposed driveway from Chenal Parkway is less than 300 feet from the existing driveway to the south. The proposed driveway spacing will be slightly over 290 feet. Staff supports the variance request.

Staff is supportive of the requested replat. The proposed replat should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

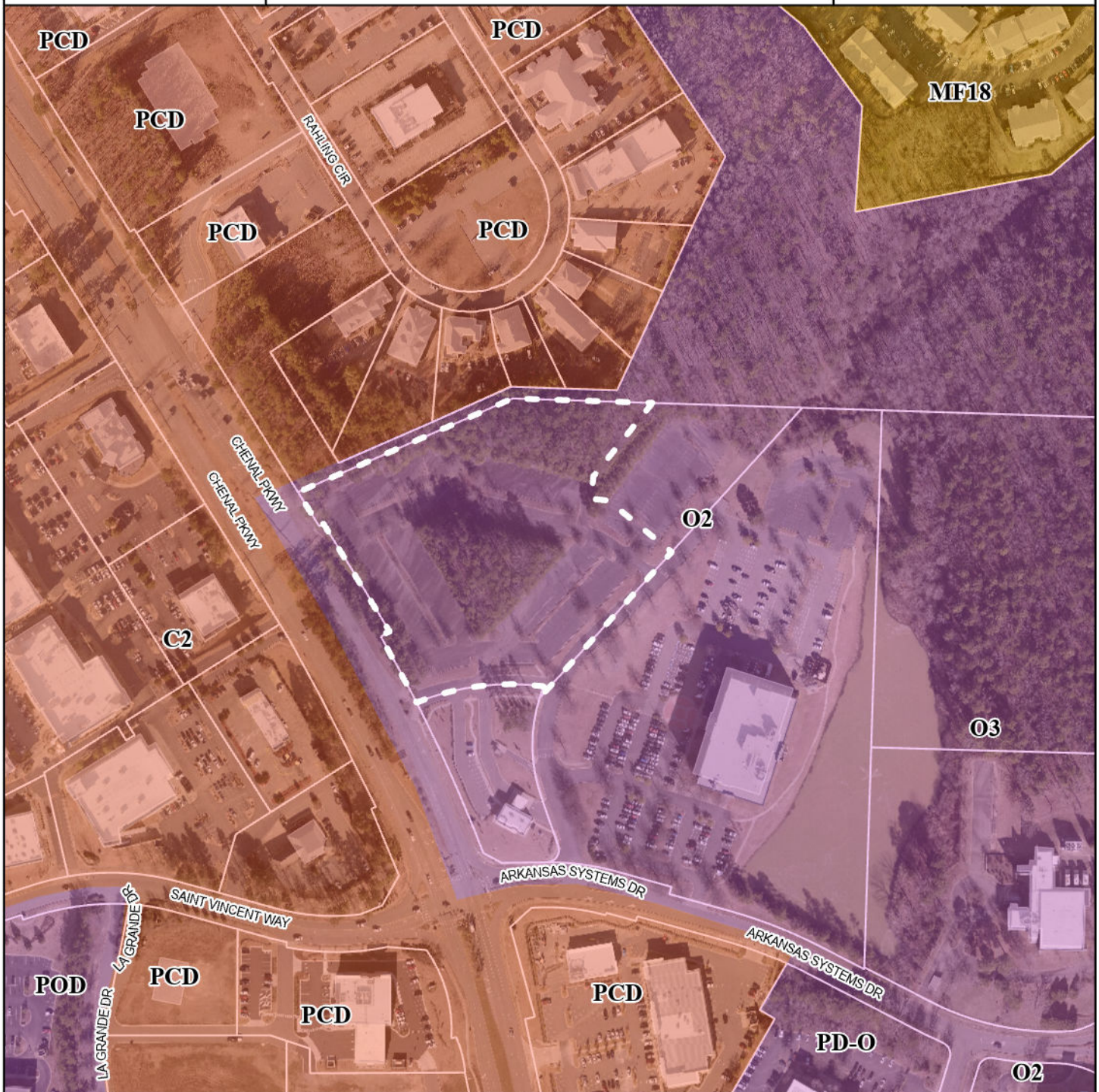
Staff recommends approval of the proposed replat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis of the agenda staff report.

S-2020

Zoning

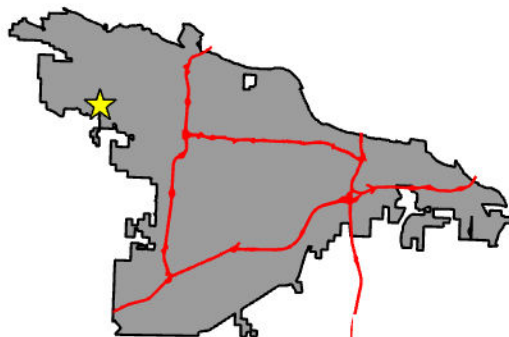
E. SIDE of CHENAL PKWY., APPROX.
360' N. of ARKANSAS SYSTEMS DR.

PLANNING COMMISSION
JULY 9, 2026

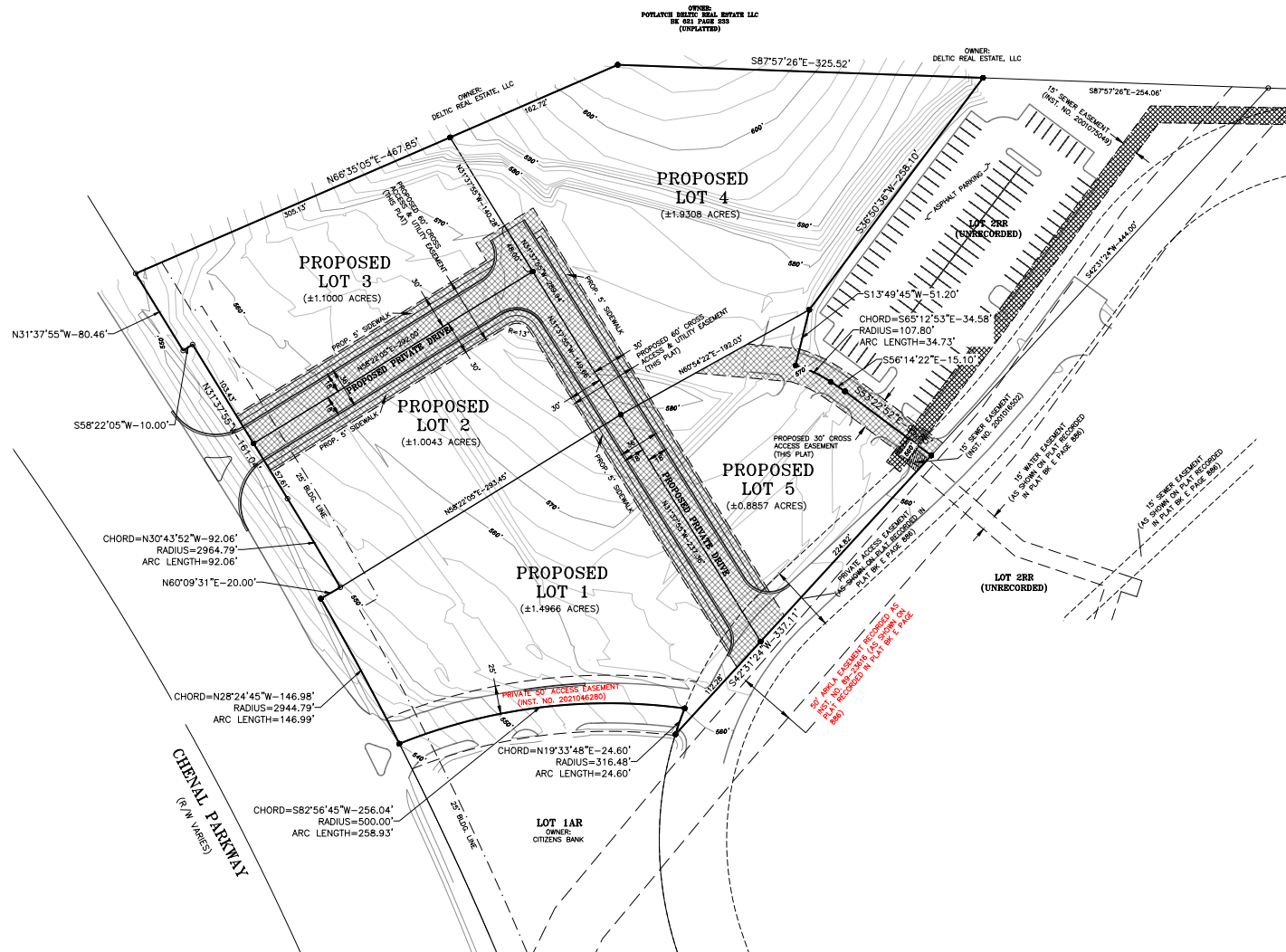


Legend

- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2020

Name: Lots 1-5, Chenal Central

Location: E. side of Chenal Pkwy., Approx. 360' N. of Arkansas Systems Dr.

Title: Replat



July 9, 2026

ITEM NO.: 11

FILE NO.: S-2021

NAME: Lots 3R-6R, Block 14, Garlands Addition - Replat

LOCATION: Southwest corner of E. 4th Street and Bender Street

DEVELOPER:

Ken Hayes Construction, LLC
P.O. Box 6101
North Little Rock, AR 72124

OWNER/AUTHORIZED AGENT:

Ken Hayes Realty, LLC - owner
Ken Hayes - applicant

SURVEYOR/ENGINEER:

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

AREA: 0.53 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCES:

1. Variance to allow reduced lot width.
2. Variance to allow reduced lot area.
3. Variance to allow increased lot width-to-depth ratio.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat three (3) lots, Lots 4, 5, and 6, Block 14, Garlands Addition into four (4) lots for residential development.

B. EXISTING CONDITIONS:

The property is undeveloped and partially tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents 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. 4th St. and Bender St.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged, missing, and not in compliance with ADA recommendations in the public right-of-way prior to approval of final plat.

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

Little Rock Water Reclamation Authority: No Comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

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

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.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 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.

Surrounding the application area are areas designated for Residential Medium Density (RM) uses and are characterized by single-family residences, three faith-based institutions, a sit-down restaurant, and vacant lots.

This site is not located in an Overlay District.

Master Street Plan:

Bender Street and East 4th Street are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is

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

Bicycle Plan:

Bender Street and East 4th 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 replat three (3) lots, Lots 4, 5, and 6, Block 14, Garlands Addition into four (4) lots for residential development. The property is currently undeveloped and partially tree covered.

The proposed Lots 3R through 6R will be 37.5 feet wide, with lot depths ranging from 152.25 to 153.29. Each of the lots will have an area of approximately 5,730 square feet (0.13 acre).

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

Section 31-232(b) of the City's Subdivision Ordinance states that no residential lot shall be more than three (3) times as deep as it is wide. The applicant is requesting a variance from this requirement for the four (4) proposed lots. Staff is supportive of the requested variances. All of the variances are relatively minor issues.

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

I. STAFF RECOMMENDATION:

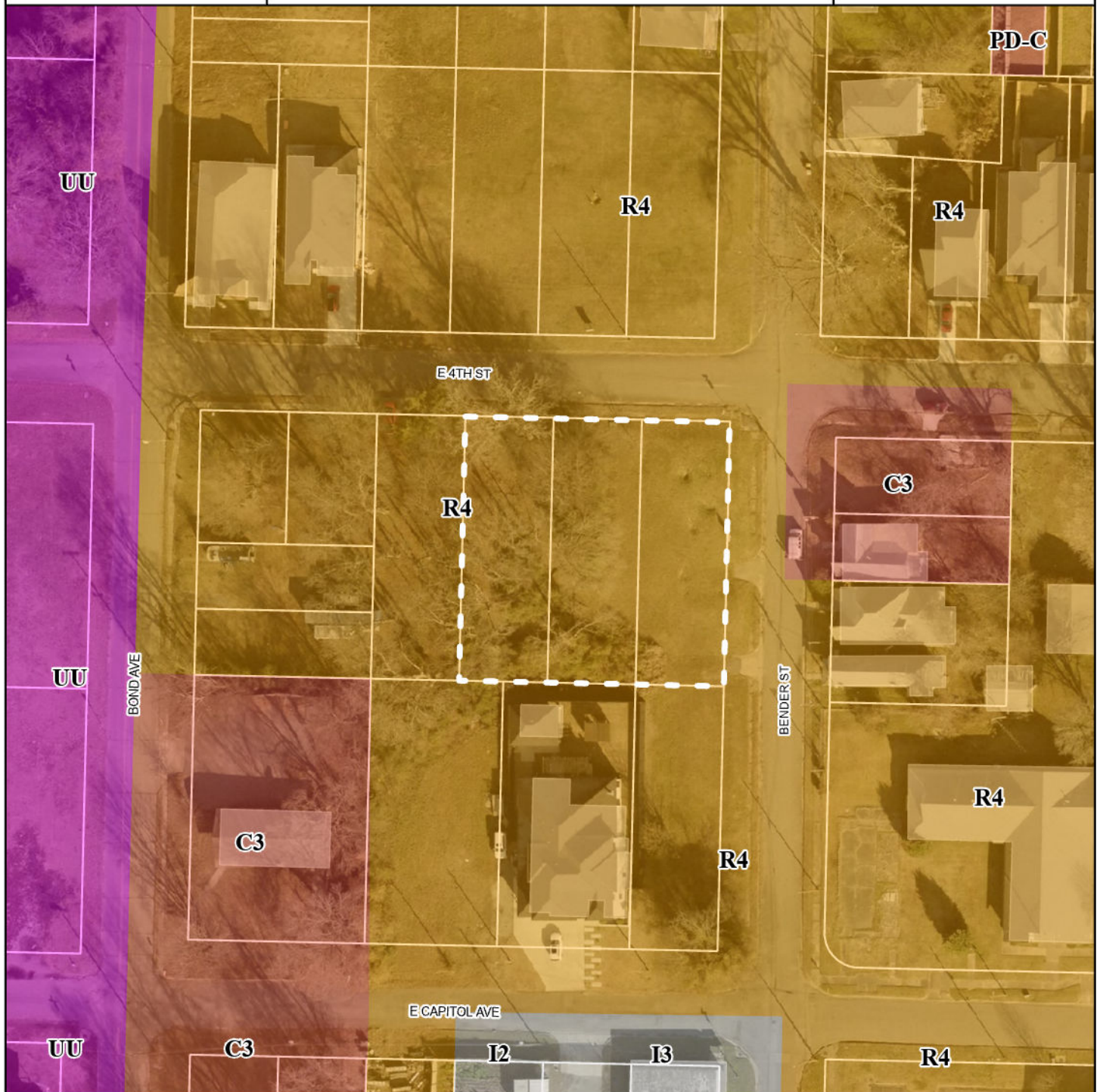
Staff recommends approval of the requested replat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis of the agenda staff report.

S-2021

Zoning

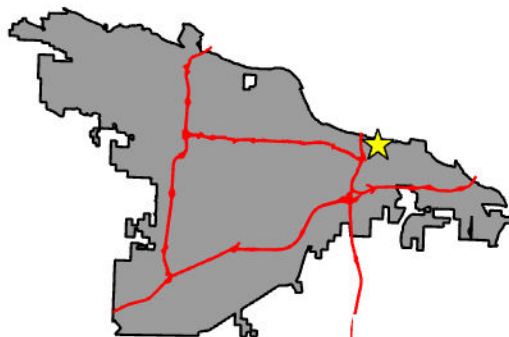
SWC of E. 4th ST. & BENDER ST.

PLANNING COMMISSION
JULY 9, 2026



Legend

- INDUSTRIAL
- MULTI FAMILY
- COMMERCIAL
- URBAN USE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 12

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:

July 9, 2026

ITEM NO.: 12 (Cont.)

FILE NO.: Z-6978-B

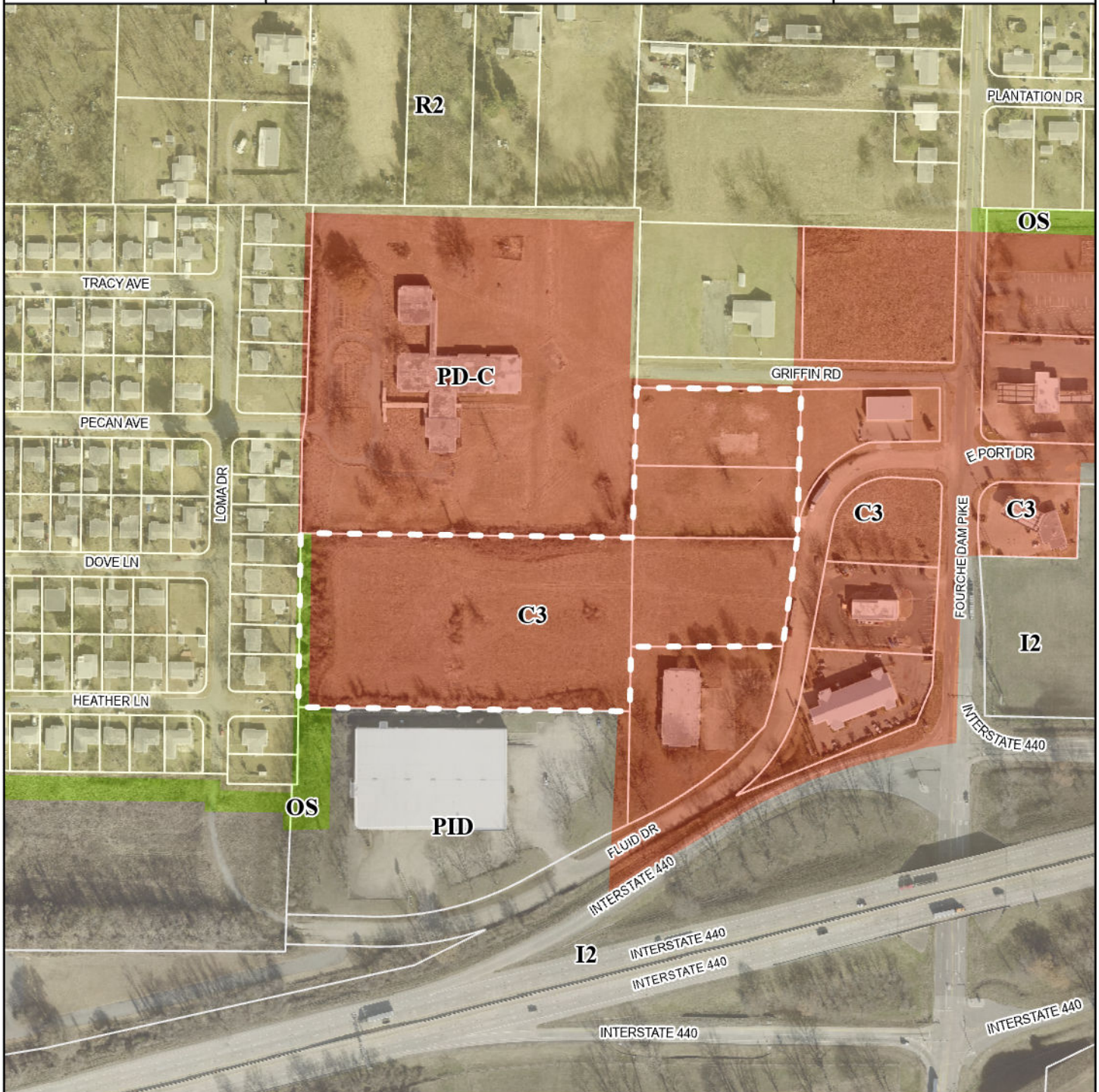
Staff recommends approval of the requested revised CUP, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis of the agenda staff report.

Z-6978-B

7620 FLUID DR.

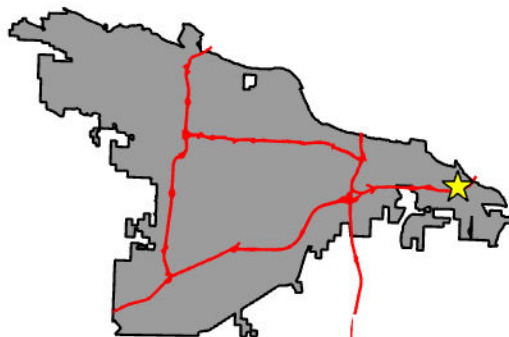
PLANNING COMMISSION
JULY 9, 2026

Zoning

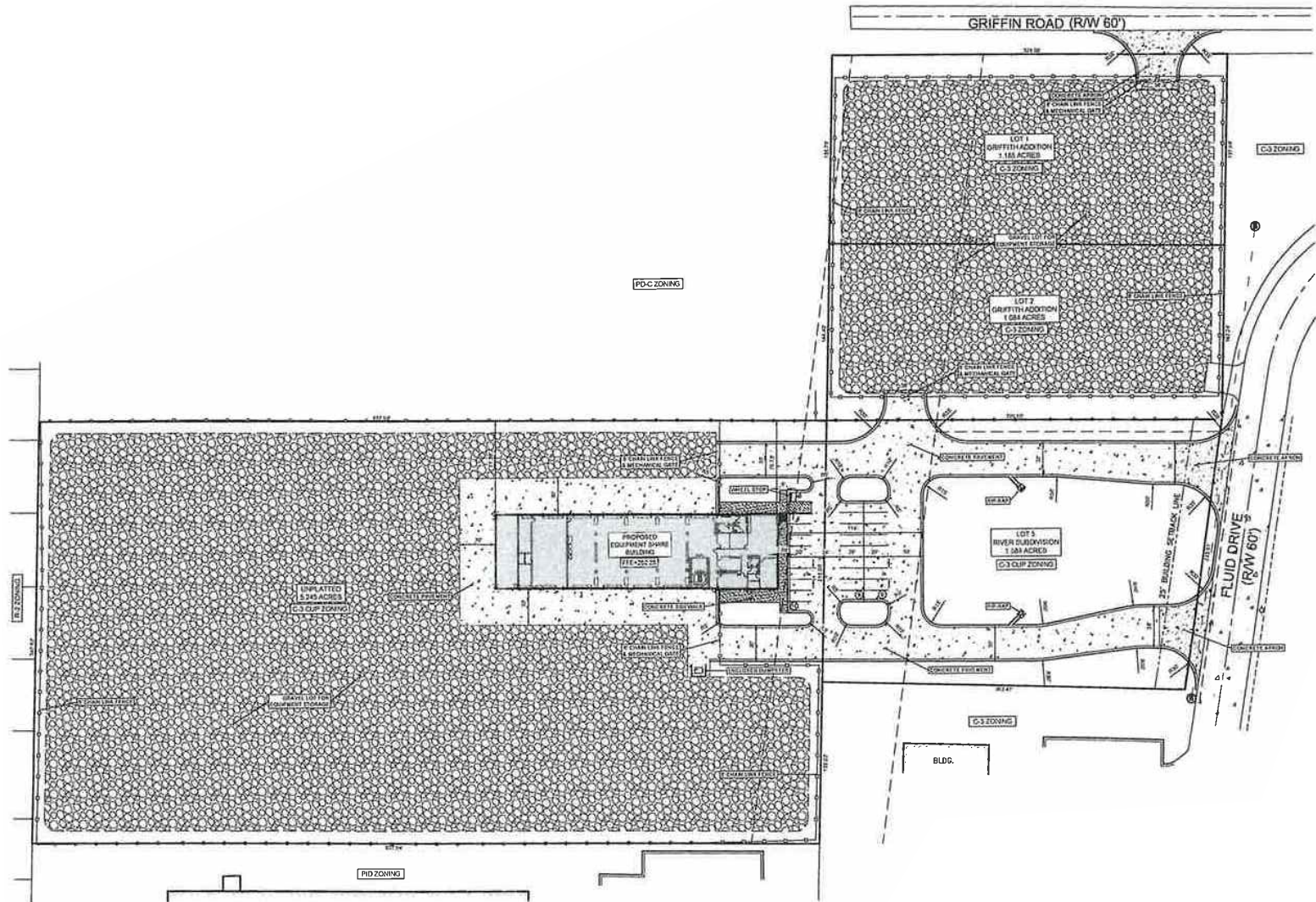


Legend

- 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



July 9, 2026

ITEM NO.: 13

FILE NO.: Z-10317

NAME: Pleasant Valley Church of Christ (Christian Student Center) – Conditional Use Permit

LOCATION: 2923 Fair Park Boulevard

DEVELOPER:

Pleasant Valley Church of Christ (Owner)
10900 N. Rodney Parham Road
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Todd Hart (Agent)
13305 Ridgehaven Road
Little Rock, AR 72211

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-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to utilize an existing one story, 1,287 square foot residence as a Christian Student Center, satellite facility for UA Little Rock students.

B. EXISTING CONDITIONS:

Subject property is located at the northeast corner of Fair Park Blvd and W. 30th Street. There is a single car, carport and parking area in the rear of the house along the alley. UA Little Rock campus, including an open student parking lot is located across the street from subject property. A majority of the properties in the general area contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. 30th St. is classified on the Master Street Plan as a residential street. Right-of-way is required to be dedicated to 25 ft from centerline of the right-of-way if not already in existence.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Fair Park Blvd. and W. 30th St.
3. Fair Park Blvd. is classified on the Master Street Plan as a minor arterial street with a special design standard. Right-of-way is required to be dedicated to 35 ft from centerline of the right-of-way if not already in existence.

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:

Fire Marshal Comments for Zoning/Subdivision

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 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.

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. West of the application area, across from Fair Park Boulevard, is area designated for Public/Institutional (P/I) uses and is characterized by the University of Arkansas at Little Rock campus.

This site is not located in an Overlay District.

Master Street Plan:

Fair Park Boulevard is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Fair Park Boulevard is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a conditional use permit to utilize an existing one story, 1,287 square foot residence as a Christian Student Center, satellite facility for UA Little Rock students.

Subject property is located at the northeast corner of Fair Park Blvd. and W. 30th Street. There is a single car, carport and parking area in the rear of the house along the alley. UA Little Rock campus, including an open student parking lot, is located across the street from subject property. The majority of the properties in the general area contain a mixture of zoning and uses.

The applicant provided the following information regarding proposed scope of the Christian Student Center:

“The house on Fair Park Blvd was purchased by Pleasant Valley Church of Christ for the purpose of developing community, discipleship, and to better the surrounding area. At this house, there will be weekly meetings of 40-60 students, regular hang out times of 10-20 students, and other events like cookouts, movie nights, etc.... These events will be controlled, non-disruptive to neighbors, and all about cultivating virtue in the lives of our college students. On top of the scheduled events, the house will be open to the students in our ministry while a PV staff member is present. At the house, there will be a television, ping pong, tables to eat lunch at, and a small kitchen to prepare food. This house will be a tremendous blessing to our group because of the ability it gives us to host and bless students.

Another reason this house is a blessing to Pleasant Valley is because of the location. It is about 50 yards from the UALR dormitories on campus, meaning our college students will be able to walk to the house. For those that cannot walk, there is a UALR parking lot just across the street that is open for UALR students to park in. This is great because there will be no need to worry about causing traffic due to cars being parked on the road. A third way this house will be used is that it will serve as a launch pad for service projects in the area. For example, we may pick up trash in the local neighborhood, serve the UALR campus by cleaning the creek, etc... As a ministry, we will be doing service projects multiple times a year because we want to be salt to the community we are located in. It is our hope to not just host students, but to also bless our neighbors. We believe that we can share the love of Christ with those that are around us by serving them in concrete ways.”

“All in all, we are excited to have this space and believe that through God’s goodness we will be able to use it to bless our students, bless our new neighbors, and bless the University of Arkansas at Little Rock.”

The applicant provided the following information addressing the parking plan:

“Regarding the parking, this student center is directly across the street from UALR dorms and UALR student parking where parking is plentiful. We do not expect to have more than 3-4 cars at the location at one time.

Regarding ADA compliance, we will follow all applicable building codes for conversion of residential space to public space and work with the city of Little Rock building permits department on this front. We wanted to get the CUP approved before significant remodeling occurs.”

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).

All outdoor activities must consider surrounding property owners and mitigate any noise.

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 shall be maintained and repaired, as necessary.

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

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

Staff is supportive of the requested conditional use permit. The proposed use repurposes a long vacant property near the UALR campus. Staff feels the applicant adequately addressed the parking concerns and provided all of the information staff requested.

I. STAFF RECOMMENDATION:

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

Z-10317

2923 FAIR PARK BLVD.

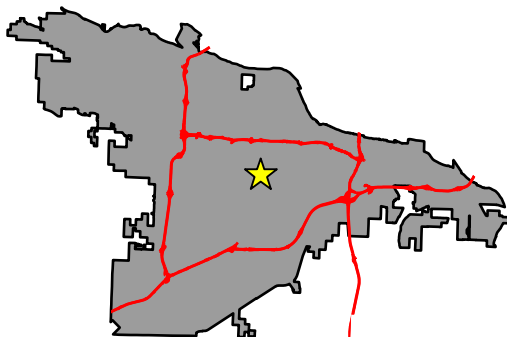
PLANNING COMMISSION
JULY 9, 2026

Zoning



Legend

- SINGLE FAMILY
- MULTI FAMILY
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 14

FILE NO.: Z-10327

NAME: Sunauto Tire and Service - Conditional Use Permit

LOCATION: 2610 Cantrell Road

DEVELOPER:

Xcited Riverdale, LLC
5100 JB Hunt Drive, Suite 800
Rogers, AR 72758

OWNER/AUTHORIZED AGENT:

Xcited Riverdale, LLC - owner
Joe White and Associates - agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A2
Little Rock, AR 72223

AREA: 0.88 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: C-3

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow an auto parts sales business, with limited motor vehicle parts installation on the C-3 zoned property located at 2610 Cantrell Road.

B. EXISTING CONDITIONS:

The property is currently undeveloped. A branch bank building which previously existed on the site was recently removed from the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Access easements are considered private streets. With development, sidewalk should be constructed adjacent to the asphalt driveway access easement along the boundary of the lot and connecting with the Cantrell Road sidewalk. This sidewalk can be used for public pedestrian access from the right-of-way.

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 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 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 larger.

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 Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Surrounding the application area are areas designated for Commercial (C) uses and are characterized by two commercial and retail strip buildings, a storage building, three fast-food drive-through restaurants, and a tire shop.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Cantrell 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 requests a conditional use permit to allow an auto parts sales business, with limited motor vehicle parts installation on the C-3 zoned property located at 2610 Cantrell Road.

The property is currently undeveloped. A branch bank building which previously existed on the site was recently removed from the property.

The applicant proposes to construct a one-story, 6,566 square foot commercial building near the center of the site, as noted on the attached site plan. The proposed building will have bay doors on the south side of the building facing Cantrell Road. The building will be located approximately 93 feet back from the front (south) property line, 52 feet from the rear (north) property line, 25 feet from the west side property line and 43 feet from the east side property line.

There will be a total of 31 parking spaces on the site. Paved parking will be located along the north, south and east sides of the building. Section 36-502(b)(3) g. of the City's Zoning Ordinance requires a minimum of 31 parking spaces for this proposed development. The plan complies with this ordinance requirement.

Access devices will be located along the north and east property lines, with access being from within the overall shopping center development, within cross-access easements. The applicant will construct a five (5) foot wide sidewalk along the west property line of the property. The sidewalk will be located along the east side of the main entry driveway (to the overall shopping center development) from Cantrell Road. The sidewalk will connect to the sidewalk along Cantrell Road and provide pedestrian access to this site as well as the overall shopping center development.

The proposed site plan shows a dumpster area behind the building, near the northeast corner of the building. The dumpster area must be screened as per Section 36-523 (d) of the code.

Any signage must comply with Section 36-555 of the code (signs permitted in Commercial Zones).

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

Staff is supportive of the requested conditional use permit. Staff believes the proposed use will have no adverse impact on the general area. The applicant is requesting no variances with this application.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested Conditional Use permit 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-10327

2610 CANTRELL RD.

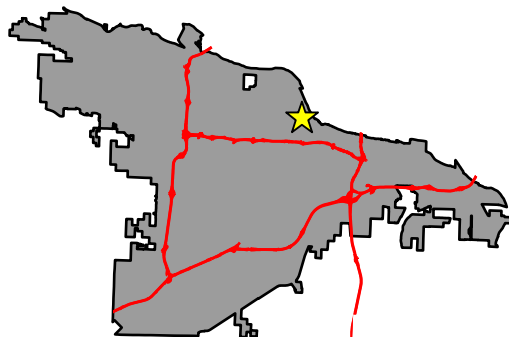
PLANNING COMMISSION
JULY 9, 2026

Zoning

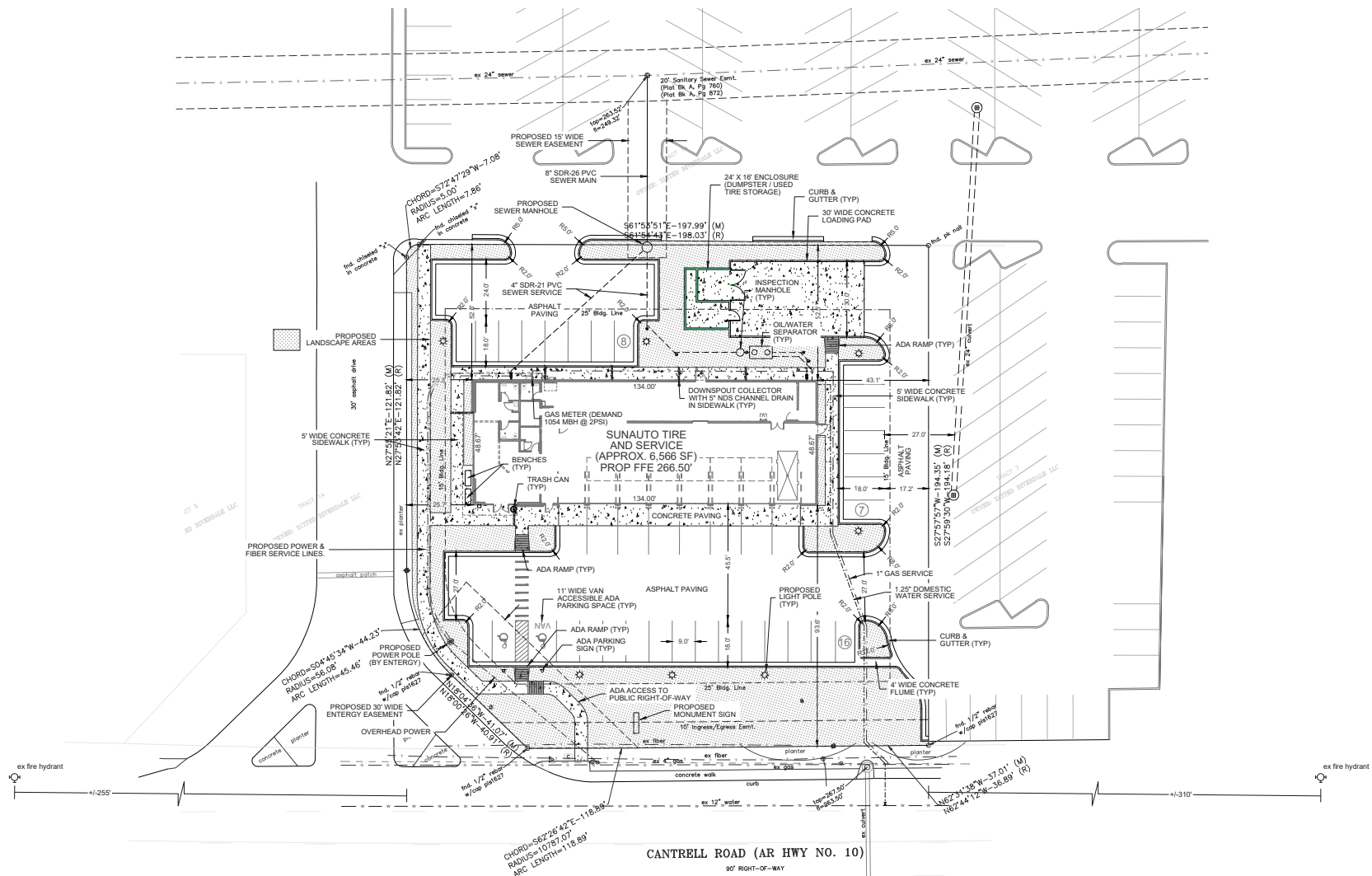


Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10327

Name: Sunauto Tire & Service

Location: 2610 Cantrell Rd.

Title: Conditional Use Permit



July 9, 2026

ITEM NO. 15

FILE NO.: LU2026-19-02

NAME: Chenal Planning District Land Use Plan Amendment – O to C

LOCATION: Lot 1RR, Arkansas Systems Office Park

OWNER/AUTHORIZED AGENT:

Owner

Life and Specialty Ventures LLC
PO Box 3546
Little Rock, AR 72203

Agent

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

AREA: 8.04 acres +/-

WARD: Ward 5

PLANNING DISTRICT: 19

CURRENT ZONING: O-2, Office and Institutional District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Office (O) to Commercial (C). The application is pursued concurrently with a rezoning application, File No. Z-10325, request from Office and Institutional District (O-2) to General Commercial District (C-3).

B. EXISTING CONDITIONS:

The subject site is 8.04 acres +/- of developed land with approximately 5.36 acres used as surface parking and the rest being landscaping and woodland. The site has 490 feet of frontage along Chenal Parkway.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of the district include developing roads for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north and west of the application area are areas designated for Commercial (C) uses and are characterized by office buildings, an event venue, two sit-down restaurants, the Thompson Library Branch of the Central Arkansas Library System, two banks, and undeveloped woodlands. Across from Chenal Parkway, is area designated for Commercial (C) uses and is characterized by the Chenal Promenade. To the south is area designated for Office (O) uses and is characterized by office buildings and a bank.

The subject site is located in the Chenal/Financial Center Design Overlay District (Ord. 16861). The purpose of the Chenal/Financial Center Design Overlay District is to create a scenic parkway by removing utility infrastructure and by controlling signage and lighting and to use the existing master street and land use plans to ensure a well-designed corridor.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

E. ANALYSIS:

The subject property consists of approximately 8.04 acres of developed land located along Chenal Parkway, with roughly 5.36 acres currently functioning as surface parking and the remaining portion containing landscaping and woodland areas. The site has approximately 490 feet of frontage on Chenal Parkway, a major arterial corridor in west Little Rock. Surrounding development includes a mixture of office, commercial, institutional uses, and areas of undeveloped woodland, consistent with the broader Chenal Planning District.

Staff finds that the requested Land Use Plan amendment from Office (O) to Commercial (C) is reasonable and appropriate given the site's frontage along a Principal Arterial corridor, proximity to existing commercial development, and adjacency to an established mixed commercial and office node. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities.

The surrounding land use context further supports the proposed Commercial (C) designation. To the north and west are existing Commercial (C) areas that include office buildings, restaurants, banks, an event venue, the Thompson Library Branch, and areas of undeveloped woodland. Across Chenal Parkway, the Chenal Promenade represents an established regional commercial center. South of the site, existing Office (O) designations reflect a similar development pattern of office buildings and a financial institution. The amendment would allow the site to transition compatibly with these existing commercial and office uses while reinforcing the commercial corridor character already present along Chenal Parkway.

The property lies within the Chenal/Financial Center Design Overlay District (Ord. 16861), which provides additional design guidance to ensure high-quality development along the corridor through regulations addressing utility placement, signage, and lighting. The overlay district complements the proposed Commercial (C) designation by supporting improved visual character and coordinated site design along a major gateway corridor.

The amendment is consistent with the development trends and land-use patterns along the Chenal Parkway corridor and the intentions of the Chenal Planning District. There are no identified historic resource concerns, and the concurrent rezoning request (File No. Z-10325) allows coordinated review and ensures that subsequent development will conform to applicable district and overlay standards.

July 9, 2026

ITEM NO. 15: _____ FILE NO.: LU2026-19-02 (Cont.)

F. STAFF RECOMMENDATION:

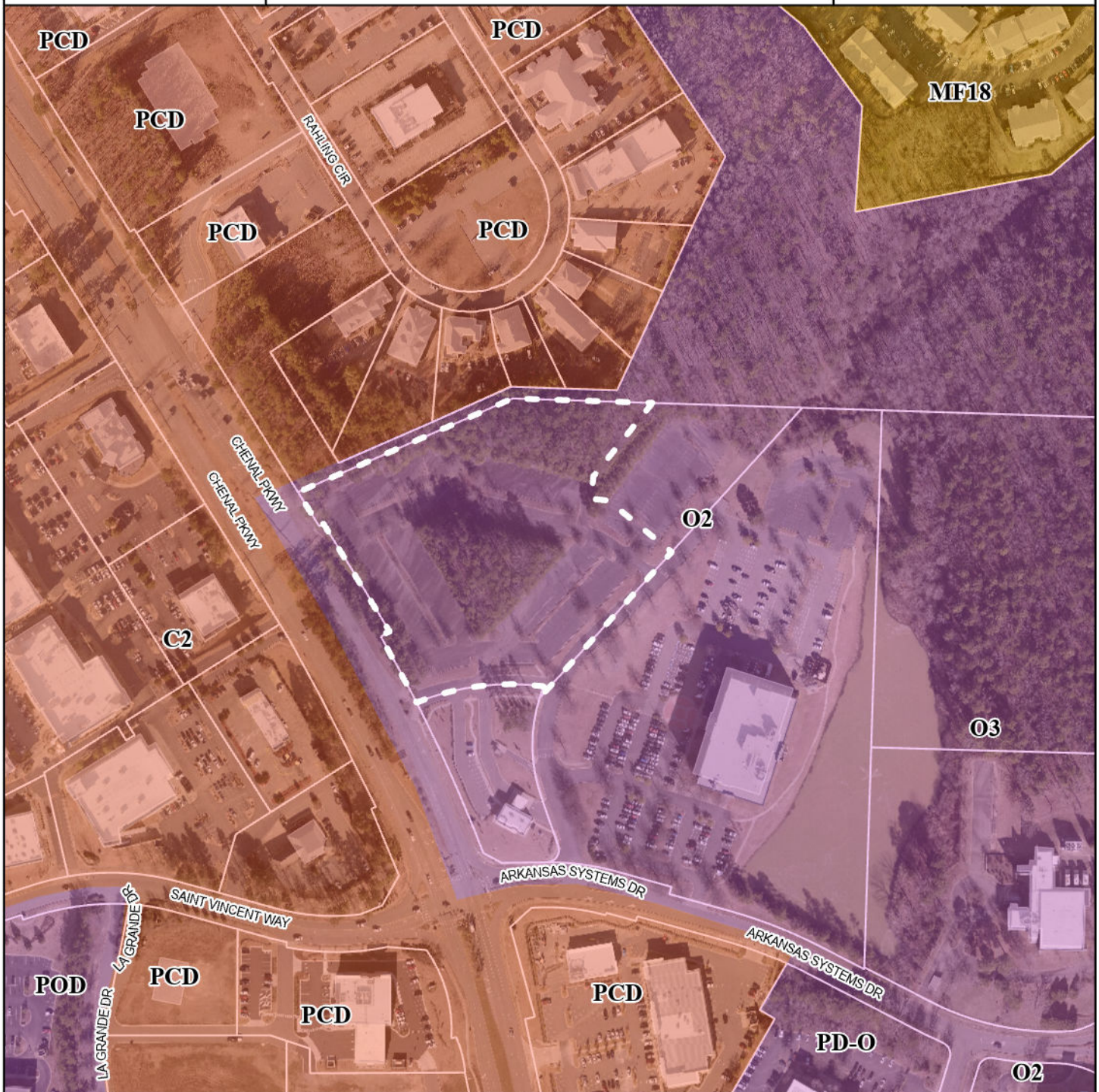
Staff supports the proposed Land Use Plan Amendment in the Chenal Planning District from Office (O) to Commercial (C) and recommends approval.

LU2026-19-02

Zoning

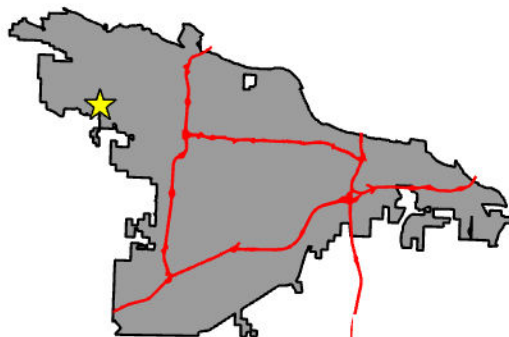
E. SIDE of CHENAL PKWY., APPROX.
360' N. of ARKANSAS SYSTEMS DR.

PLANNING COMMISSION
JULY 9, 2026



Legend

- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



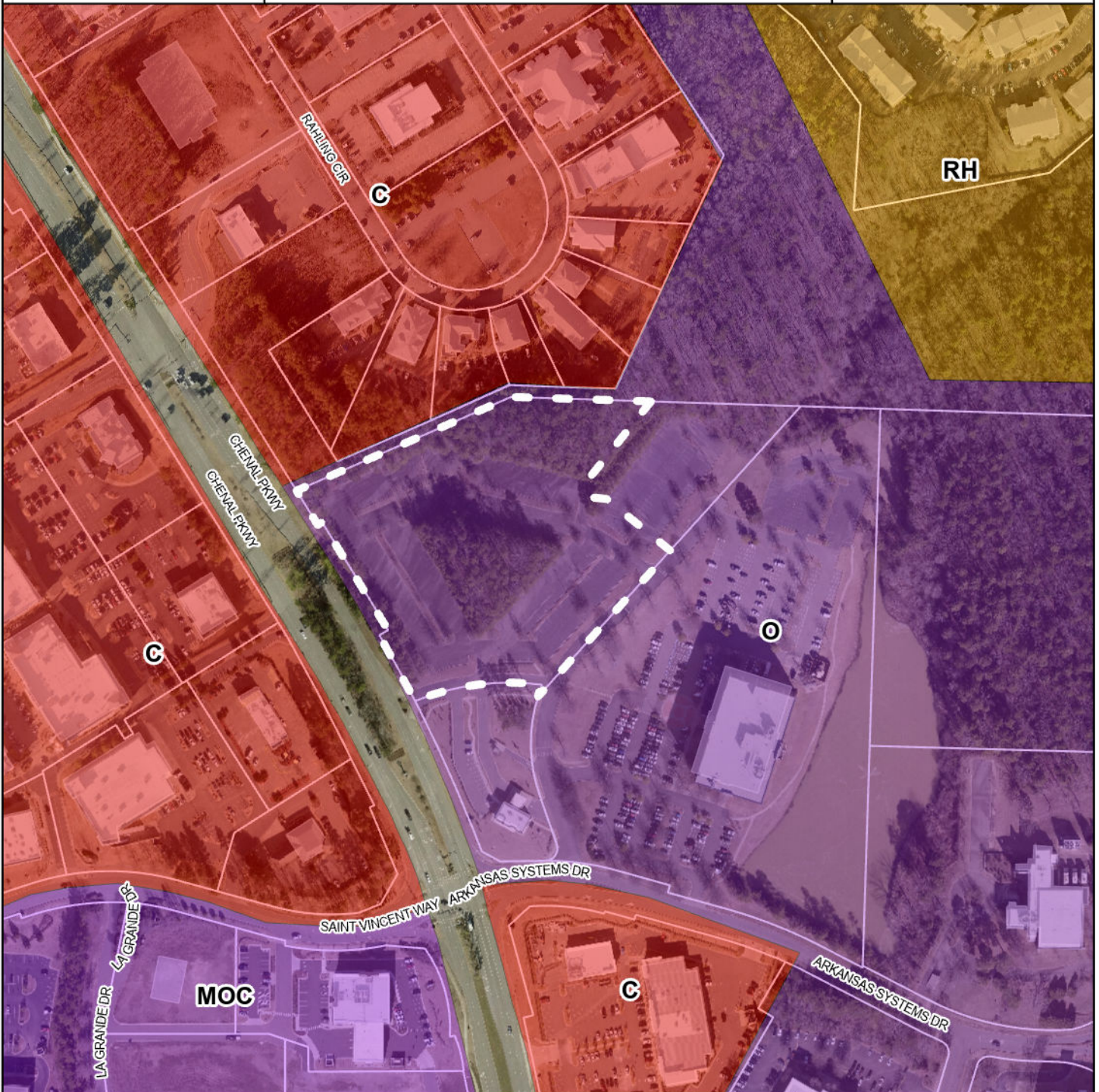
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

LU2026-19-02

Land Use

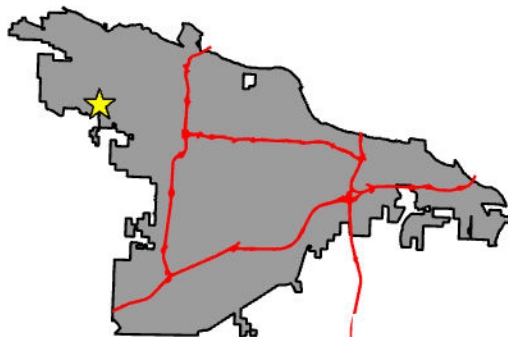
E. SIDE of CHENAL PKWY., APPROX.
360' N. of ARKANSAS SYSTEMS DR.

PLANNING COMMISSION
JULY 9, 2026



Legend

- Parcel Lines
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- MIXED OFFICE AND COMMERCIAL
- OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 15.1

FILE NO.: Z-10325

NAME: Rezoning from O-2 to C-3

LOCATION: East side of Chenal Parkway, Approximately 360 feet north of Arkansas Systems Drive

DEVELOPER:

Chenal Central, LLC
P.O. Box 22407
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

Life and Specialty Ventures, LLC - owner
Joe White and Associates - applicant

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A2
Little Rock, AR 72223

AREA: 6.4175 acres

NUMBER OF LOTS: 5

FT. NEW STREET: 0 LF

WARD: 5

CURRENT ZONING: O-2

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone 6.4175 acres of property from "O-2" Office and Institutional District to "C-3", General Commercial District for future commercial development. The property is located along the east side of Chenal Parkway, approximately 360 feet north of Arkansas Systems Drive.

B. EXISTING CONDITIONS:

The site contains paved parking lots that previously served the Arkansas Systems development. The remainder of the property is undeveloped and tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

No Comments.

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 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.

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.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of the district include developing roads for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north and west of the application area are areas designated for Commercial (C) uses and are characterized by office buildings, an event venue, two sit-down restaurants, the Thompson Library Branch of the Central Arkansas Library System, two banks, and undeveloped woodlands. Across from Chenal Parkway, is area designated for Commercial (C) uses and is characterized by the Chenal Promenade. To the south is area designated for Office (O) uses and is characterized by office buildings and a bank.

The subject site is located in the Chenal/Financial Center Design Overlay District (Ord. 16861). The purpose of the Chenal/Financial Center Design Overlay District is to create a scenic parkway by removing utility infrastructure and by controlling signage and lighting and to use the existing master street and land use plans to ensure a well-designed corridor.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant requests to rezone 6.4175 acres of property from "O-2" Office and Institutional District to "C-3", General Commercial District for future commercial development. The property is located along the east side of Chenal Parkway, approximately 360 feet north of Arkansas Systems Drive.

The City's Future Land Use Plan designates this property as "O" Office. A land use plan amendment from "O" Office to "C" Commercial is a separate item on this agenda.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The proposed C-3 zoning will be consistent with the zoning pattern in the area. The property immediately to the north is zoned PCD and the property across Chenal Parkway is zoned C-2. There is additional Commercial zoned property located to the south, south of Arkansas System Drive.

I. STAFF RECOMMENDATION:

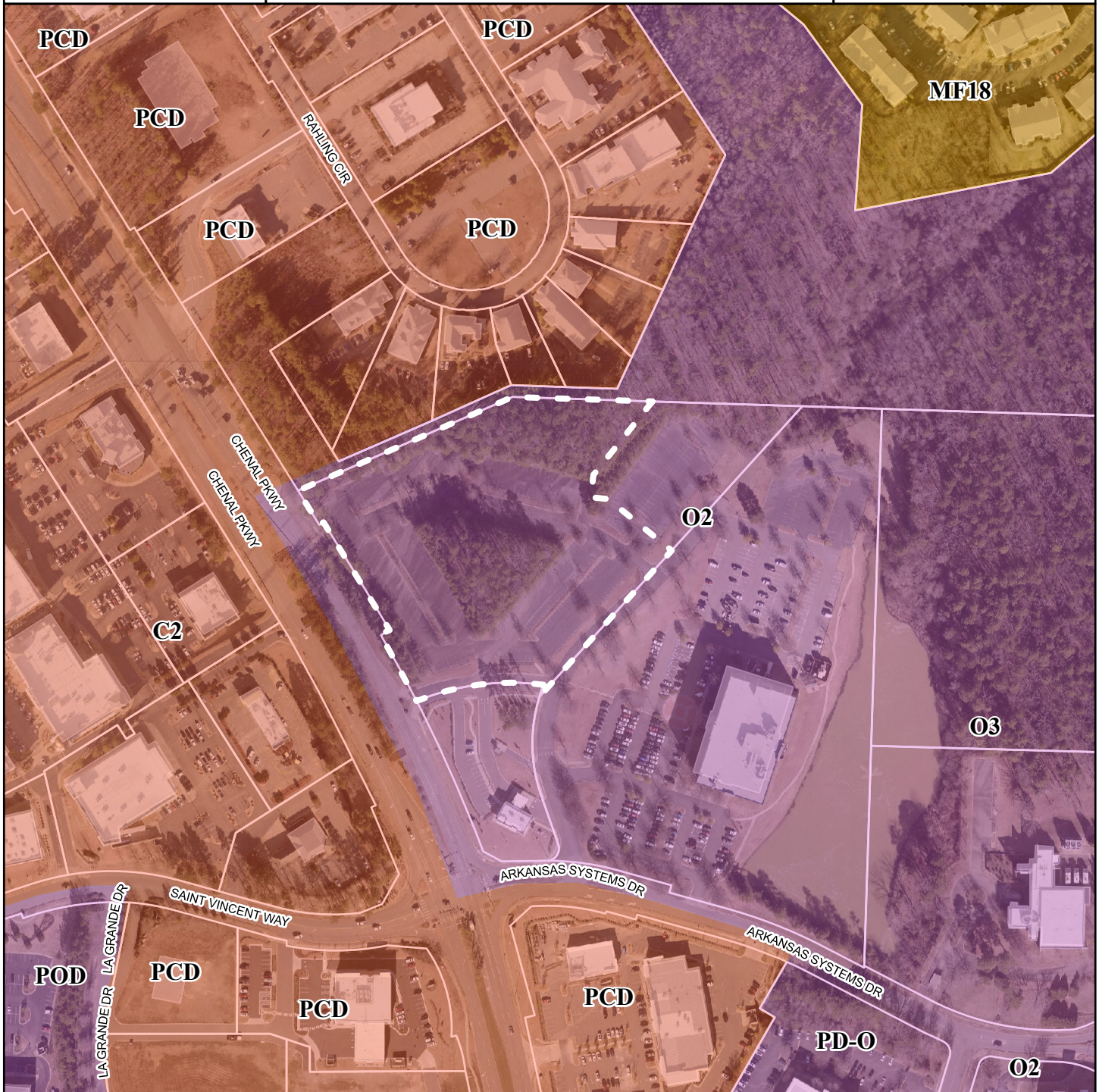
Staff recommends approval of the requested C-3 rezoning.

Z-10325

Zoning

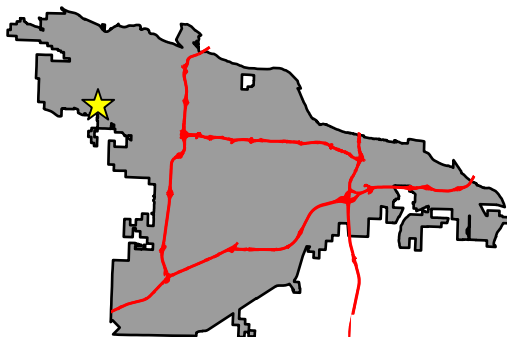
E. SIDE of CHENAL PKWY., APPROX.
360' N. of ARKANSAS SYSTEMS DR.

PLANNING COMMISSION
JULY 9, 2026



Legend

- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10325

Land Use

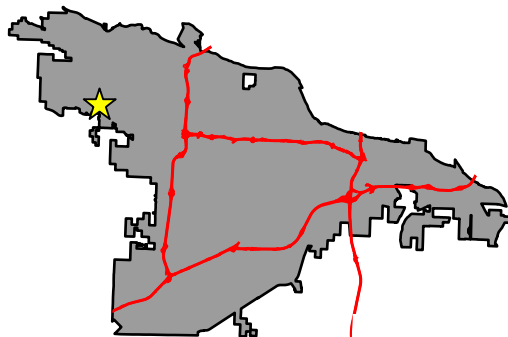
E. SIDE of CHENAL PKWY., APPROX.
360' N. of ARKANSAS SYSTEMS DR.

PLANNING COMMISSION
JULY 9, 2026



Legend

- Parcel Lines
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- MIXED OFFICE AND COMMERCIAL
- OFFICE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 16

FILE NO.: Z-10326

NAME: Rezoning from R-4 to R-5

LOCATION: 5622 "B" Street

DEVELOPER:

Paulin Justin Harrison
12700 NE 8th St., Apt. E202
Bellevue, WA 98005

OWNER/AUTHORIZED AGENT:

Paulin Justin Harrison - owner
Nick Tucker - agent

SURVEYOR/ENGINEER:

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

AREA: 0.21-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-4

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.21-acre property located at 5622 "B" Street from "R-4" Two-Family District to "R-5", Urban Residence District.

B. EXISTING CONDITIONS:

The property contains a two-story, split-level, residential structure which contains multiple living units. There are two (2) parking pads/drives in the front yard area with parking for four (4) vehicles.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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 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.

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.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential High Density (RH) for the application area. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

To the north of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences interspersed with duplexes. To the east, south, and west of the application area are areas designated for Residential High Density (RH) uses and are characterized by apartment buildings with 3-6 units and 7-20 units, duplexes, and single-family residences.

The subject site is located in the Hillcrest Design Overlay District (Ord. 20223). The purpose of the Hillcrest Design Overlay District is to maintain the built environment of a neighborhood that is rich in history and architectural character that consists of both a vital residential area and a thriving commercial sector.

Master Street Plan:

B 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:

B 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 property owner requests to rezone the 0.21-acre property located at 5622 "B" Street from "R-4" Two-Family District to "R-5", Urban Residence District.

The property contains a two-story, split-level, residential structure which contains multiple living units. There are two (2) parking pads/drives in the front yard area with parking for four (4) vehicles.

The City's Future Land Use Plan designates this property as "RH" Residential High Density. The requested R-5 zoning does not require an amendment to the plan.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The proposed R-5 zoning will be consistent with the zoning pattern in the immediate area. The adjacent properties to the east and west, and across "B" Street to the south are currently zoned R-5.

I. STAFF RECOMMENDATION:

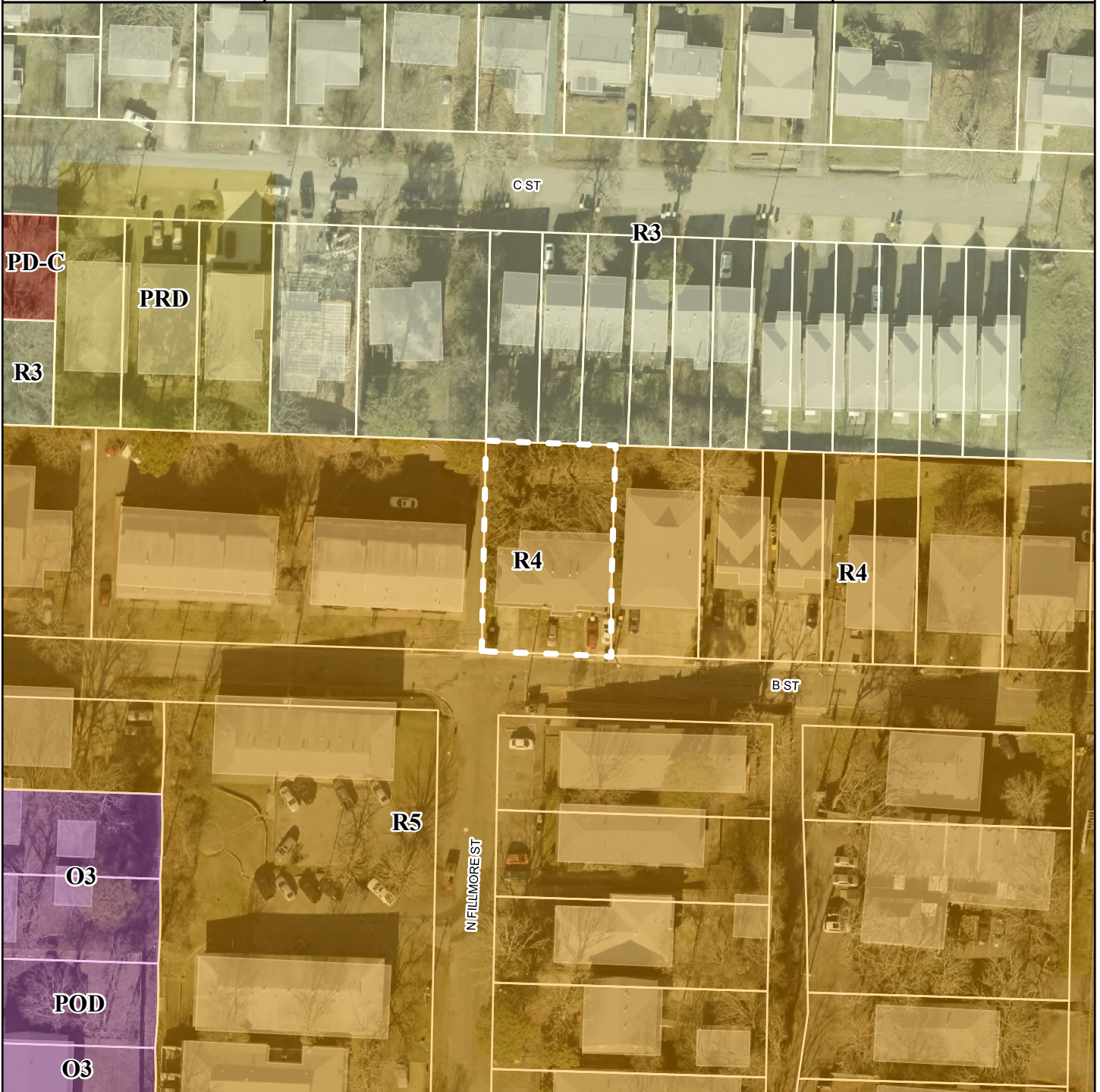
Staff recommends approval of the requested R-5 rezoning.

Z-10326

5622 "B" ST.

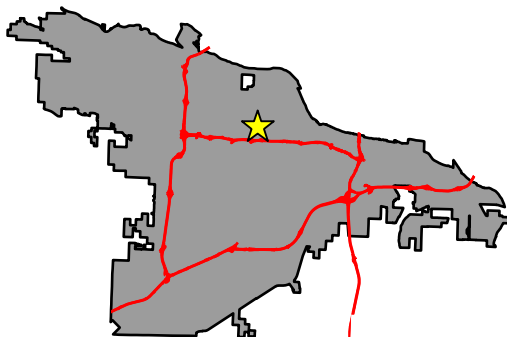
PLANNING COMMISSION
JULY 9, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10326

5622 "B" ST.

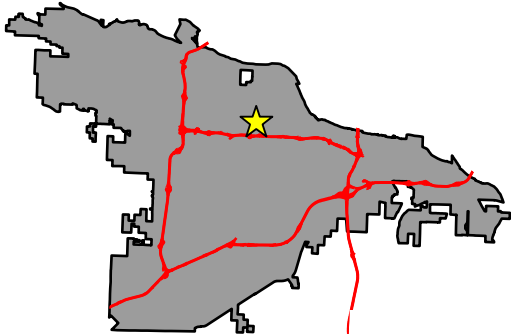
PLANNING COMMISSION
JULY 9, 2026

Land Use



Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL HIGH DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

July 9, 2026

ITEM NO.: 17

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 Places 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 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,

July 9, 2026

ITEM NO.: 17 (Cont.)

FILE NO.: Z-10128-B

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.

Z-10128-B

Zoning

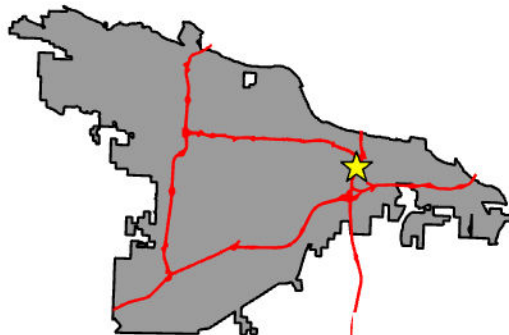
SEC of E. 21st & BRAGG ST.

PLANNING COMMISSION
JULY 9, 2026



Legend

-  MULTI FAMILY
-  OFFICE
-  Parcel Lines



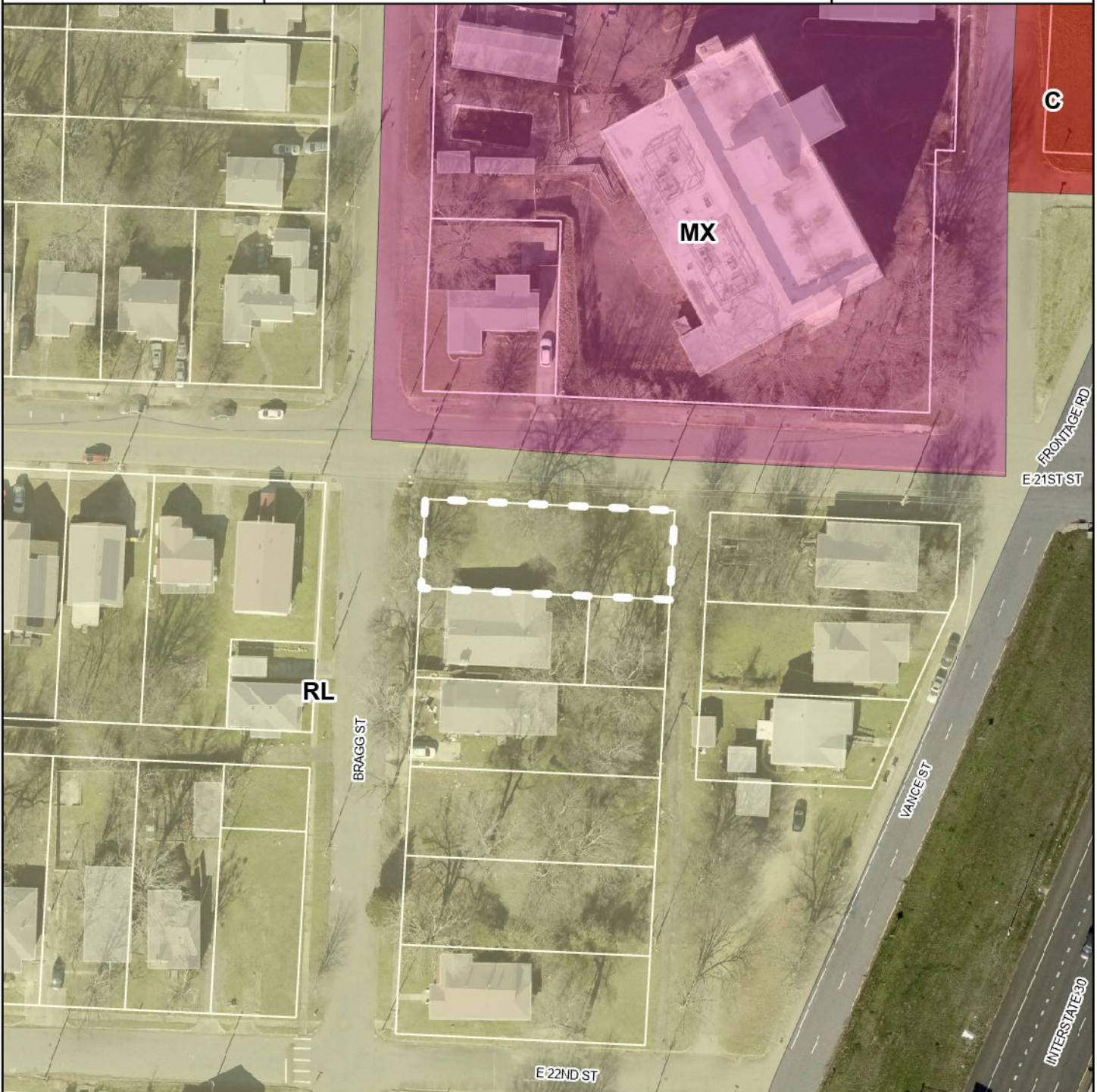
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10128-B

SEC of E. 21st & BRAGG ST.

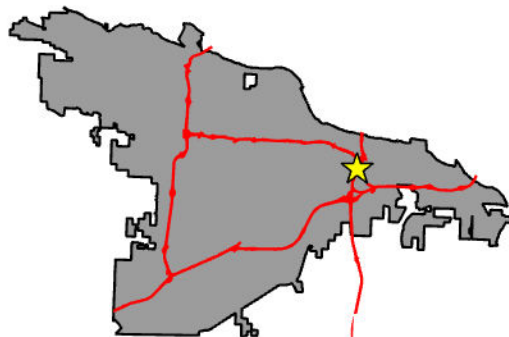
PLANNING COMMISSION
JULY 9, 2026

Land Use



Legend

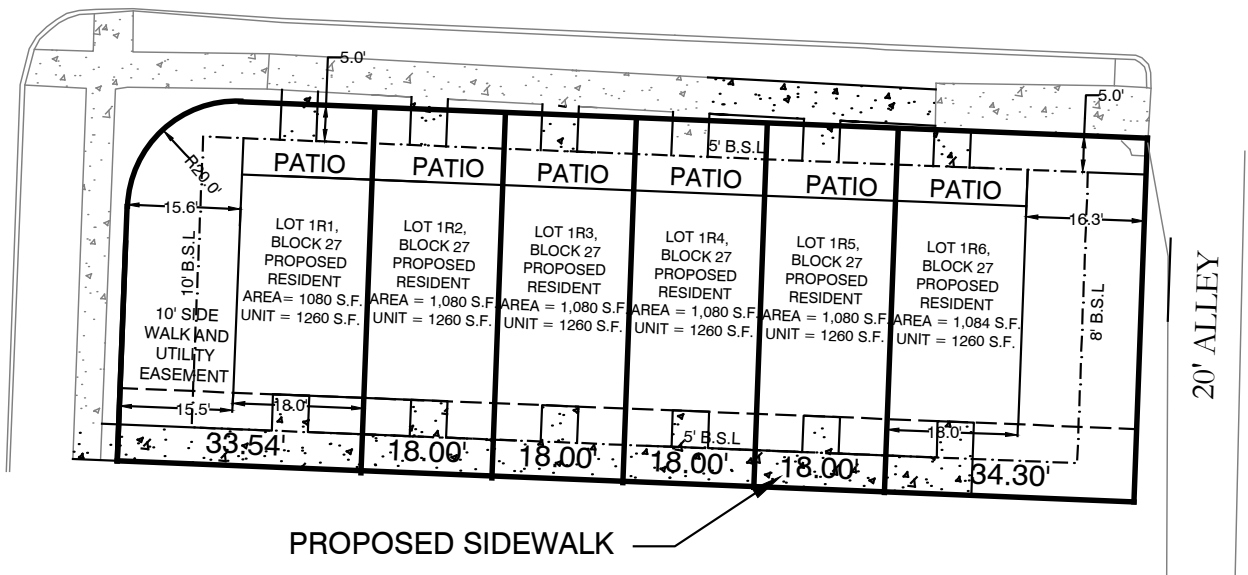
- Parcel Lines
- RESIDENTIAL LOW DENSITY
- COMMERCIAL
- MIXED USE



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

BRAGG STREET
(60' R/W)

E 21ST STREET - (60' R/W)



Sketch Map

City of Little Rock Planning & Development

Case No: Z-1028-B Sketch 1

Name: Orndorff

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

Title: PD-R



BRAGG STREET
(60' R/W)

FND 1/2" RBR 1573

L=31.46', R=20.00'
CH.=S47°14'46"W - 28.32'

E 21ST STREET (60' R/W)

RIGHT OF WAY DEDICATION
(72 SQ. FT.)

S87°41'28"E 139.81' (M)
140.00' (P)

5' SETBACK

FND 1/2" RBR 1573

20.06'
13.45'
20.04'
N2°09'55"E 50.00' (M)
50.00' (P)

10' SETBACK

LOT 1R1,
BLOCK 27
1,627 S.F.
0.04 ACRES

10' SIDE WALK
AND UTILITY
EASEMENT

N2°07'26"E 50.00'

LOT 1R2,
BLOCK 27
900 S.F.
0.02 ACRES

S2°07'26"W 50.00'

LOT 1R3,
BLOCK 27
900 S.F.
0.02 ACRES

N2°07'26"E 50.00'

LOT 1R4,
BLOCK 27
900 S.F.
0.02 ACRES

S2°07'26"W 50.00'

LOT 1R5,
BLOCK 27
900 S.F.
0.02 ACRES

N2°07'26"E 50.00'

LOT 1R6,
BLOCK 27
1,715 S.F.
0.04 ACRES

S2°07'26"W 50.00' (M)
50.00' (P)

20' ALLEY

8' SETBACK

FND 1/2" RBR 1573

5' SETBACK

N87°41'28"W 139.84' (M)
140.00' (P)

FND 1/2" RBR 1573

Sketch Map

City of Little Rock Planning & Development

Case No: Z-10128-B Sketch 2

Name: Orndorff

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

Title: PD-R





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



July 9, 2026

ITEM NO.: 18

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.

STAFF UPDATE:

Staff recommends the application be deferred to the August 13, 2026 agenda to allow the applicant time to meet with Public Works Engineering staff to discuss the parking plan for the property.

Z-10319

401 N. PIERCE ST.

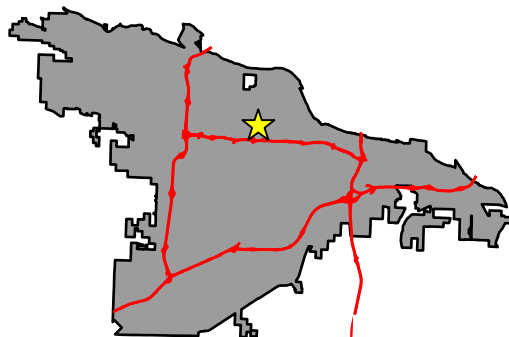
PLANNING COMMISSION
JULY 9, 2026

Zoning



Legend

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



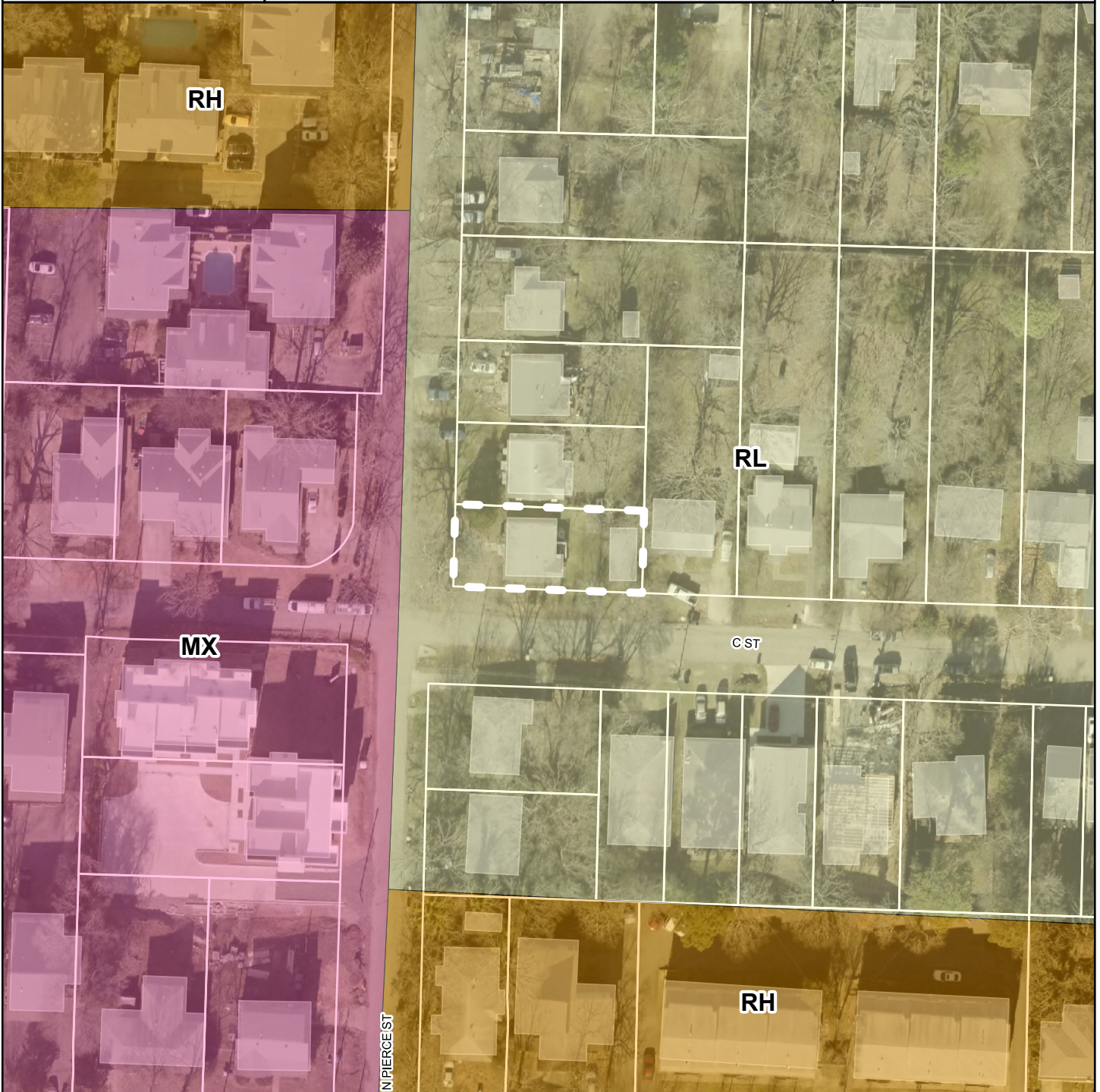
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10319

401 N. PIERCE ST.

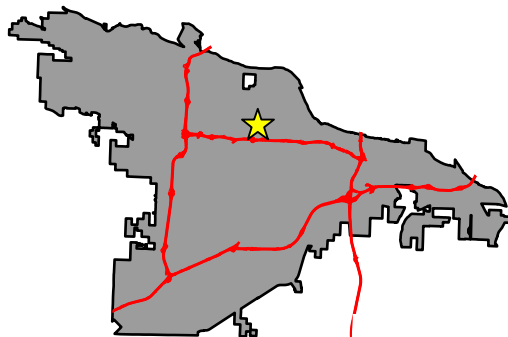
PLANNING COMMISSION
JULY 9, 2026

Land Use

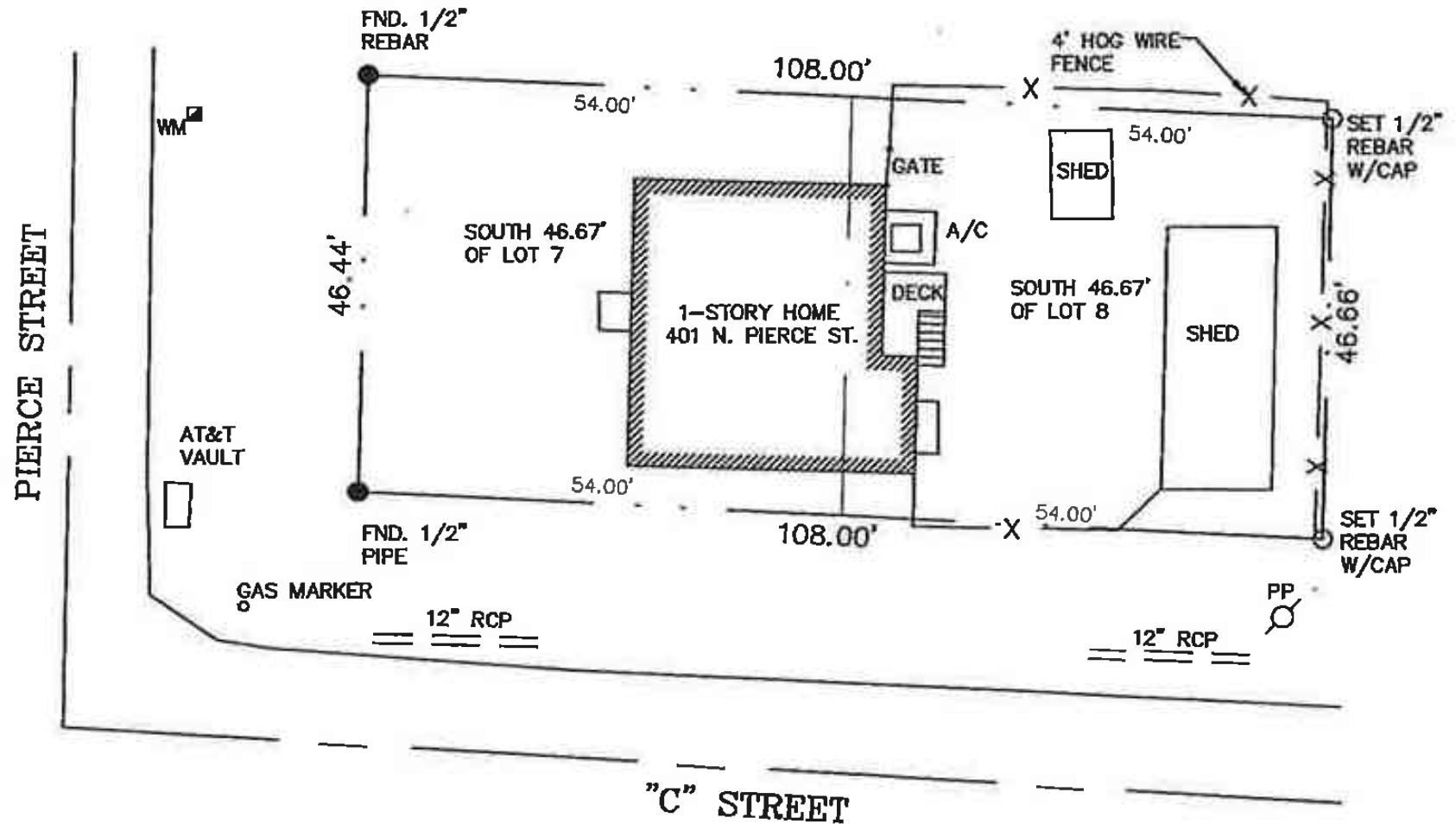


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

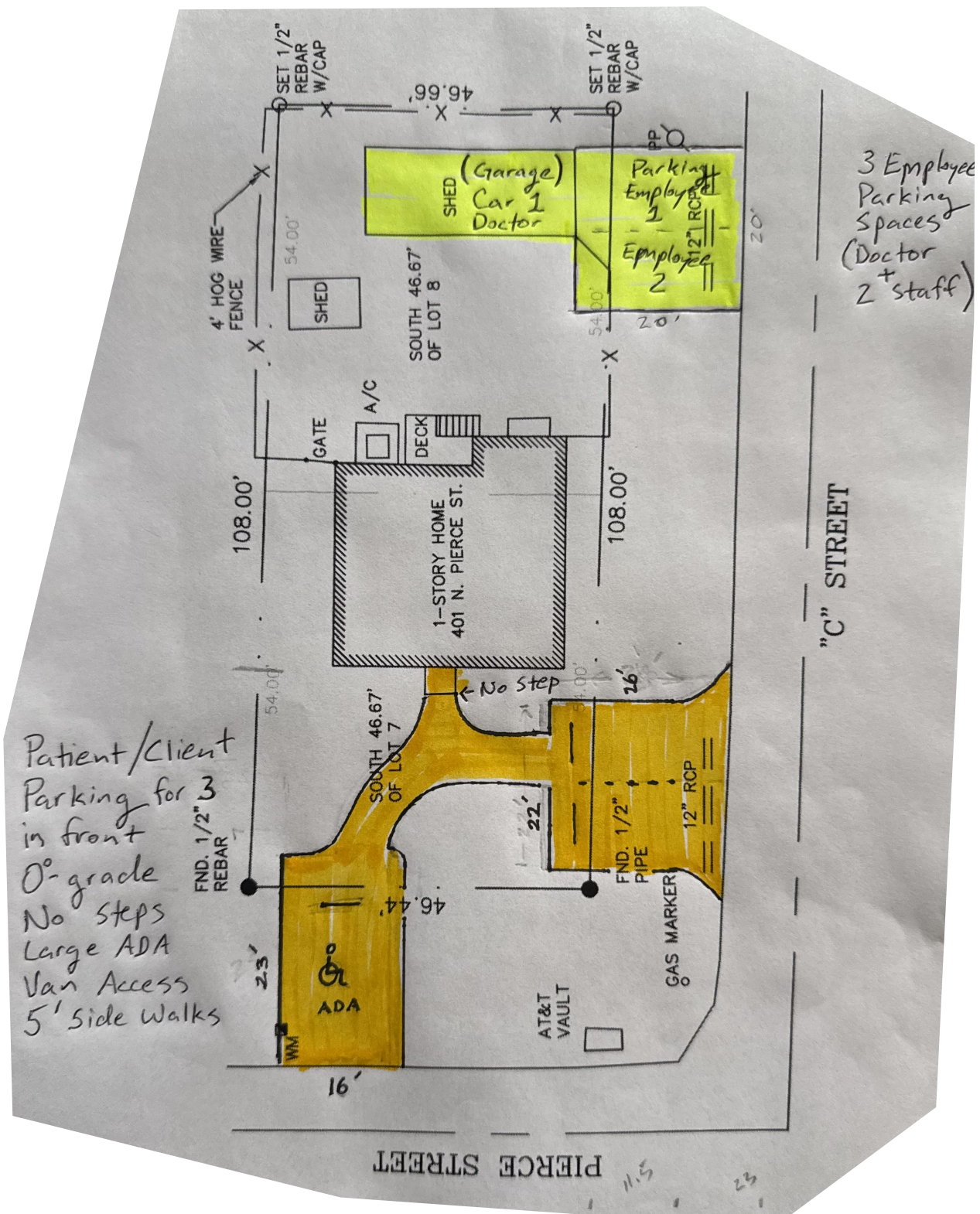
Case No: Z-10319

Name: McKenzie

Location: 401 N. Pierce St.

Title: PD-O





Sketch Map

City of Little Rock Planning & Development

Case No: Z-10319

Name: McKenzie

Location: 401 N.Pierce St.

Title: PD-O



July 9, 2026

ITEM NO.: 19

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.

Z-10324

Zoning

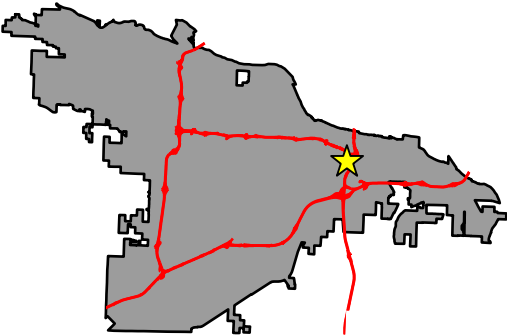
519 E. 18th ST.

PLANNING COMMISSION
JULY 9, 2026



Legend

- MULTI FAMILY
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10324

519 E. 18th ST.

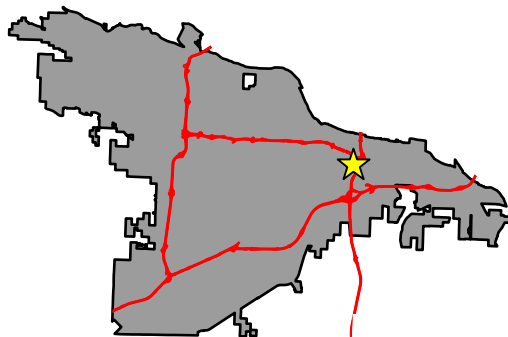
PLANNING COMMISSION
JULY 9, 2026

Land Use

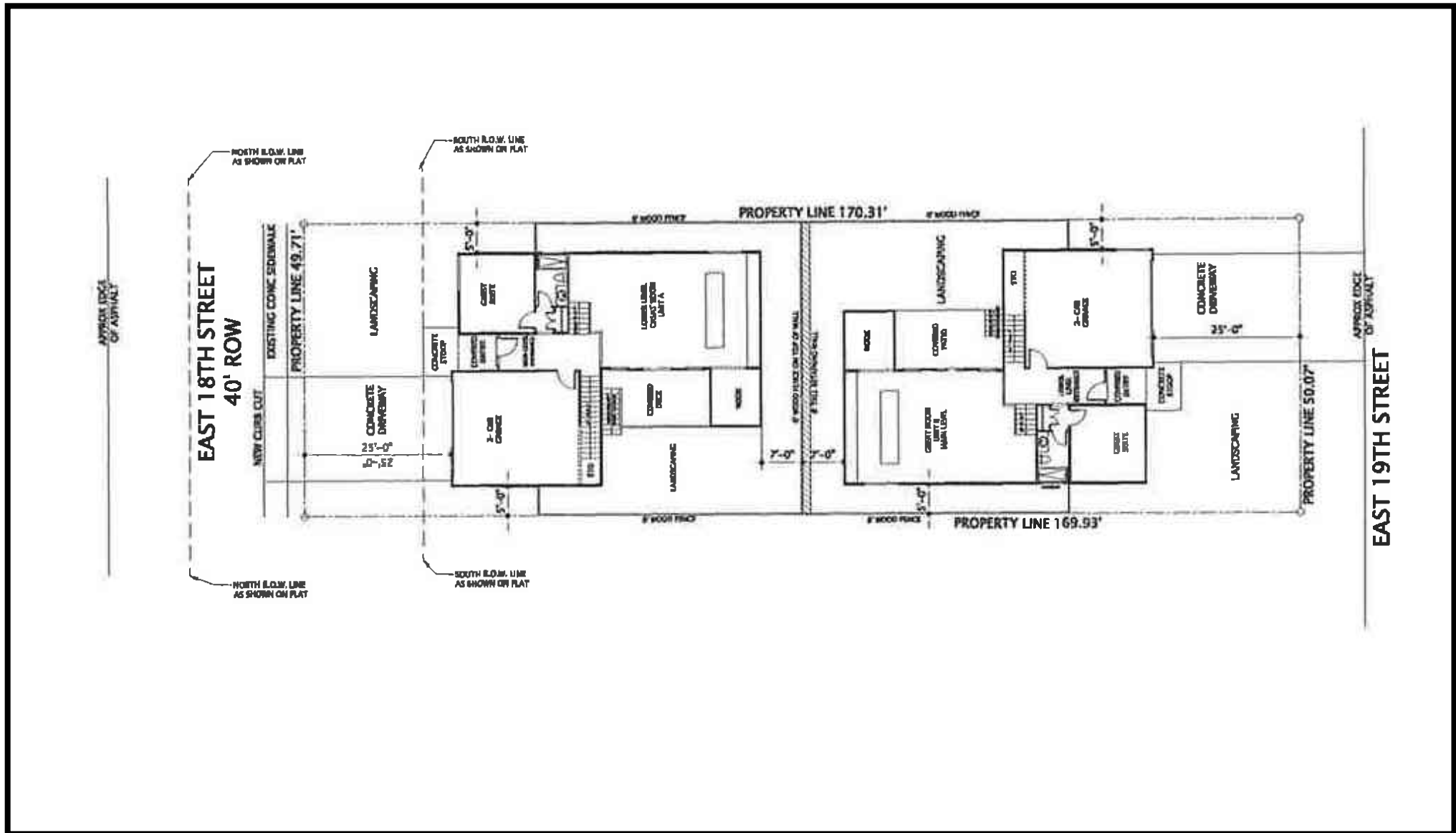


Legend

- 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



July 9, 2026

ITEM NO.: 20

FILE NO.: Z-10328

NAME: Forward Properties – PD-R

LOCATION: S. Side of W. 7th Street, Approximately 170' W. of S. Oak Street

DEVELOPER:

Forward Properties, LLC (Owner)
15 Butterfield Lane
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 0.22 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: O-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.22 acre site from O-3 to PD-R to allow for the construction of three (3), one-story single-family residences on two (2) platted lots, Lots 1 and 2, Block 6, Heiseman's Addition.

B. EXISTING CONDITIONS:

The majority of surrounding properties contain R-4, R-5 and single-family zoning and uses. UAMS ancillary facilities are located west of subject property along UAMS Boulevard. Office uses and zoning are scattered throughout 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):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. 7th St. is classified on the Master Street Plan as a minor residential street with the proposed change in use to office. Right-of-way is required to be dedicated to 22.5 ft from centerline of the right-of-way.
2. With site development, provide design of 7th St. conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to W. 7th St. with planned development. The new back of curb should be located 12 ft from the center of the street.

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

Little Rock Water Reclamation Authority:

1. No comments as long as it is all on 1 lot and remaining that way. If being plotted into 2 or more lots, then 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 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 Mixed Use (MX) for the application area. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

To the north and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family residences, a duplex, a triplex, and the Interstate 630 right-of-way. East of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences interspersed with duplexes. South of the application area is Interstate 630.

This site is not located in an Overlay District.

Master Street Plan:

West 7th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 7th 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 0.22 acre site from O-3 to PD-R to allow for the construction of three (3), one-story single-family residences on two (2) platted lots, Lots 1 and 2, Block 6, Heiseman's Addition.

The majority of surrounding properties contain R-4, R-5 and single-family zoning and uses. UAMS ancillary facilities are located west of subject property along UAMS Boulevard. Office uses and zoning are scattered throughout the general area.

Each single family residence will take access from separate driveways extending from West 7th Street.

The site plan shows a ten (10) foot setback for all three (3) residences, from the front property line, approximately seventeen (17) feet to twenty-eight (28) feet from the rear property line, five (5) feet from side (east) property line and approximately twelve (12) feet to over twenty (20) feet from the west property line.

The development will contain three (3), one-story 644 square foot single-family residences built across two (2) lots. As part of this application, the owner requests to construct an 8' tall masonry wall along the south property line against 1-630, and a 6' tall masonry wall along UAMS Boulevard to provide privacy and a vehicular noise buffer for the development.

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

Section 36-502 requires one (1) off-street parking space for each single-family dwelling. The plan shows a 12.3 foot x 20 foot carport, for each residence. The proposed parking requirement complies with the code.

The developer will comply with Engineering (Public Works) request to dedicate additional right-of-way and construct a curb twelve (12) feet from the centerline of the road.

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.

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 applicant's proposed use of the site is similar to the intensity of other developments in the general area. Staff feels the proposed single-family development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

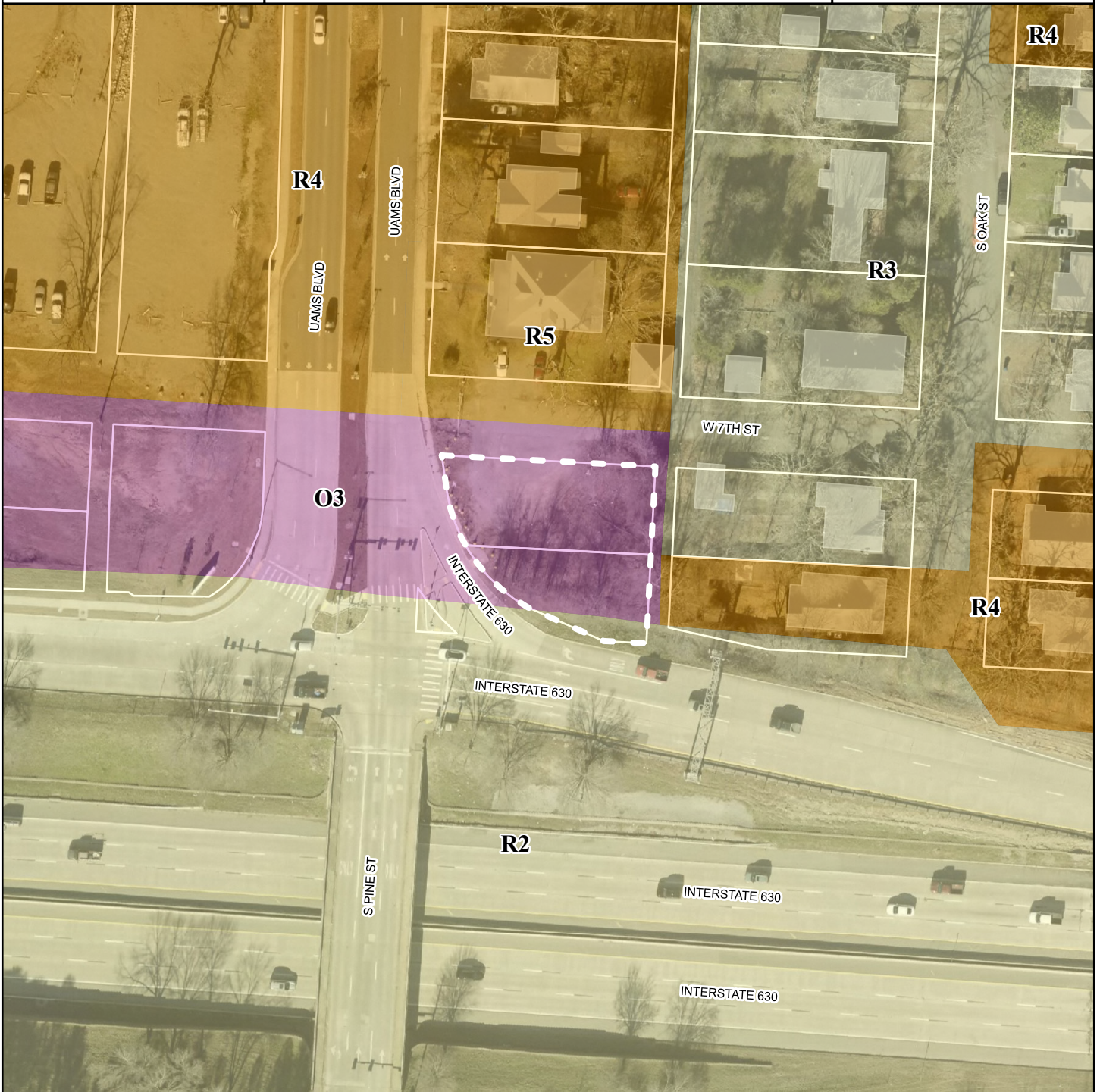
Staff recommends approval of the requested PD-R zoning subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report

Z-10328

Zoning

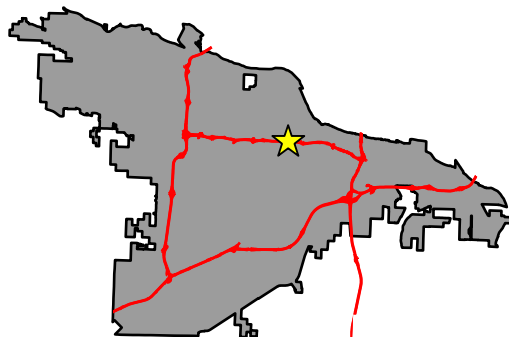
SOUTH SIDE of W. 7th ST., APPROX. 170'
WEST of S. OAK ST.

PLANNING COMMISSION
JULY 9, 2026



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10328

Land Use

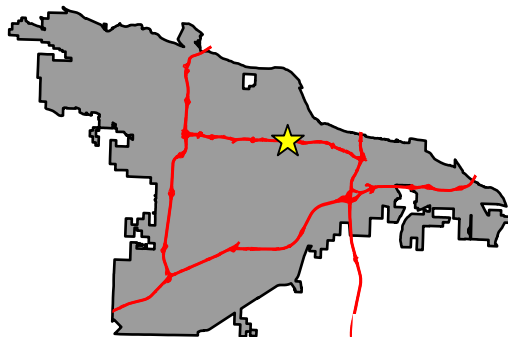
SOUTH SIDE of W. 7th ST., APPROX. 170'
WEST of S. OAK ST.

PLANNING COMMISSION
JULY 9, 2026

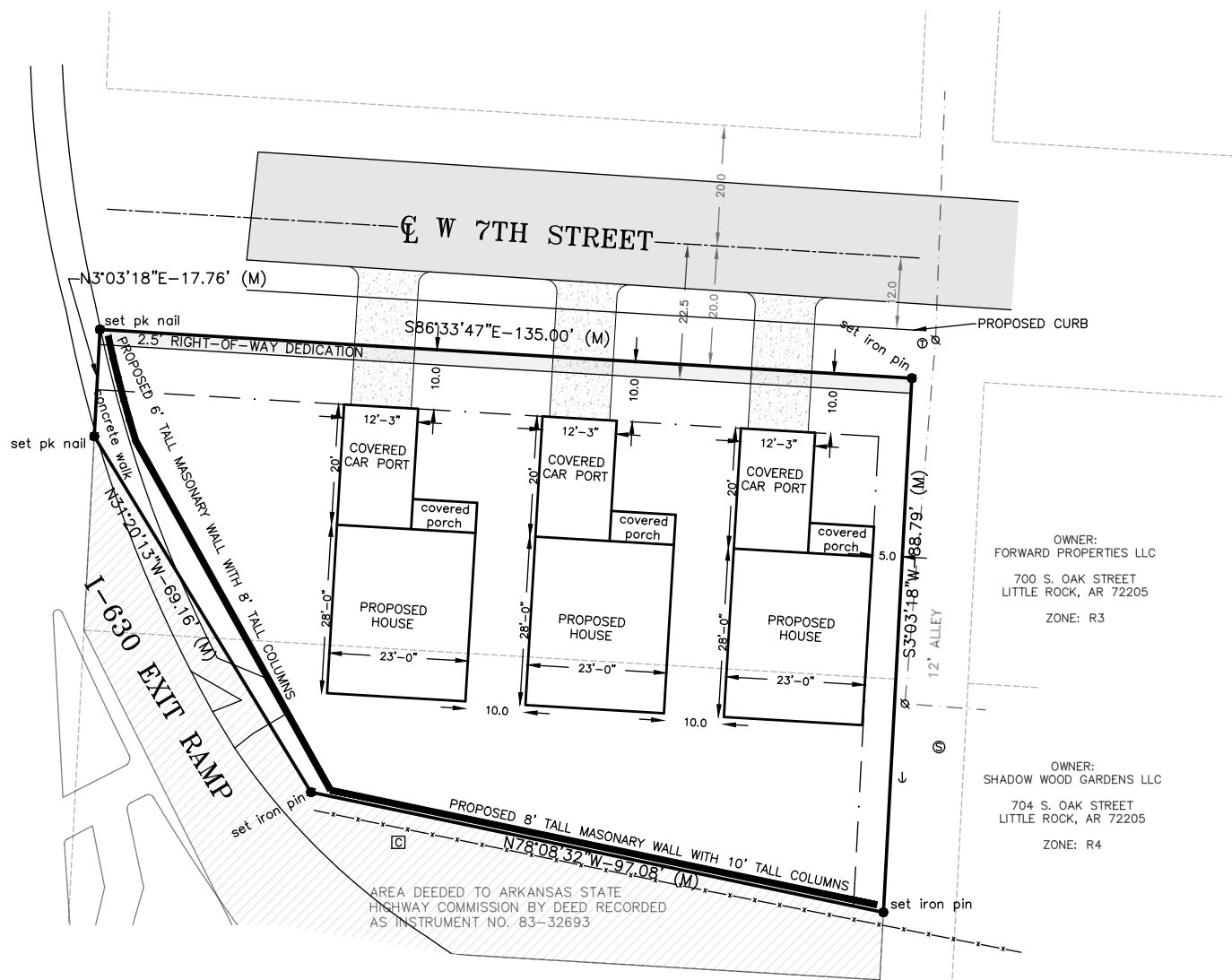


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10328

Name: Forward Properties

Location: S. side of W. 7th St., Approx. 170'
W. of S. Oak St.

Title: PD-R



July 9, 2026

ITEM NO.: 21

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.

ATTACHMENT A

Freedom Church / Freedom Homes Facility Floor Plan and Use Description

Property Address:

6310 Mabelvale Pike
Little Rock, AR 72209

Facility Overview

Freedom Church serves as the primary location for Freedom Homes, a faith-based transitional living and recovery program for men. The facility has been adapted to provide safe, structured, and comfortable housing while maintaining its function as a church and community ministry center.

The building is utilized for residential housing, church services, recovery meetings, educational programming, life-skills classes, administrative operations, and community events.

To ensure a safe, structured, and accountable living environment, the facility operates under established residential guidelines that include:

- Enforced resident curfews
- Resident sign-in and sign-out logs
- 24-hour video surveillance monitoring of common areas and exterior grounds
- Random drug and alcohol screenings
- Two full-time staff members on-site and available 24 hours per day, 7 days per week
- Structured accountability and supervision for all residents

Dormitory Areas

The facility contains six former classroom spaces that have been converted into residential dormitory rooms. These rooms are arranged to comfortably accommodate up to eight adult male residents participating in the Freedom Homes program.

Each dormitory room provides adequate sleeping accommodations, storage space, and personal living areas for residents. The dormitory arrangement allows residents to live in a structured, supportive environment while maintaining appropriate personal space and privacy.

The dormitory rooms are used exclusively by program participants and are monitored under Freedom Homes policies and procedures.

Sanctuary

The church sanctuary remains the central gathering space within the facility and serves multiple purposes including:

- Weekly church services
- Bible studies
- Recovery meetings
- Peer support meetings
- Educational classes
- Life-skills training
- Community gatherings
- Special events and ministry functions

The sanctuary provides sufficient seating and open space to accommodate residents, church members, volunteers, and community participants.

Kitchen Facilities

The facility includes a full kitchen equipped for food preparation and meal service.

The kitchen is utilized for:

- Daily meal preparation for residents
- Group meal planning and cooking instruction
- Church fellowship events
- Community outreach functions
- Special events hosted by Freedom Church and Freedom Homes

The kitchen provides adequate space for food storage, preparation, cooking, and cleanup activities necessary to support both residential and ministry operations.

Administrative Office

One dedicated office space is maintained for administrative functions.

The office is used for:

- Resident intake and orientation
- Case management activities
- Program administration
- Record keeping
- Staff meetings
- Confidential resident meetings

- Financial and operational management

Administrative records and program documentation are maintained in accordance with organizational policies and applicable regulations.

Bathroom Facilities

The facility contains **two bathrooms** serving residents, staff, and visitors.

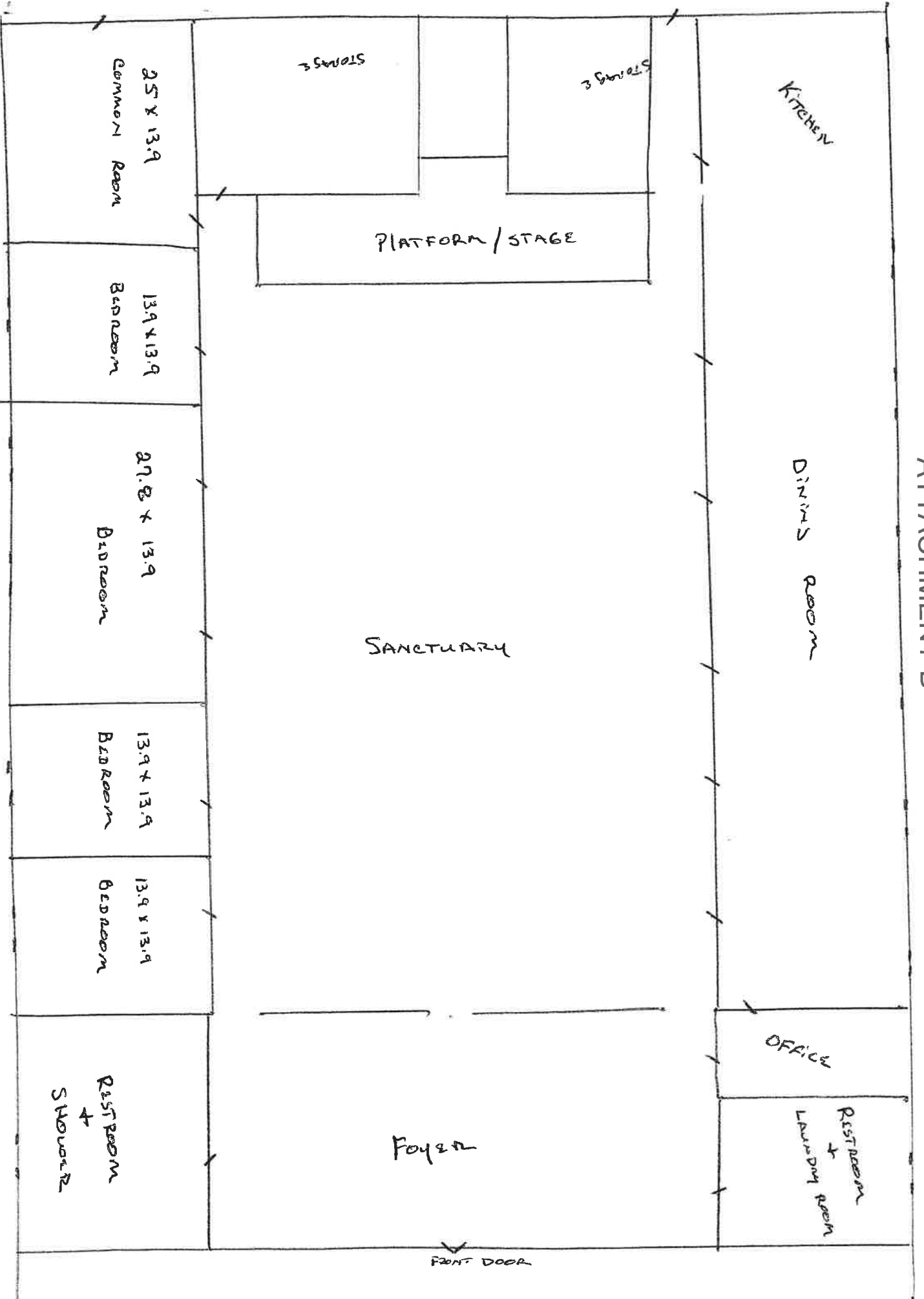
Bathroom #1

- Standard restroom facilities
- Shower accommodations for residents
- Personal hygiene and daily living activities

Bathroom #2

- Standard restroom facilities
- Dedicated laundry area
- Washer and dryer units available for resident use
- Laundry storage and supply area

ATTACHMENT B

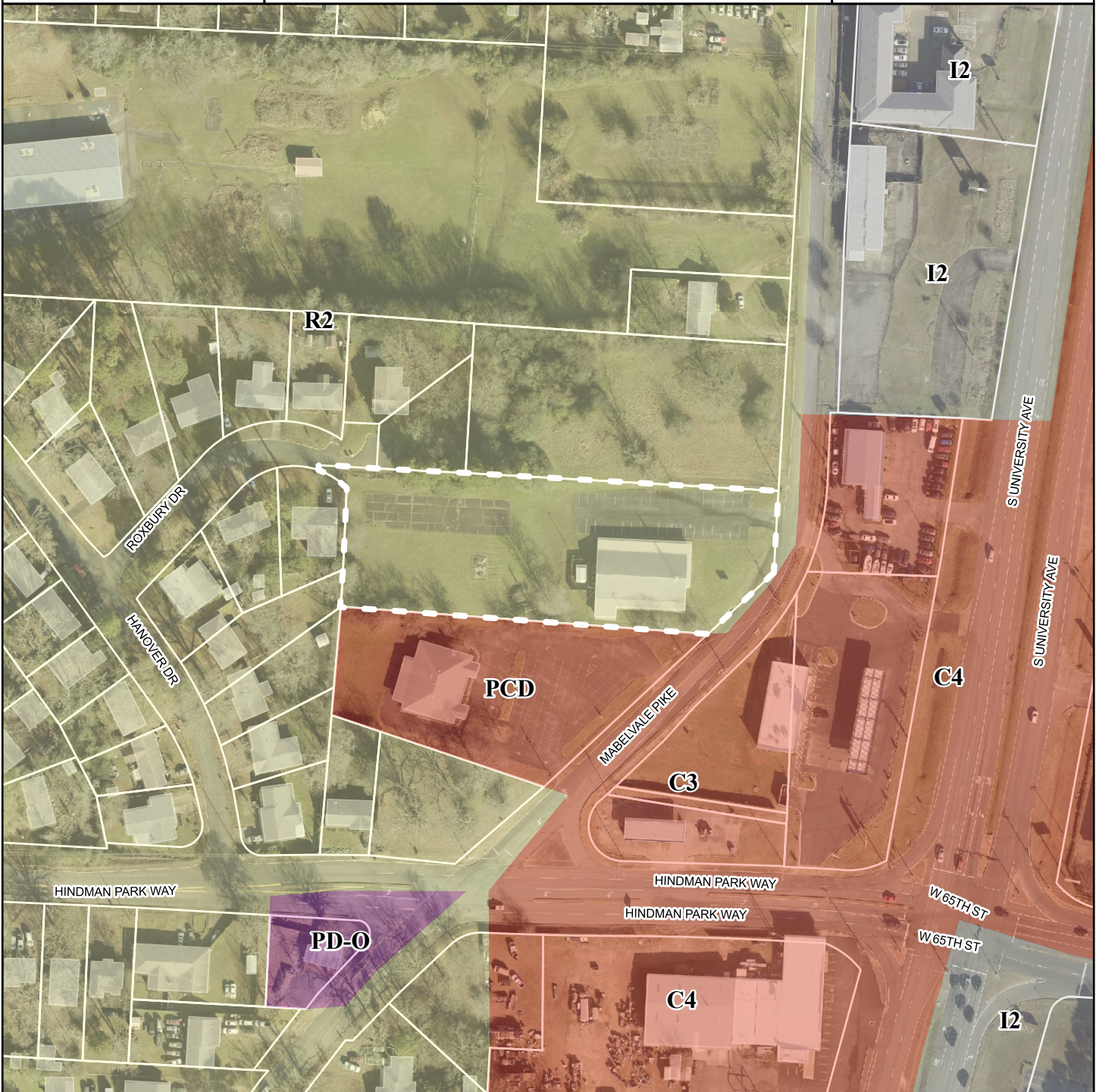


Z-10329

Zoning

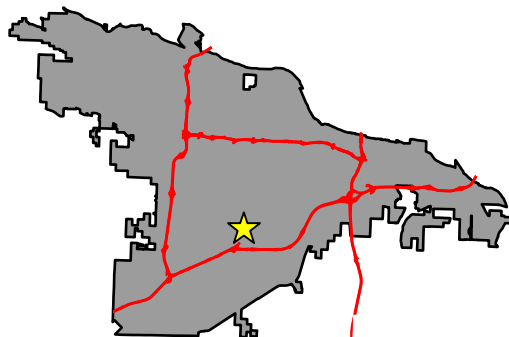
6310 MABELVALE PIKE

PLANNING COMMISSION
JULY 9, 2026



Legend

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



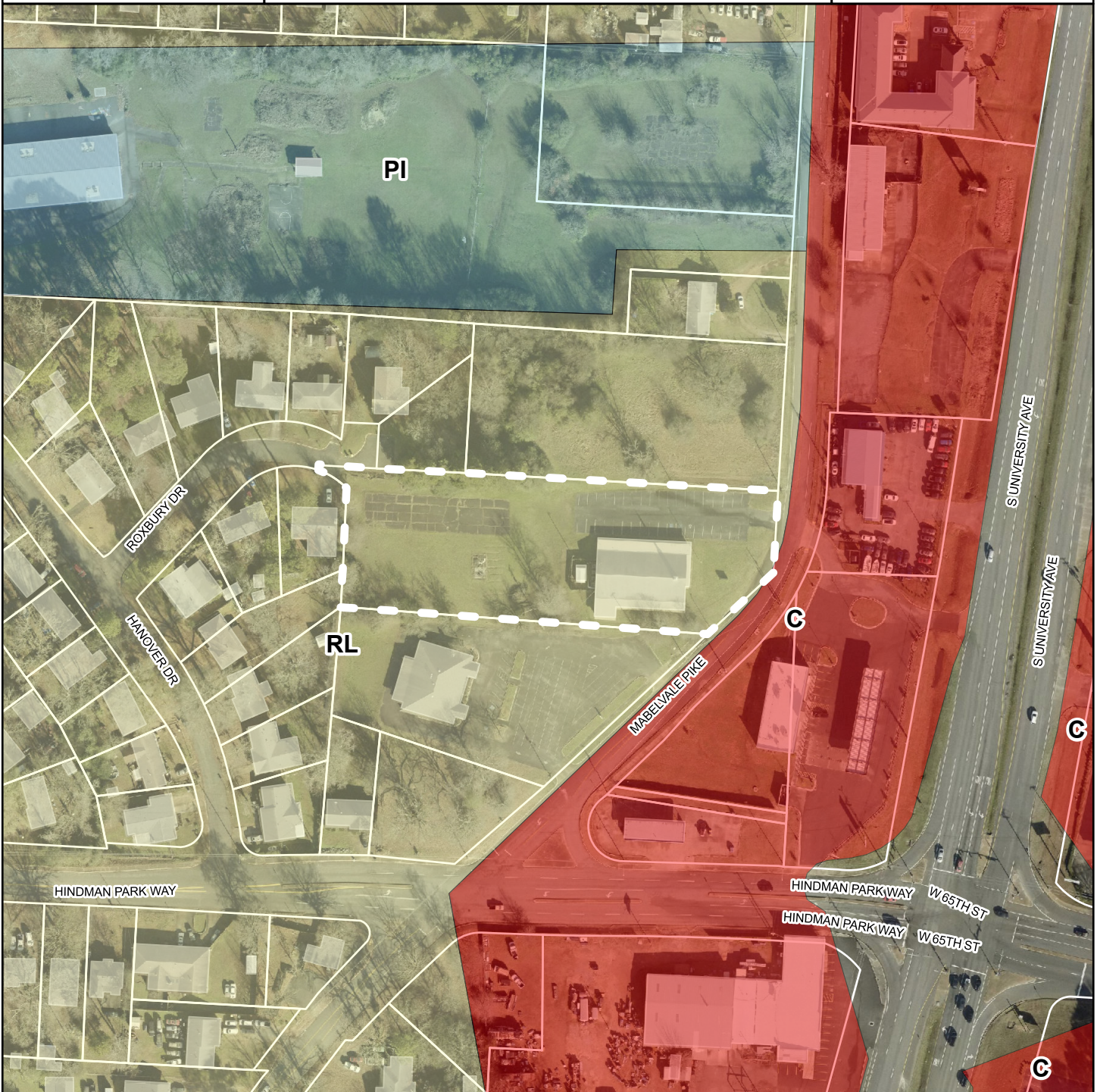
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10329

6310 MABELVALE PIKE

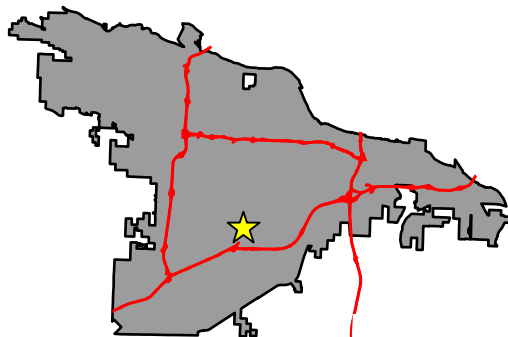
PLANNING COMMISSION
JULY 9, 2026

Land Use

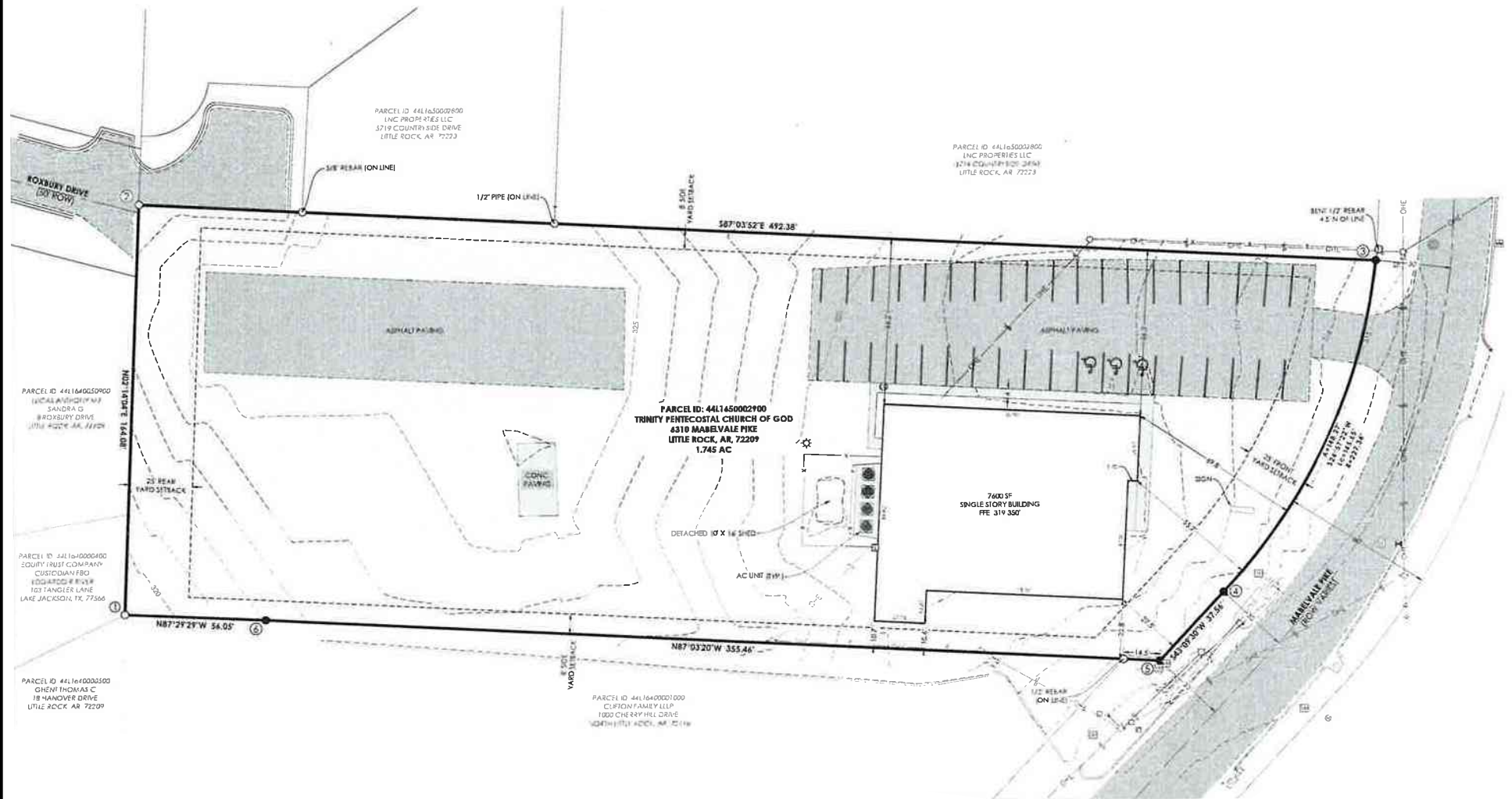


Legend

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



DEPARTMENT OF
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Sketch Map

City of Little Rock Planning & Development

Case No: Z-10329

Name: Freedom Church

Location: 6310 Mabelvale Pike

Title: POD



July 9, 2026

ITEM NO.: 22

FILE NO.: Z-10253

NAME: Perani– PD-C

LOCATION: 12223 Colonel Glenn Road

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

Tucker Land Surveying
P.O. Box 116
Cabot, AR 72023

AREA: 0.52 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

STAFF UPDATE:

The applicant requested this application be deferred to the September 10, 2026 agenda in order to address issues with Little Rock Water Reclamation Authority related to connecting with the City's sewer service.

Z-10253

Zoning

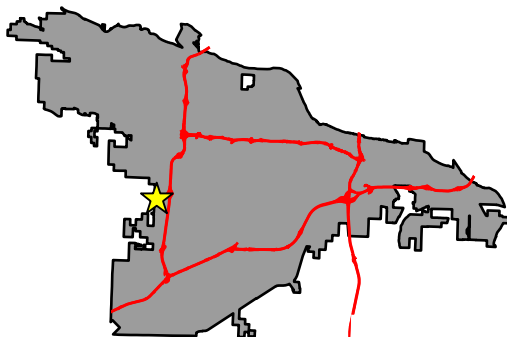
12223 COLONEL GLENN RD.

PLANNING COMMISSION
JULY 9, 2026



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



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DEVELOPMENT**

Z-10253

Land Use

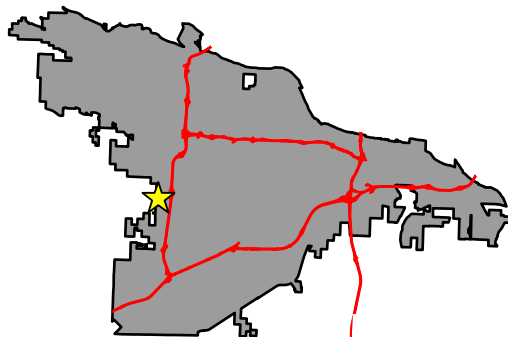
12223 COLONEL GLENN RD.

PLANNING COMMISSION
JULY 9, 2026

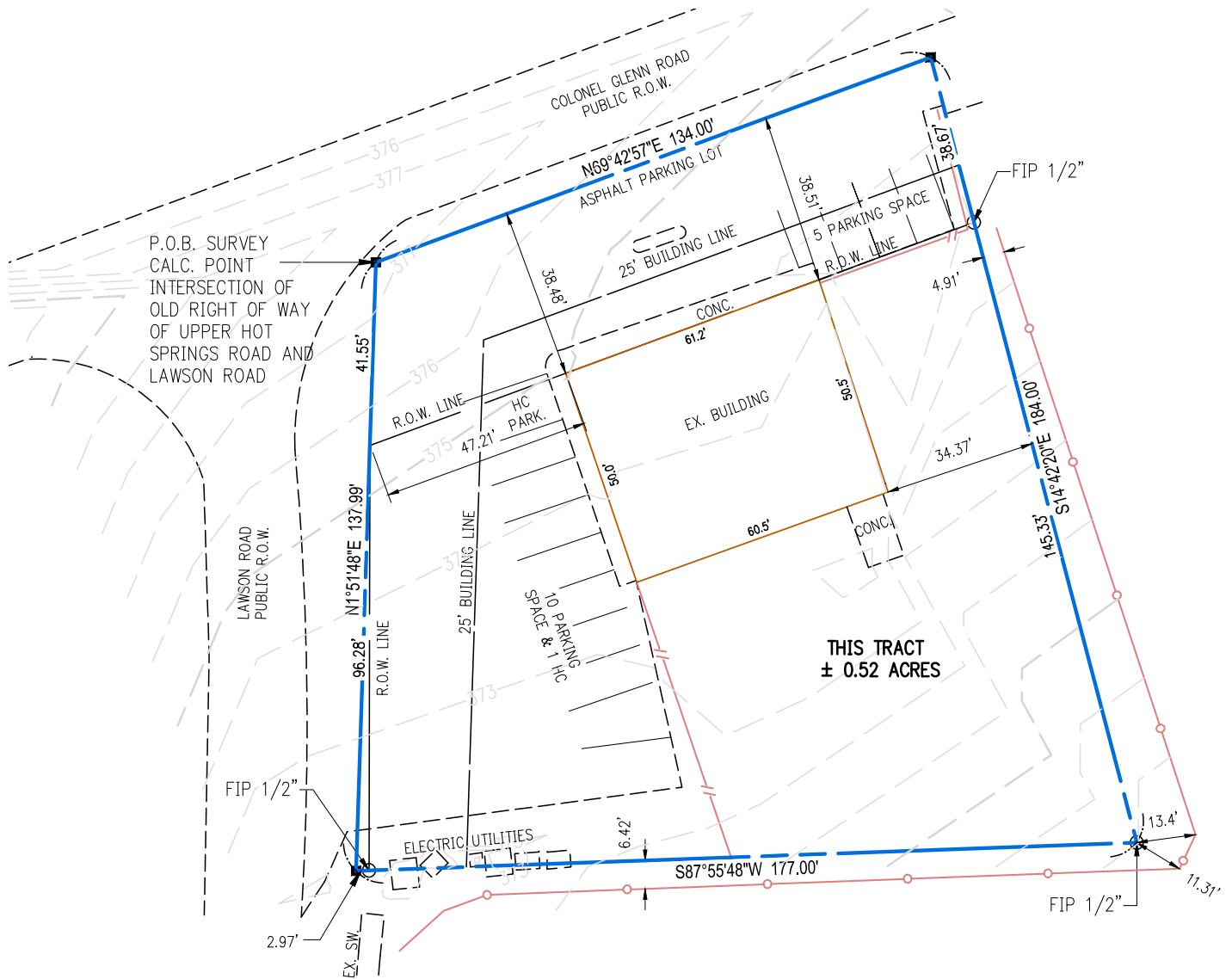


Legend

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



DEPARTMENT OF
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Sketch Map

City of Little Rock Planning & Development

Case No: Z-10253

Name: Perani

Location: 12223 Colonel Glenn Rd.

Title: PD-C



July 9, 2026

ITEM NO.: 23

FILE NO.: Z-5223-D

NAME: Stubblefield - Revised POD and Carter - Short-Form POD Revocations

LOCATION: 1400 Bishop Street

DEVELOPER:

Colin Wong
5 Claremont Court
Millbrae, CA 94030

OWNER/AUTHORIZED AGENT:

Colin Wong - owner/applicant

AREA: 0.16-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: POD

A. BACKGROUN/REQUEST:

On February 20, 1990, the Board of Directors passed Ordinance No. 15,820 which rezoned the property at 1400 Bishop Street from R-4 to PCD.

On July 6, 1999, the Board of Directors passed Ordinance No. 18,046 which revoked Ordinance No. 15,820 and rezoned the property to POD.

On November 1, 2005, the Board of Directors passed Ordinance No. 19,426 which amended Ordinance No. 18,046 for a Revised POD.

The property is currently not being utilized for non-residential purposes.

The property owner does not wish to pursue the previously approved POD and Revised POD and is requesting that the POD zoning be revoked and the property be restored to its original R-4 zoning.

Staff is supportive of the POD revocation. The property is designated as "RL" Residential Low on the City's Future Land Use Plan.

STAFF RECOMMENDATION:

July 9, 2026

ITEM NO.: 23 (Cont.)

FILE NO.: Z-5223-D

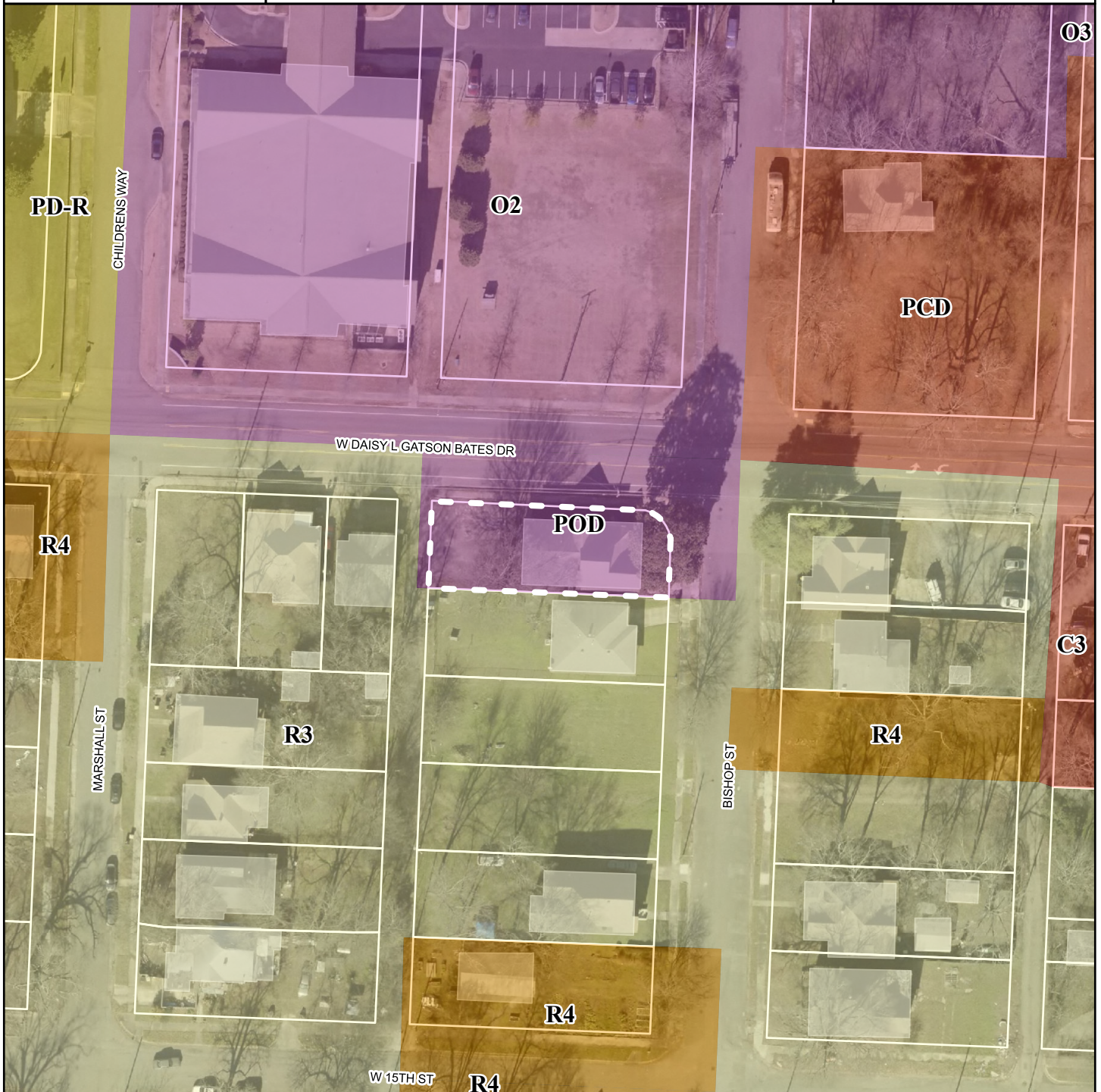
Staff recommends approval of the POD revocation request.

Z-5223-D

Zoning

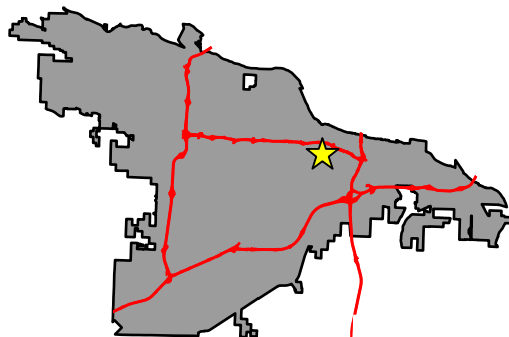
1400 BISHOP ST.

PLANNING COMMISSION
JULY 9, 2026



Legend

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



DEPARTMENT OF
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Z-5223-D

1400 BISHOP ST.

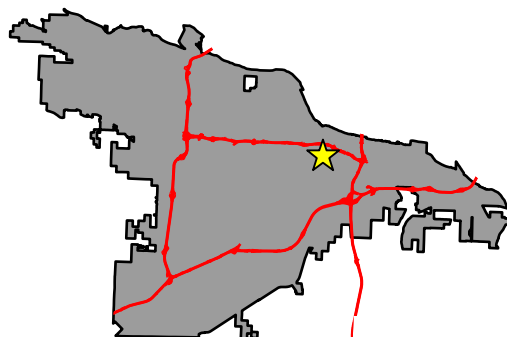
PLANNING COMMISSION
JULY 9, 2026

Land Use



Legend

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



DEPARTMENT OF
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