

LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



Planning Commission

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Alicia McDonald **Vice Chair**

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John Eaves Jr.

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

1. Hearings will start promptly at scheduled time.
2. Both the applicant and body of persons opposing/expressing concerns will be given a total of twenty (20) minutes each to make their presentations. The applicant may reserve a portion of that twenty (20) minutes to respond to issues and concerns raised by objectors and other interested parties. Objectors will be allotted a single block of twenty (20) minutes. Rebuttal shall not be permitted. Although each party may allocate its twenty minutes among several speakers, to avoid redundancy and ensure that all important issues are covered, the commission strongly encourages that a large group opposing a particular application assign a spokesperson to represent its viewpoint. Deferred items that have been discussed at a prior hearing will be limited to a total of ten (10) minutes each for applicant and opposing party.
3. Commissioners will withhold questions until after both applicant and opposing parties have made their presentations. There will be no time limit during this questioning period.
4. To ensure proper recognition by the Commission Chair, any person wishing to speak should (A) complete a card beforehand indicating the agenda item on which he/she wishes to **speak** and (B) when called by the Chair, approach and use the microphone at the podium, and state name and address for the record before making remarks.
5. Speakers will be given seating priority in the hearing room, and overflow attendees may assemble in the hallway. Please avoid standing and congregating around or in front of the Commissioners dais.
6. Please show courtesy to others at the hearing. Persons engaging in disruptive behavior may be asked to leave the hearing room.

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

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

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

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

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

LITTLE ROCK PLANNING COMMISSION

AGENDA

MARCH 12, 2026

4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of February 12, 2026 Meeting of the Little Rock Planning Commission
- III. Presentation of the Consent Agenda
- IV. Presentation of Hearing Items
- V. Citizen Communication

LITTLE ROCK PLANNING COMMISSION

AGENDA

March 12, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>Z-7500-K</u>	Hamilton Station Apartments – PRD North of 14524 Cantrell Road
2.	<u>Z-8911-B</u>	De La Rosa – Revised PCD 9123 Chicot Road
3.	<u>Z-10228</u>	CKM Group Home – Special Use Permit 15 Brookhaven Drive
4.	<u>Z-10239</u>	Miles #3 STR-2 – PD-C 1908 S. Van Buren Street
5.	<u>Z-9850-A</u>	Bassett Parolee/Probationer Housing Facility – Special Use Permit 3118 S. Iazard Street
6.	<u>Z-10253</u>	Perani – PD-C 12223 Colonel Glenn Road
7.	<u>A-354</u>	Kanis Road Annexation 14703 Kanis Road
8.	<u>Z-9533-A</u>	Hayes – STR-1 – Special Use Permit 1801 E. 3 rd Street
9.	<u>Z-10246</u>	Archer – STR-2 – PD-C 5521 J Street
10.	<u>Z-10258</u>	Tippen – STR-2 – PD-C 8024 W. 33 rd Street

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
11.	<u>Z-10262</u>	MC Capital Management Services Addition – PCD Immediately South of 10500 Stagecoach Road
12.	<u>Z-10245</u>	Bates Group Home – Special Use Permit 301 Dryad Lane
13.	<u>Z-7838-A</u>	Benbran Storage – Conditional Use Permit Immediately South of 4111 S. University Avenue
14.	<u>LU2026-19-01</u>	Land Use Plan Amendment, Chenal Valley Planning District – from SO, RL to MX 6 Norton Road & 18511-18521 Cantrell Road
14.1.	<u>Z-7880-C</u>	Rezoning from R-2 & O-1 to C-3 6 Norton Road & 18511-18521 Cantrell Road
15.	<u>Z-10232-A</u>	Rezoning from R-2 to R-4 SEC of Colonel Glenn Road & Marigold Drive
16.	<u>Z-6458-A</u>	Hill Land Trust – PD-O 1701 N. University Avenue
17.	<u>Z-8294-B</u>	Oak Glen – Revised PD-R #2 thru #19 Oak Glen Lane
18.	<u>Z-10261</u>	Empire Development Group – PD-R 12401 Kanis Road
19.	<u>Z-10264</u>	Ace General Contractors – PD-R SEC of W. Baseline Road & Margo Lane

NEW BUSINESS: (Cont.)

III. SHORT TERM RENTALS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
20.	<u>Z-10131</u>	King – STR-2 – PD-C 223 Rosetta Street
21.	<u>Z-10263</u>	Sanchez – STR-2 – PD-C 212 N. Jackson Street

March 12, 2026

ITEM NO.: 1

FILE NO.: Z-7500-K

NAME: Hamilton Station Apartments - PRD

LOCATION: North of 14524 Cantrell Road

DEVELOPER:

Rees Commercial (Owner)
11719 Hinson Road, Suite 130
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Jess Griffin (Agent)
11719 Hinson Road, Suite 130
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Arrow Surveying
P.O. Box 13087
Maumelle, AR 72113

AREA: 11 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

On August 17, the Planning Commission denied a proposed rezoning of this property titled The Hamilton Apartments Long-form PD-R, a proposed 250 unit, multi-family development. The applicant appealed the Planning Commission's decision to the Board of Directors, but that request was withdrawn by the applicant.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to rezone 10.67 acres from POD to PCD. The multi-family apartment development will contain three (3) separate buildings, four (4) stories in height and 250 residential units. The development will also contain three (3) townhomes located near the northeast portion of the property. The applicant notes the development has no phasing plan at this time, but is subject to change in the future.

B. EXISTING CONDITIONS:

The site is currently undeveloped and partially tree covered. Some site work has taken place on the property. 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):

1. Engineer of record needs to provide all correspondence with AR Department of Transportation.
2. Applicant to provide adequate site plan. Showing all surrounding streets existing and proposed.
3. Approval from LRFD and suggested access plans and hydrant locations.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

7. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, inlets and an analysis of downstream impact with existing infrastructure as required per City's current stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
8. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
9. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
10. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
11. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000
12. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.
13. ADA Access shall be shown to the Right-of-Way.
14. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
15. Proposal for use will require a change for ADA to meet max feasibility, when

- you apply for a building permit this will be commented on.
16. May be subject to building permit for further review.
 17. Accessible path of travel to be shown from public street and between buildings, including trash enclosures.
 18. All facilities on site to meet accessibility requirements. Including parking and path of travel.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
2. The minimum Finish Floor of all proposed inhabitable structures are required to be elevated to at least 1 ft higher than the base flood elevation and required to be shown on the site plan.
3. No development is permitted within the floodway. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
4. Provide additional information detailing the uses of the east and west proposed driveways. Will tenants use both driveways for typical access or is one driveway for secondary fire access only.
5. The development is required to provide stormwater detention in conformance with the Little Rock Drainage Manual.
6. The proposed residential apartment development will add substantial traffic to the Cantrell Rd/Taylor Loop Rd intersection which has insufficient lanes, lane geometry, and vehicle stacking. A traffic study is required to be provided based on existing and future traffic volumes to verify the adequacy of the existing lanes, lane geometry, and vehicle stacking or if additional improvements are required to prevent a reduction in the level of service of the intersection. The engineer should contact ARDOT and obtain the latest plans and expected time of construction of the Cantrell Rd Widening Project.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Central Arkansas Water does not support approval of the project until the following issues are resolved:

1. A 48-inch raw water line and a 72-inch raw water line crosses this site within a 50-foot wide waterline easement in the middle of this property. Care must be taken to protect these water lines and any appurtenances, such as access and air release vaults, or monumentation which may be in the area. No signs, light poles, dumpster pads or other structures on foundations will be allowed within the existing 50-foot waterline easement. Paved parking and driveways are allowed. Field verification of the pipeline depth and location will need to be made by Central Arkansas Water. Construction of the proposed improvements must be performed with materials and techniques that will not harm or damage the pipelines or interfere with their operation. Due to the critical nature of the raw water lines located near this grading please contact CAW at 501-377-1241, 24 hours prior to any work within the water line Right-of-Way.
2. A survey of the planned site and location of the existing 48" and 72" raw water line easement must be provided to Central Arkansas Water by a licensed surveyor.
3. Provide a grading plan showing existing and proposed contours to Central Arkansas Water.
4. No structures included retaining walls and light pole foundations are allowed within the 48" and 72" 50-foot raw water line easement or within 15' of the edge of the easement.
5. Owner to provide a geotechnical engineer to examine the site to study the potential increased loads on the pipes due to fill, adjacent structures and dynamic loads during and after construction, and provide recommendations to minimize additional burden on the pipes that are acceptable to CAW.
6. All construction work, including earthwork, shall be observed by CAW. Contact CAW, Andrew Pownall, prior to any work in this area.
7. A water main extension will be needed to provide water service to this property.
8. 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.
9. 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.
10. 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.
11. If there are facilities that need to be adjusted and/or relocated, contact Central

- Arkansas Water. That work would be done at the expense of the developer.
12. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 13. 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.
 14. 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.

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 buildings, 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.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments received.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 1, the River Mountain Planning District. The development principles of the district include the improvement of roads for multimodal transportation, preservation of open space and environmental features, and development of Neo-Traditional neighborhoods in undeveloped areas. The Land Use Plan shows Transition (T) for the application area. Transition (T) is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is for a PRD.

North and northwest of the application area are areas designated Park/Open Space (PK/OS) and are characterized by a creek. North beyond the creek and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences in developed subdivisions. East of the application area is area designated for Transition (T) uses and is characterized by a veterinary hospital and single-family residences. South of the application area are areas designated for Office (O) and Mixed Office and Commercial (MOC) uses and are characterized by office buildings, a healthcare clinic, and two restaurants.

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 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.

ANALYSIS:

The applicant is now requesting to rezone 10.67 acres from POD to PCD. The multi-family apartment development will contain three (3) separate buildings, four (4) stories in height and 250 residential units. The development will also contain three (3) townhomes located near the northeast portion of the property. The applicant notes the development has no phasing plan at this time but is subject to change in the future.

The site is currently undeveloped and partially tree covered. Some site work has taken place on the property. Properties in the general area contain a mixture of zoning and uses.

Access to the development will be provided from a newly created access road on the north side of Cantell Road. The site plan shows the development and townhomes will share access with the property to the south via shared access easements near the eastern and western portions of the development.

The main buildings and townhouses show building setbacks over eighty (80) feet from all property lines. All garages and carports will be setback over twenty (26) feet from all property lines.

The 4-story multi-family apartment buildings will contain the following number of units:

- Studio apartments – 12
- 1 BDRM/1 BATH – 127
- 2 BDRM/2 BATH – 87
- 3 BDRM/2 BATH – 4
- 3 BDRM/2.5 BATH – 4

Amenities for the proposed development will include a swimming pool/pavilion area, an area for hammocks, clubhouse, mini-golf course. Townhouse amenities shown on the plan depict an area that will contain a fire/BBQ pit and playground.

The applicant is providing a total of 352 parking spaces, including handicap parking spaces. The parking plan contains a mixture of garages, covered, open-space parking. Typically, 342 spaces are required for the apartment units and clubhouse use.

Parking for the three (3) townhouses shown on the plan will contain a 2-car garage for each townhouse. Staff feels that parking provided for the apartments, the clubhouse and townhomes is sufficient to serve the use.

All required landscaping must comply with Chapter 15 (Landscape Ordinance) for screening and buffer requirements.

The applicant did not provide a sign plan with this application. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted in multifamily zones).

The site plan shows several dumpsters throughout the site. All dumpsters on the site must be screened and comply with and comply with Section 36-523 of the City's Zoning Ordinance.

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

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

Staff cannot support the project at this time due to the fact that issues have been raised by Central Arkansas Water, Public Works and ARDOT, which have not been addressed by the applicant. Staff believes the application needs to be deferred so that the outstanding issues can be resolved.

STAFF RECOMMENDATION:

Staff recommends the application be deferred in order for the applicant to address issues raised by Central Arkansas Water, Public Works and ARDOT.

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

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

STAFF UPDATE:

The applicant has not provided staff with information showing that the issues raised by staff, and noted in the staff analysis above, have been resolved. Staff recommends the application be deferred to the April 9, 2026 agenda. This will be the second deferral for this application.

Z-7500-K

N. of 14524 CANTRELL RD.

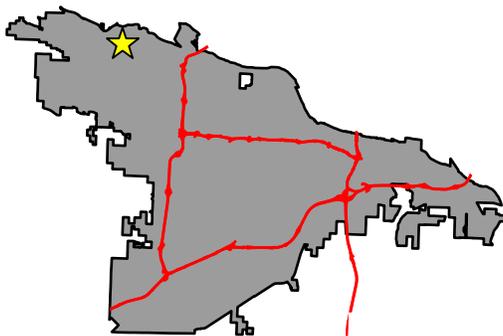
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



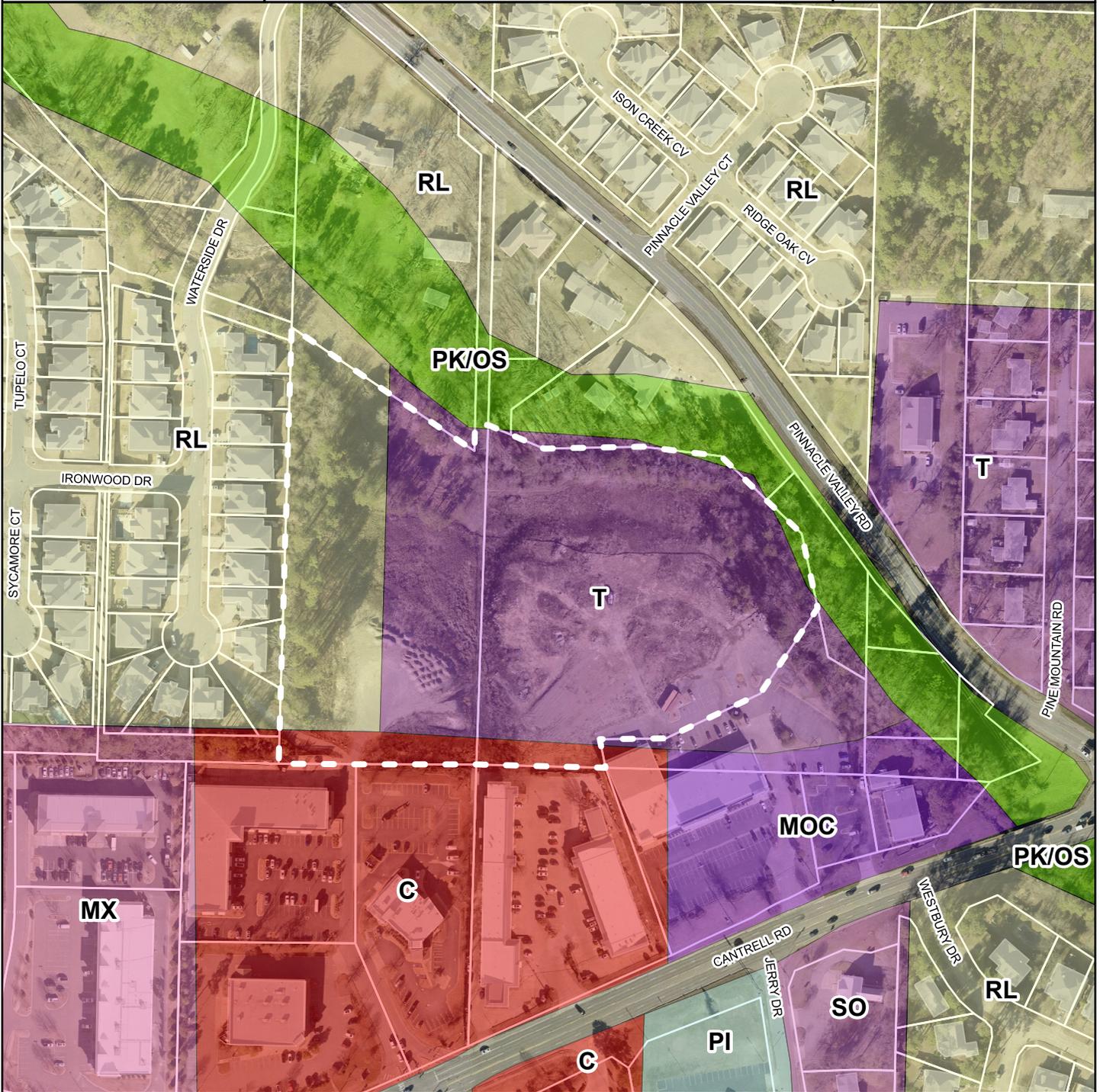
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-7500-K

N. of 14524 CANTRELL RD.

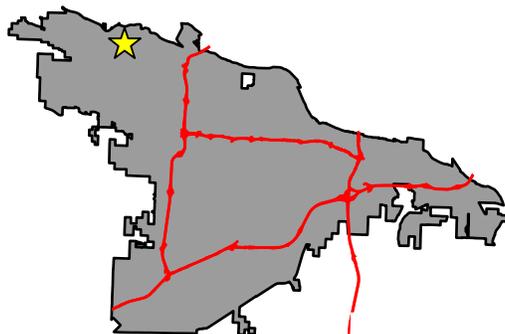
Planning Commission
MARCH 12, 2026

Land Use



Legend

- Parcel Lines
- PUBLIC INSTITUTION
- PARK / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- COMMERCIAL
- MIXED USE
- SUBURBAN OFFICE
- TRANSITION
- MIXED OFFICE AND COMMERCIAL



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-7500-K Sketch 1

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD





Sketch Map

City of Little Rock Planning & Development

Case No: Z-7500-K Sketch 2a

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD





Sketch Map

City of Little Rock Planning & Development

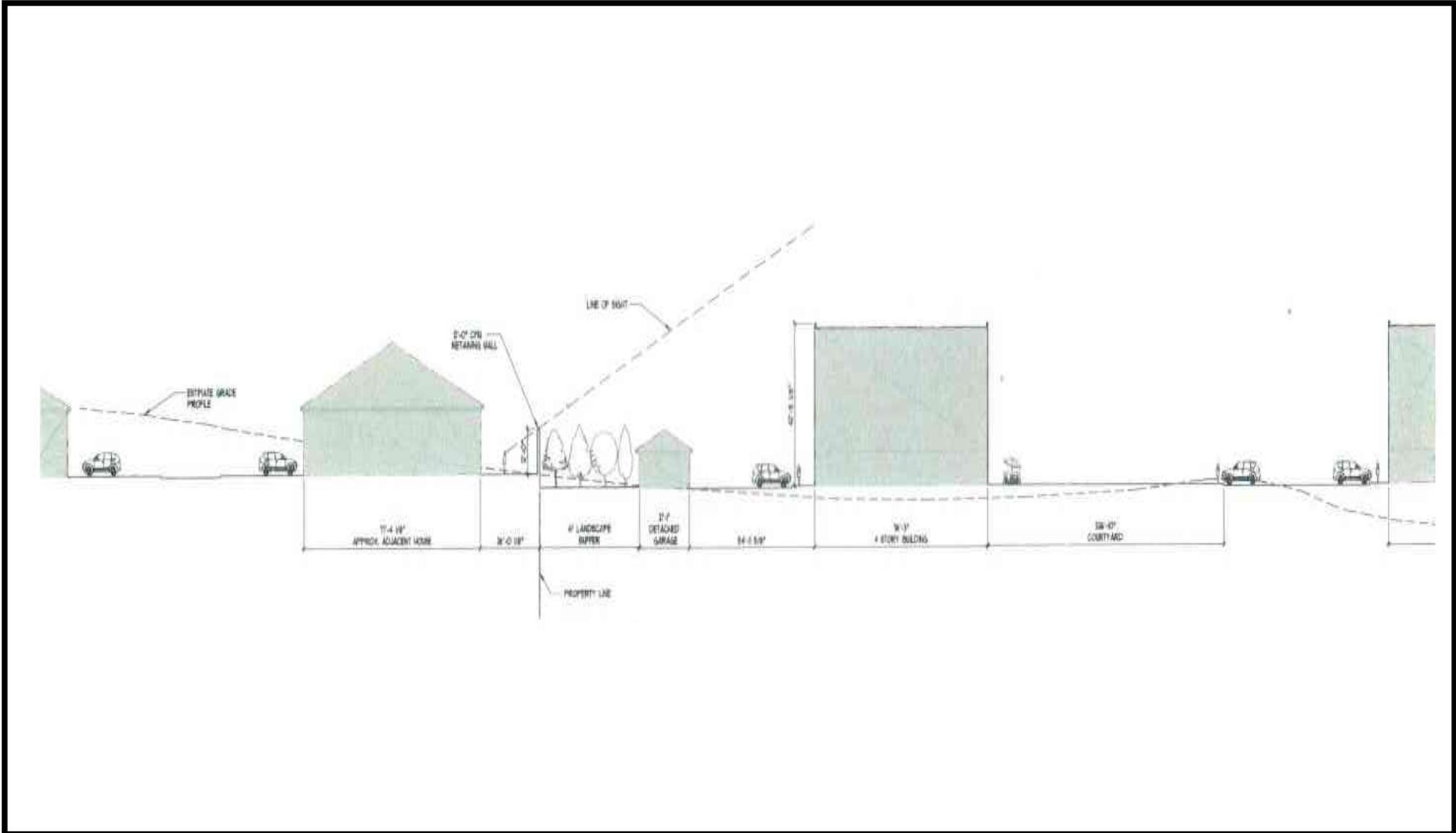
Case No: Z-7500-K Sketch 2b

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD





Sketch Map

City of Little Rock Planning & Development

Case No: Z-7500-K Sketch 3

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD



March 12, 2026

ITEM NO.: 2

FILE NO.: Z-8911-B

NAME: De La Rosa – Revised PCD

LOCATION: 9123 Chicot Road

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 0.53 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 15

CENSUS TRACT: 41.06

CURRENT ZONING: PCD

BACKGROUND:

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

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Maintain Access:

Fire Hydrants.

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

Grade.

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

Loading.

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

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

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

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

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

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

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

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

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

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

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

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

Dead Ends.

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

Gates.

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

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

Fire Hydrants.

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

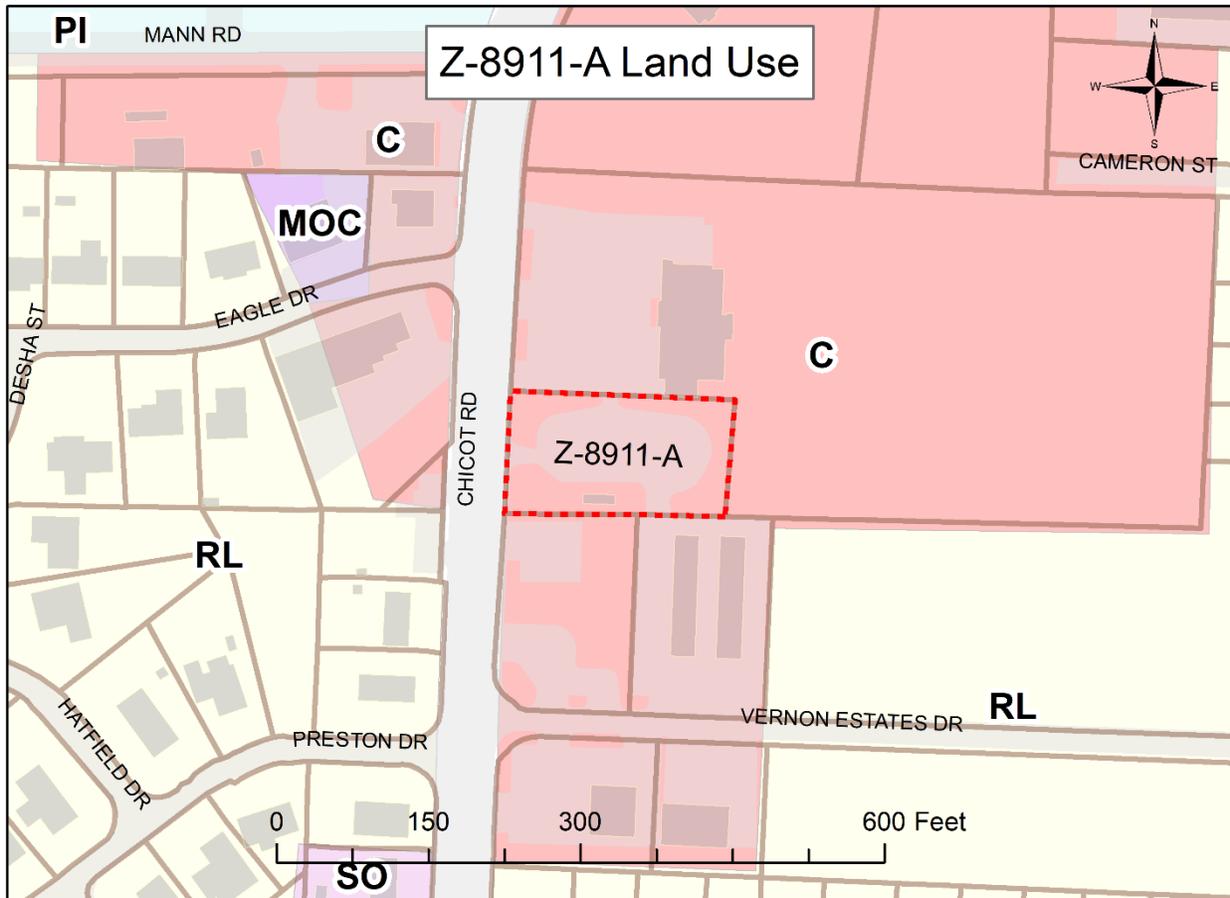
Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-430 Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application for a Revised PCD.



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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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

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

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

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

The applicant provided the following improvement plan for the property:

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

1. Site Improvements:

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

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

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

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

The property contains the following existing uses:

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

STAFF UPDATE:

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

PLANNING COMMISSION ACTION: (AUGUST 14, 2025):

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

STAFF UPDATE:

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

PLANNING COMMISSION ACTION: (NOVEMBER 13, 2025)

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

PLANNING COMMISSION ACTION: (FEBRUARY 12, 2026)

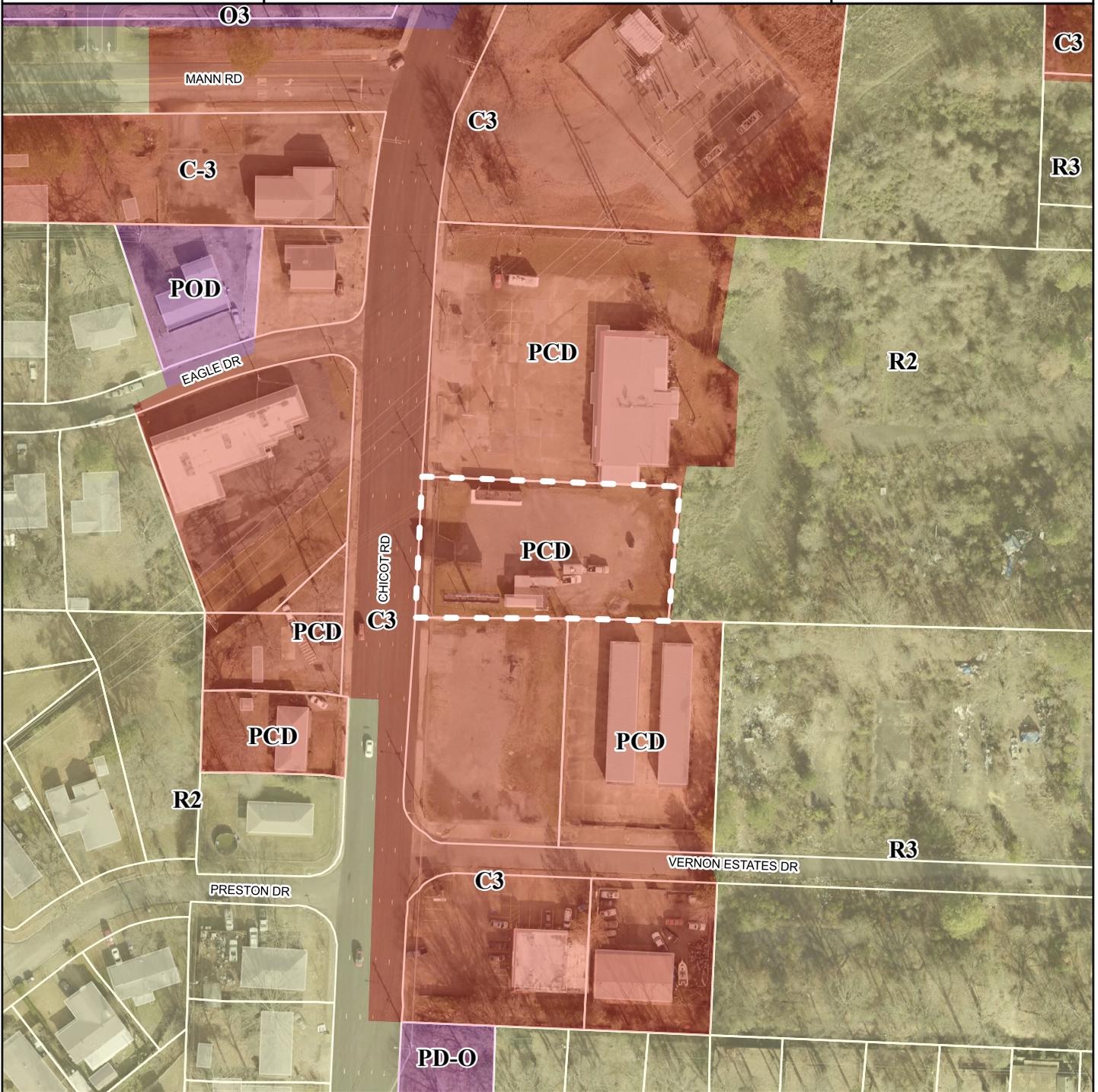
The applicant was present. There were no persons registered in opposition. The applicant requested the Planning Commission waive their bylaws to allow for a third deferral. The Commission stated they would have to have two votes, one to waive the by-laws and the second to defer the item. There was a motion to waive the by-laws. There was a second. The vote was eight (8) ayes, zero (0) nays, two (2) absent, and one (1) open position. The motion passed. The by-laws were waived. There was a motion to defer the item. There was a second. The vote was eight (8) ayes, zero (0) nays, two (2) absent, and one (1) open position. The motion passed. The item was deferred to the March 12, 2026 Planning Commission Agenda hearing.

Z-8911-B

9123 CHICOT RD.

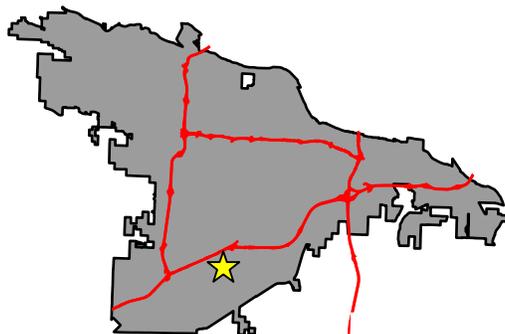
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



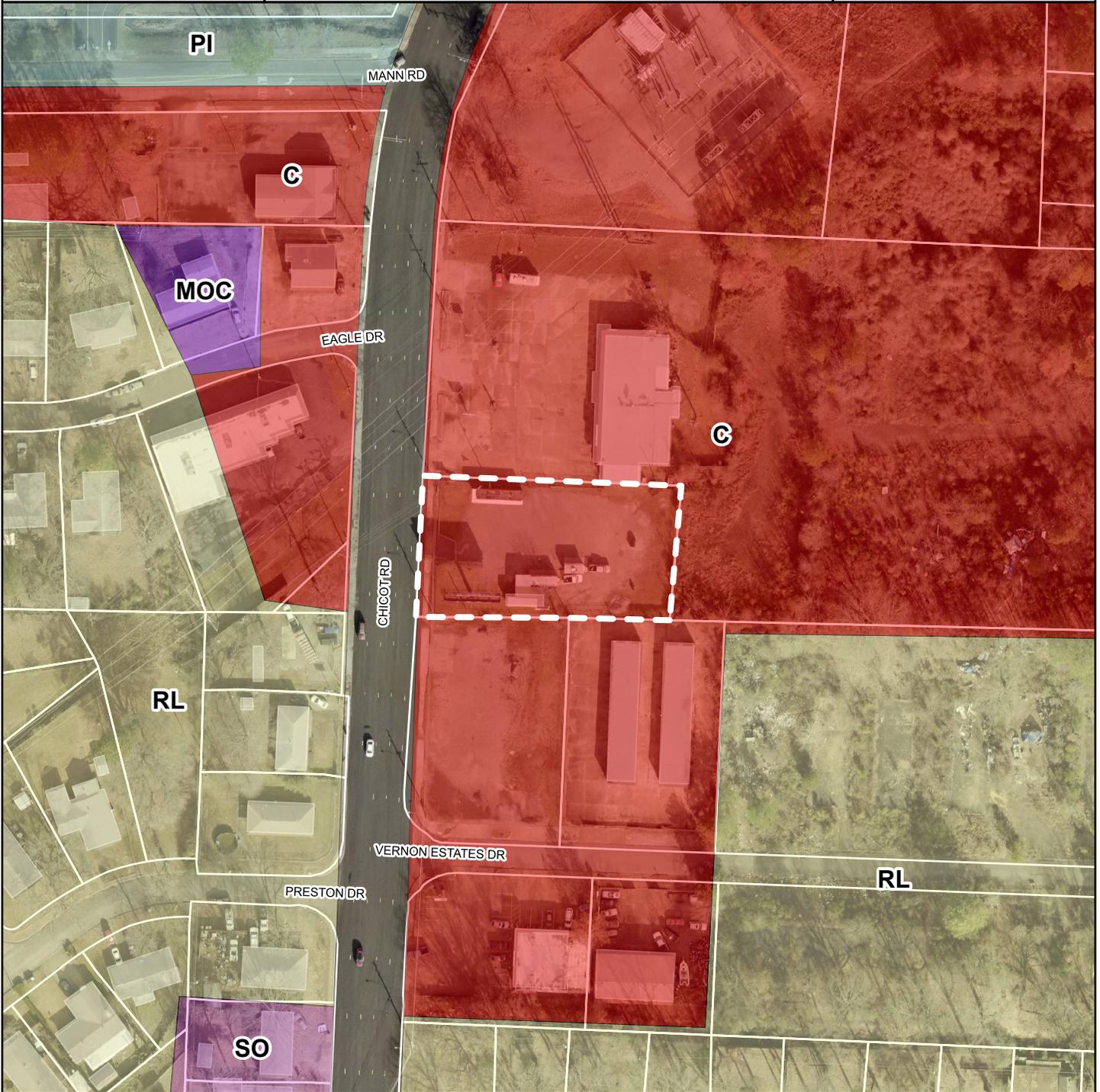
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-8911-B

9123 CHICOT RD.

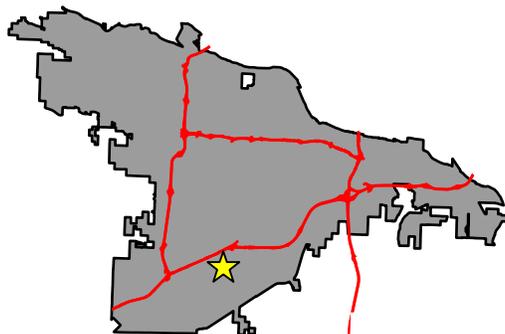
Planning Commission
MARCH 12, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 3

FILE NO.: Z-10228

NAME: CKM Group Home – Special Use Permit

LOCATION: 15 Brookhaven Drive

OWNER/AGENT:

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

CKM Holdings, LLC (owner)

AREA: .24 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: R-2

VARIANCES:

None requested.

PLANNING COMMISSION ACTION:

(December 11, 2025)

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

PLANNING COMMISSION ACTION:

(February 12, 2026)

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

STAFF UPDATE:

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

Z-10228

15 BROOKHAVEN DR.

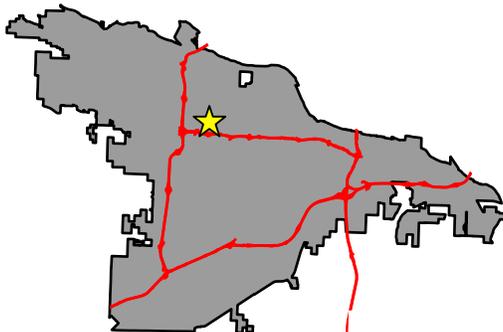
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 4

FILE NO.: Z-10239

NAME: Miles #3 – STR-2 – PD-C

LOCATION: 1908 S. Van Buren Street

APPLICANT/OWNER:

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

SURVEYOR/ENGINEER:

Edward Lofton Engineering
15415 Oakcrest
Little Rock, AR 72206

AREA: .14 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

The property is occupied by a 1,217 square foot, one-story, single-family residence. The home has a three (3) car driveway. Subject property is in a residential

neighborhood made up of single-family homes. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 9, the I-630 Planning District. The primary development principle of this district is to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically

characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a PD-C.

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

G. ANALYSIS:

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

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

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

Development Standards.

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

leading from the sleeping unit.

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (JANUARY 8, 2026)

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

PLANNING COMMISSION ACTION: (FEBRUARY 12, 2026)

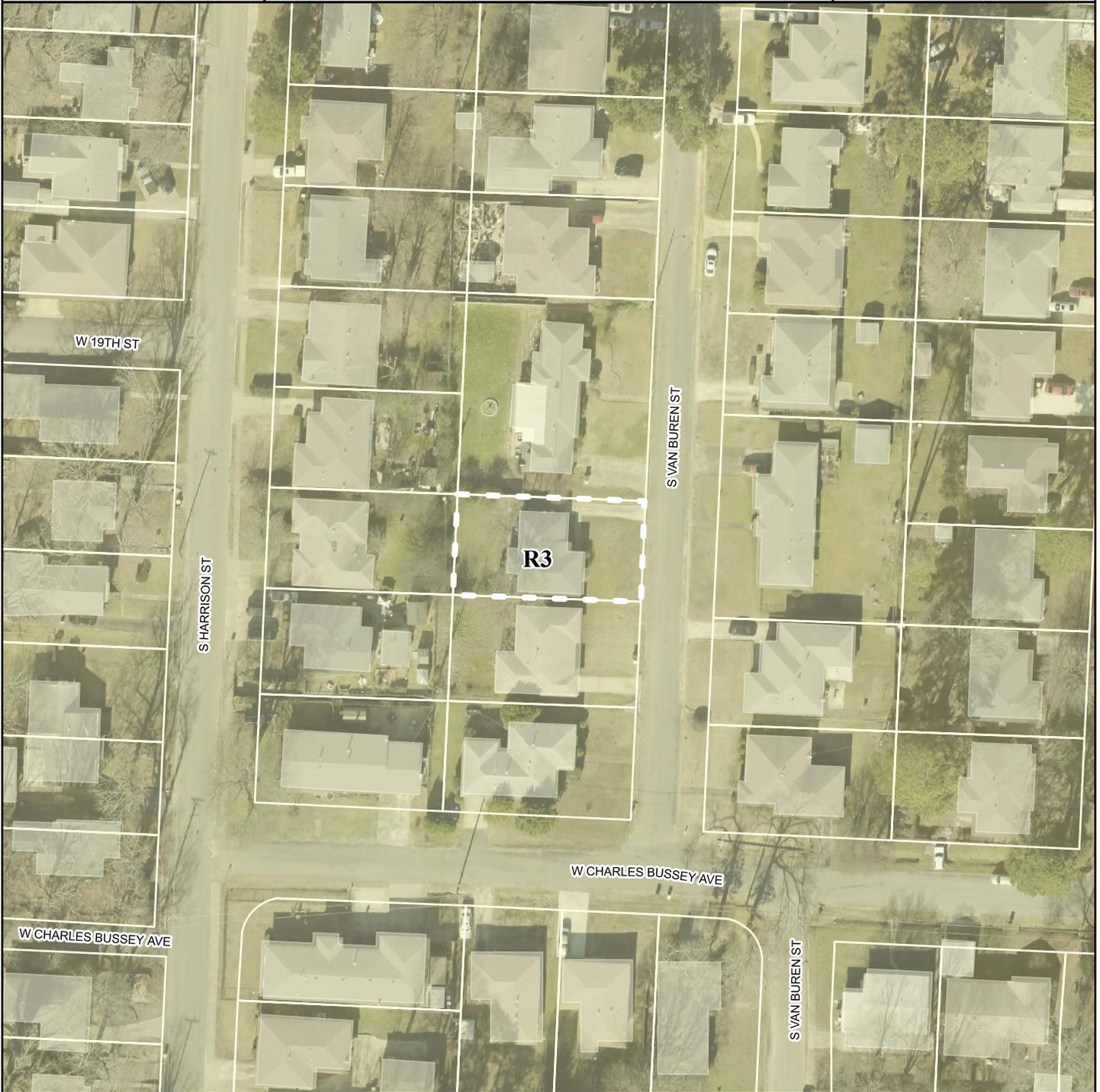
This item was deferred to the March 12, 2026 agenda due to insufficient notification.

Z-10239

1908 S. VAN BUREN ST.

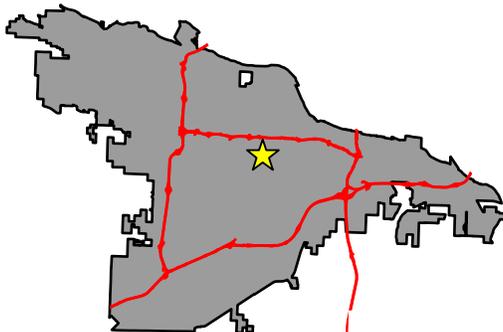
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



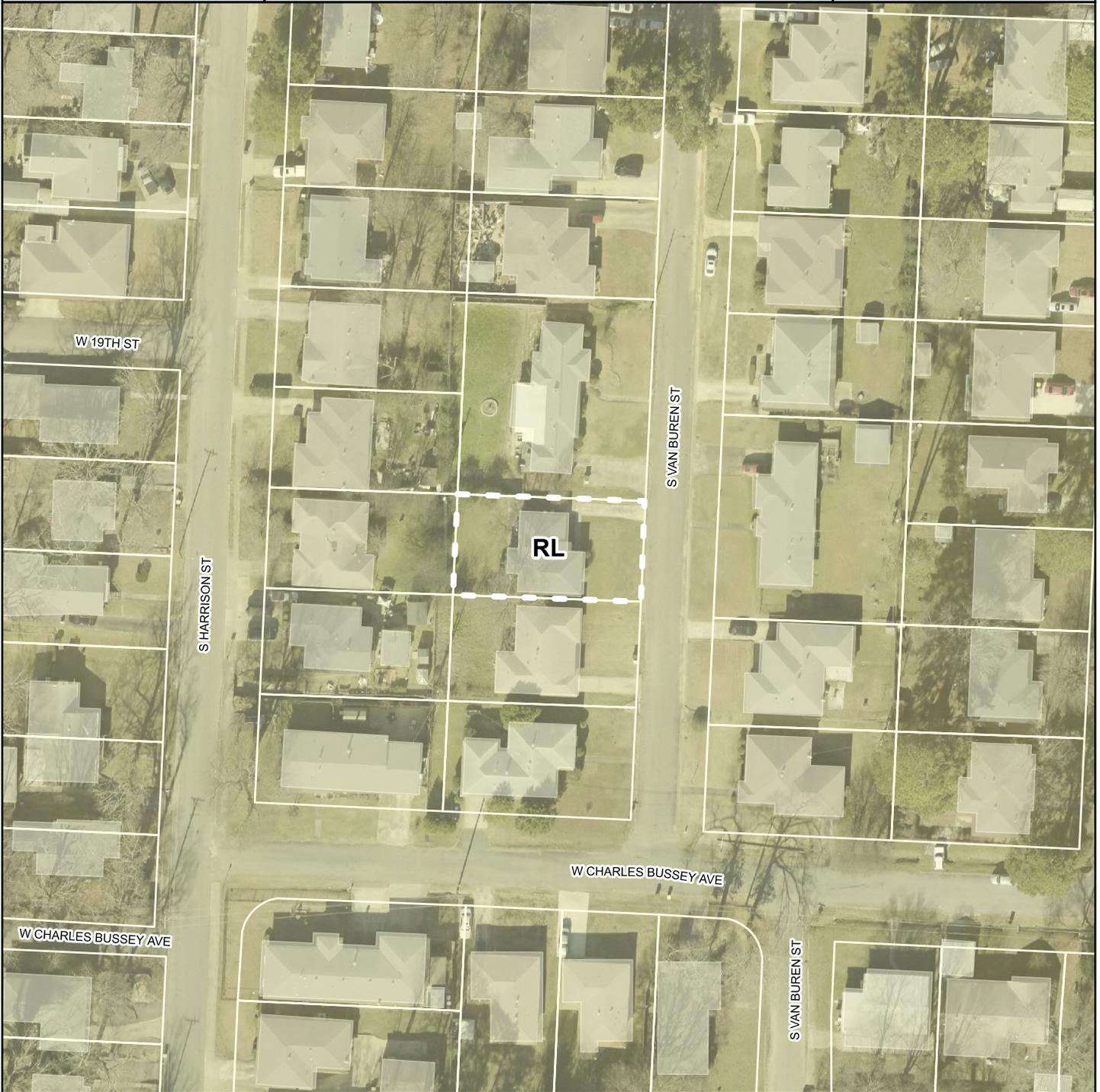
DEPARTMENT OF
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Z-10239

1908 S. VAN BUREN ST.

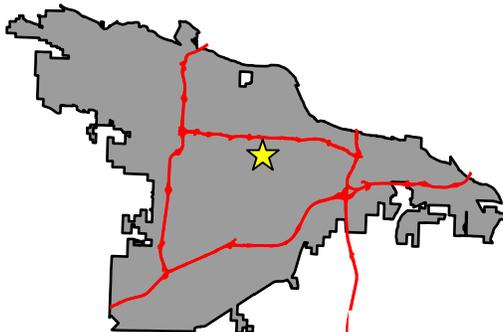
Planning Commission
MARCH 12, 2026

Land Use



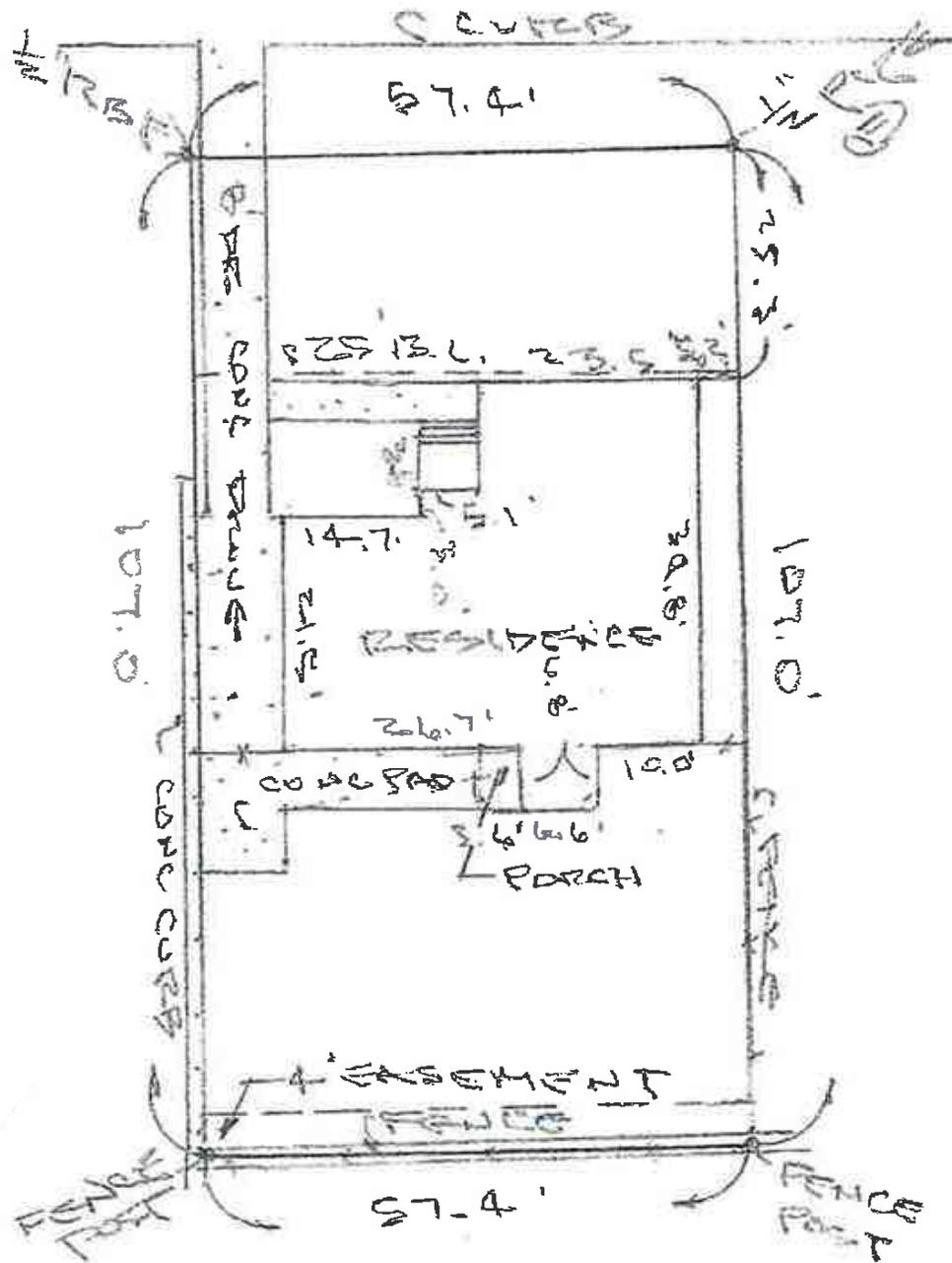
Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

C & SOUTH VAN BUREN ST



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10239

Name: Miles #3 - STR-2

Location: 1908 S. Van Buren St.

Title: PD-C



March 12, 2026

ITEM NO.: 5

FILE NO.: Z-9850-A

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

LOCATION: 3118 S. Izard Street

OWNER/AGENT:

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

AREA: .17 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

Subject property is the second house from the northwest corner of S. Izard Street and W. 32nd Street. Properties in the surrounding area contain a mixture of zoning and uses. Crump Park and the Boys Club of Central Arkansas (Thrasher), including several religious institutions are located within the general area of the proposed site. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-3.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Proposal of use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
4. May be subject to building permit for further review.
5. Gravel parking lots are not permitted.
6. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No Comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 8, the Central City Planning District. The Development principles of this district include strengthening the existing development and to better define single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Residential Low Density (RL) uses for the application area. The Residential Low Density (RL)

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

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

1. Family care facility, group care facility, group home, parolee or probationer housing facility, rooming, lodging and boarding facility.
 - a. Separation, spacing and procedural requirements for family care facilities, group care facilities, group homes, parolee or probationer housing facilities and rooming, lodging and boarding facilities will be determined by the planning commission so as not to adversely impact the surrounding properties and neighborhood. Unless the commission determines that a different area is more appropriate, a neighborhood shall be defined as an area incorporating all properties lying within one thousand five hundred (1,500) feet of the site for which the permit is requested.
 - b. There shall be a presumption that a special use permit for a group home of 5, 6, 7, or 8 handicapped persons will be granted if all ordinance requirements are met, except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals of whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.
 - c. Issues that the planning commission will consider during its review of a family care facility, group care facility, group home, parolee or probationer housing facility, or rooming, lodging and boarding facility include, but are not limited to:
 1. Spacing of existing similar facilities.
 2. Existing zoning and land use patterns.
 3. The maximum number of individuals proposed to be served, the number of employees proposed and the type of services being proposed.
 4. The need and provision for readily accessible public or quasi-public transportation.

5. Access to needed support services such as social services agencies, employment agencies and medical service providers.
 6. Availability of adequate on-site parking.
- d. The fire marshal must approve the use of any structure proposed as a family care facility, group care facility, group home, parolee or probation housing facility or rooming, lodging and boarding facility.
 - e. Family care facilities, group care facilities, group homes and parole or probation housing facilities shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

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

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residence occupied by four (4) persons is 450 square feet. As noted, the residence contains 1,500 square feet in area.

Section 8-406 (b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant provided a statement demonstrating compliance with this section of the code as there are three (3) bedrooms capable of housing a total of four (4) persons. The applicant notes that each bedroom measures 11'x12', or 132 square feet in area.

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

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

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

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(February 12, 2026)

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

Z-9850-A

3118 S. IZARD ST.

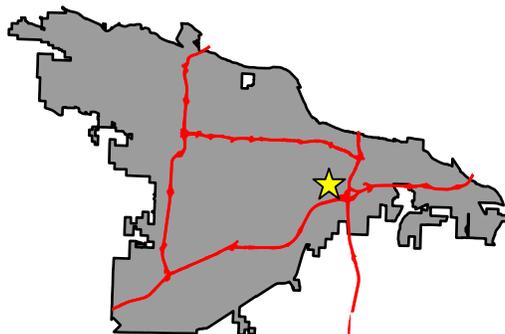
Planning Commission
MARCH 12, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 6

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

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the 0.52 acre site from R-2 to PD-C to continue the historical commercial use of the property. The applicant intends to utilize the existing building as a pool hall, including daily food and drink specials.

B. EXISTING CONDITIONS:

The property contains an existing one-story brick building approximately 3,000 square feet in area, that historically operated as a non-conforming, family owned convenience store (Joe's Grocery) that closed following decades of service. The building remained vacant for an extended period prior to reopening as a small grocery store & deli market. The grocery store & deli market closed following a short period of operation prior the applicant's purchase of the property. The majority of properties surrounding the site contain a mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses.

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):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Colonel Glenn Rd is classified on the Master Street Plan as a principal arterial street. A dedication of right-of-way 55 feet from centerline will be required, up to the edge of the in-ground fuel tank and old gas pump area.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Col. Glenn Rd. and Lawson Rd.
3. Due to the proposed use of the property, the Master Street Plan specifies that Lawson Road for the front of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline. The applicant can apply for a franchise permit for continued use of the parking areas.
4. With site development, provide design of Col. Glenn Rd. conforming to the Master Street Plan. Construct one-half street improvement of Col. Glenn Rd., including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 feet from the existing striped centerline.

5. With site development, provide design of Lawson Road conforming to the Master Street Plan. Construct one-half street improvements, including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 from the existing striped centerline. The new back of curb should be placed 36 ft from the existing west back of curb and striped for 3 lanes (1-SB, 1-NBL, & 1-NBR).
6. Show the proposed driveway locations. Driveway spacing on Col. Glenn Rd is 300 ft from other driveways and streets and 150 ft from side property lines. Driveway spacing on Lawson Rd. is 250 ft from other driveways and streets and 150 ft from side property lines.

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. Provide a 10' utility easement adjacent to the north property line along Colonel Glenn Rd. for the existing 16" DI water main.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

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

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 12, the 65th Street West Planning District. The development principles of the district include strengthening residential stability and improving infrastructure to support residential growth. The Land Use Plan shows Commercial (C) uses for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is for PD-C for a pool hall

To the north, south, and east of the application area are areas designated for Mixed Office Commercial (MOC) uses and are characterized by offices, an automobile sales dealership, commercial buildings, and a single-family residence. West of the application area is area designated for Service Trades District (STD) uses and is characterized by a strip commercial building and two single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Colonel Glenn 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 is requesting to rezone the 0.52 acre site from R-2 to PD-C to continue the historical commercial use of the property. The applicant intends to utilize the existing building as a pool hall, including daily food and drink specials.

The property contains an existing one-story brick building approximately 3,000 square feet in area, that historically operated as a non-conforming, family owned convenience store (Joe's Grocery) that closed following decades of service. The building remained vacant for an extended period prior to reopening as a small grocery store & deli market. The grocery store & deli market closed following a short period of operation prior the applicant's purchase of the property. The majority of properties surrounding the site contain a mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses.

The building is located at the southeast corner of Colonel Glenn Road and Lawson Road. Existing building orientation provides ample distance from the rights-of-way shown on the plan. The front building setback is shown to be over thirty-eight (38) feet from the Colonel Glenn ROW and over forty-seven (47) feet from the Lawson Road ROW. Staff feels the existing building setbacks along the rights-of-way should not be a cause for concern regarding sight distance at the intersection.

The applicant notes that six (6) employees may be present at any given time.

The applicant notes that music, including live bands, will be limited to the inside of the building. The proposed use will offer daily food specials, alcoholic and non-alcoholic beverages, pool, trivia, karaoke, darts, etc. The proposed use will not contain or offer special events, parties, weddings, etc., at any time during operating hours.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of thirty (30) parking spaces for the proposed use. The site plan shows five (5) parking spaces along Colonel Glenn frontage and ten (10) parking spaces, plus one (1) ADA parking space along Lawson Road frontage. Due the building's orientation and historically limited parking along the intersection, staff feels the parking is sufficient to serve the proposed use.

The site plan does not show a dumpster on the site. Any dumpster placed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant is not requesting additional signs with this application. All existing and any future signs placed on the site must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan shows screening extending along the north and south property lines extending away from the building. All existing and any new fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. The existing fence must be maintained as required.

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

Staff is supportive of the requested PD-C zoning. The property and previously existing uses have historically operated as a neighborhood convenience and grocery store, deli, gas station, food market, etc., servicing the community at large. The majority of properties surrounding the site contain a mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses, abut, or near the county line and surrounded by commercial uses in all directions. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(February 12, 2026)

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

Z-10253

12223 COLONEL GLENN RD.

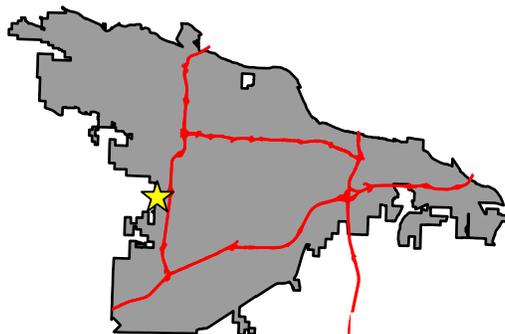
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10253

12223 COLONEL GLENN RD.

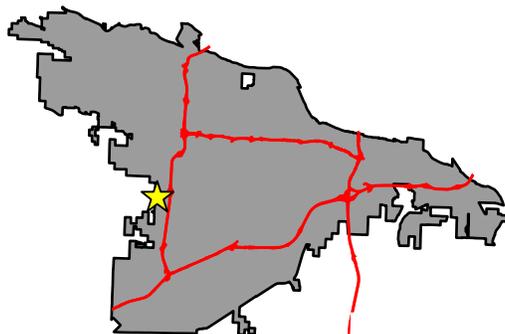
Planning Commission
MARCH 12, 2026

Land Use

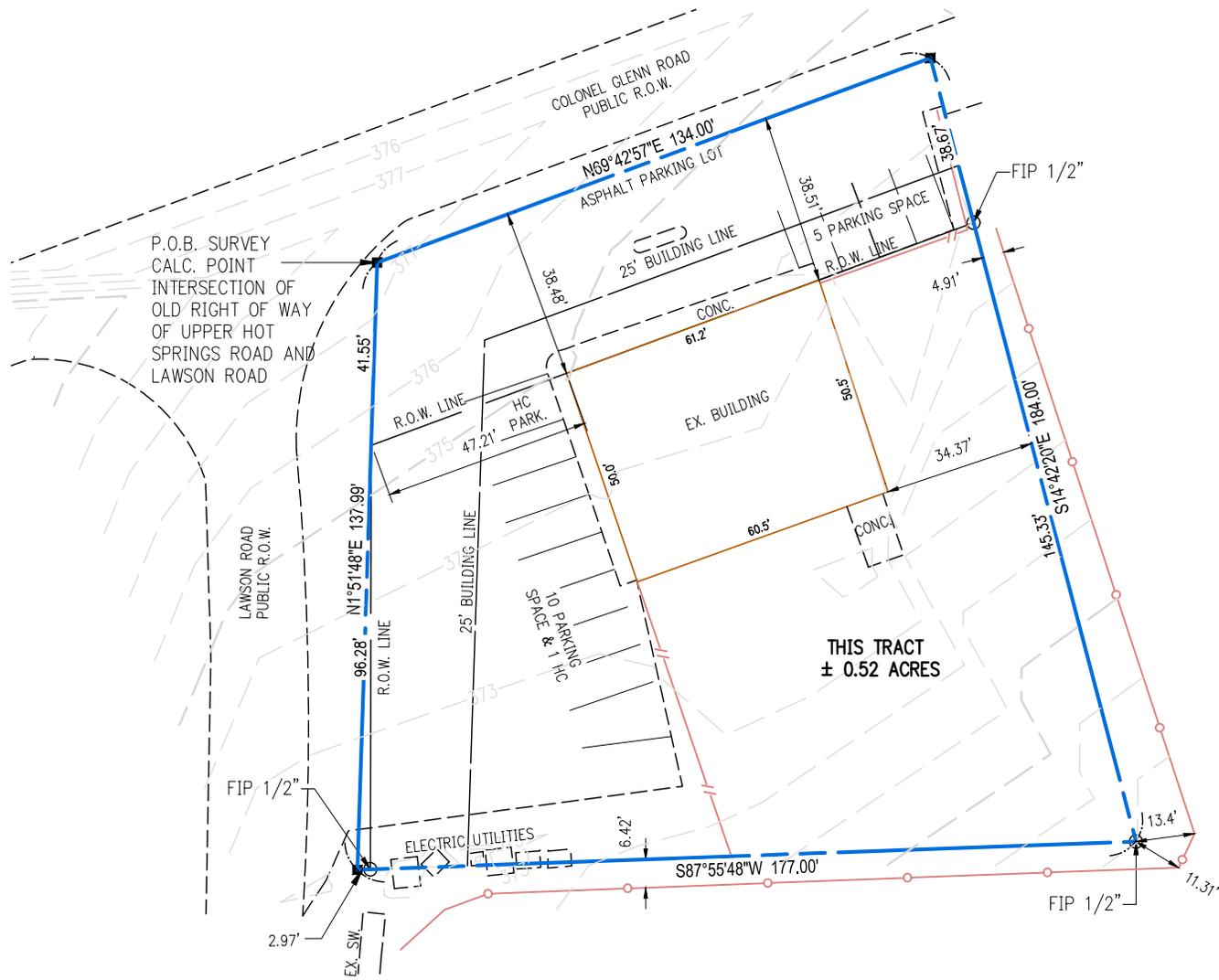


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10253

Name: Perani

Location: 12223 Colonel Glenn Rd.

Title: PD-C



March 12, 2026

ITEM NO.: 7

FILE NO.: A-354 and Z-10259

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

LOCATION: 14703 Kanis Road

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 2.8 acres more or less

WARD: N/A

PLANNING DISTRICT: 18

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

CURRENT ZONING: Not currently zoned.

The applicant requests to withdraw the application without prejudice.

PLANNING COMMISSION ACTION

(FEBRUARY 12, 2026)

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

A-354

5414 FLETCHER DR.

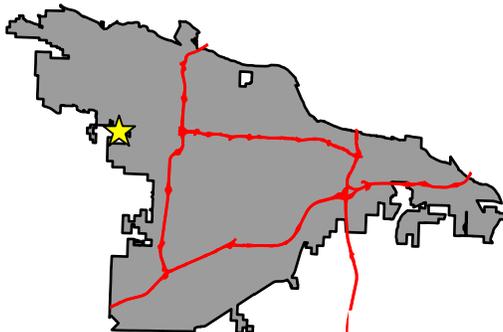
Planning Commission
MARCH 12, 2026

2025 Aerial



Legend

- Parcel Lines
- GIS_LR.GISADM.City_Boundary



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-354

5414 FLETCHER DR.

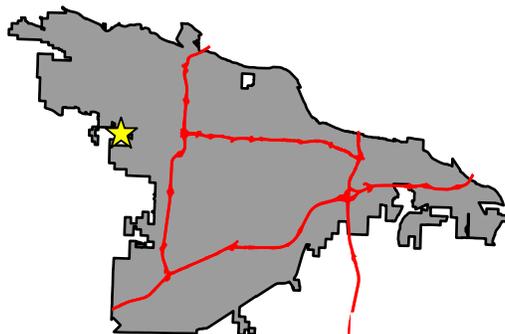
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines
- City Boundary



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-354

5414 FLETCHER DR.

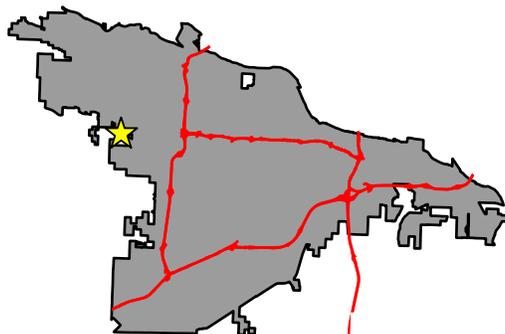
Planning Commission
MARCH 12, 2026

Land Use



Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  SUBURBAN OFFICE
-  GIS_LR.GISADM.City_Boundary



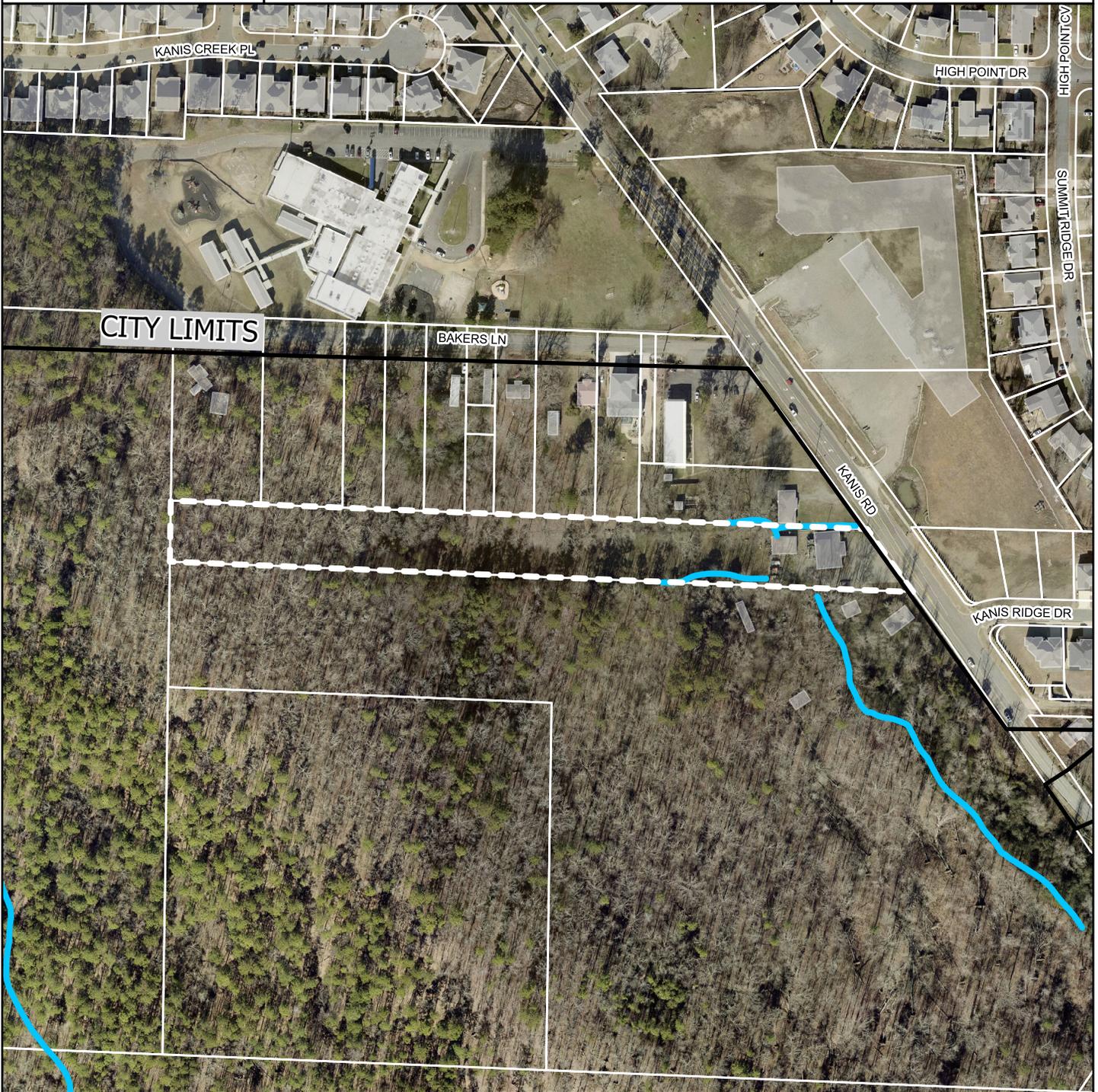
DEPARTMENT OF
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DEVELOPMENT**

A-354

5414 FLETCHER DR.

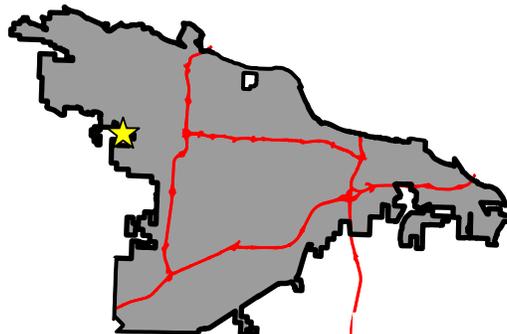
Planning Commission
MARCH 12, 2026

Flood Hazard



Legend

- Parcel Lines
- Stream Channel
- GIS_LR.GISADM.City_Boundary



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-354

5414 FLETCHER DR.

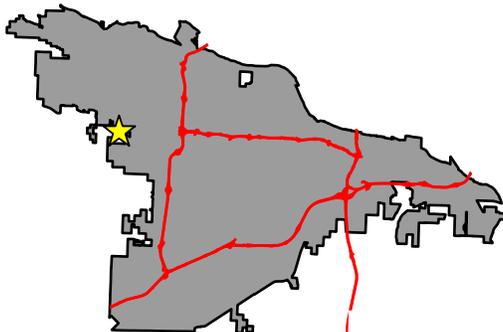
Planning Commission
MARCH 12, 2026

Master Street Plan



Legend

-  Parcel Lines
-  Minor Arterial (Alt. Design)
-  GIS_LR.GISADM.City_Boundary



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

A-354

5414 FLETCHER DR.

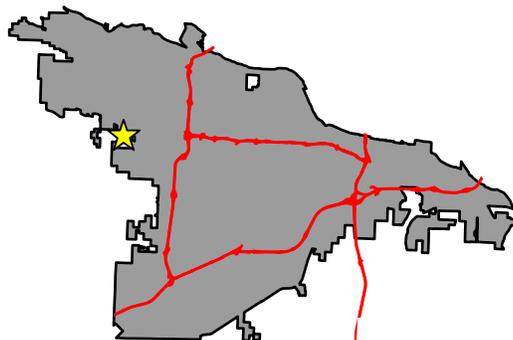
Planning Commission
MARCH 12, 2026

Active Transportation



Legend

- Parcel Lines
- GIS_LR.GISADM.City_Boundary



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 8

FILE NO.: Z-9533-A

NAME: Hayes – STR-1 – Special Use Permit

LOCATION: 1801 E. 3rd Street

APPLICANT/OWNER:

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

AREA: .06 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 6, the East Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Medium Density (RM) uses for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a STR-1.

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

This site is not located in an Overlay District.

Master Street Plan:

E. 3rd Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

E. 3rd Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

G. ANALYSIS:

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

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

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

Development Standards.

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

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

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

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 12, 2026)

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

Z-9533-A

1801 E 3rd ST.

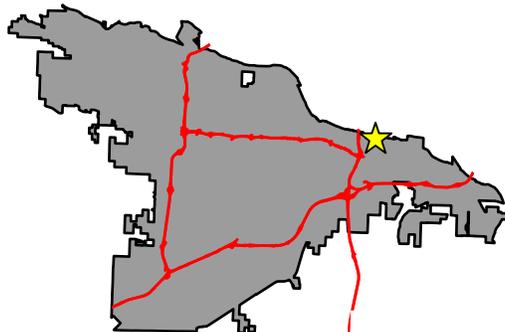
Planning Commission
MARCH 12, 2026

Zoning



Legend

- INDUSTRIAL
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 9

FILE NO.: Z-10246

NAME: Archer – STR-(2) – PD-C

LOCATION: 5521 J Street

APPLICANT/OWNER:

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

Archer Ventures, LLC (owner)

SURVEYOR/ENGINEER:

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

AREA: .15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

single-family residential neighborhood. Forest Heights Stem Academy is to the west of the property and Holy Souls Church is southeast of the property. The current zoning is R-2. The Future Land Use Plan is Residential Low Density "RL".

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6

dwelling units per acre. Such residential development is typically characterized by dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a STR-2.

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

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

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

G. ANALYSIS:

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

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

is R-2. The Future Land Use Plan is Residential Low Density “RL”.

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

Development Standards.

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

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

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

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

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

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

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

impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 12, 2026)

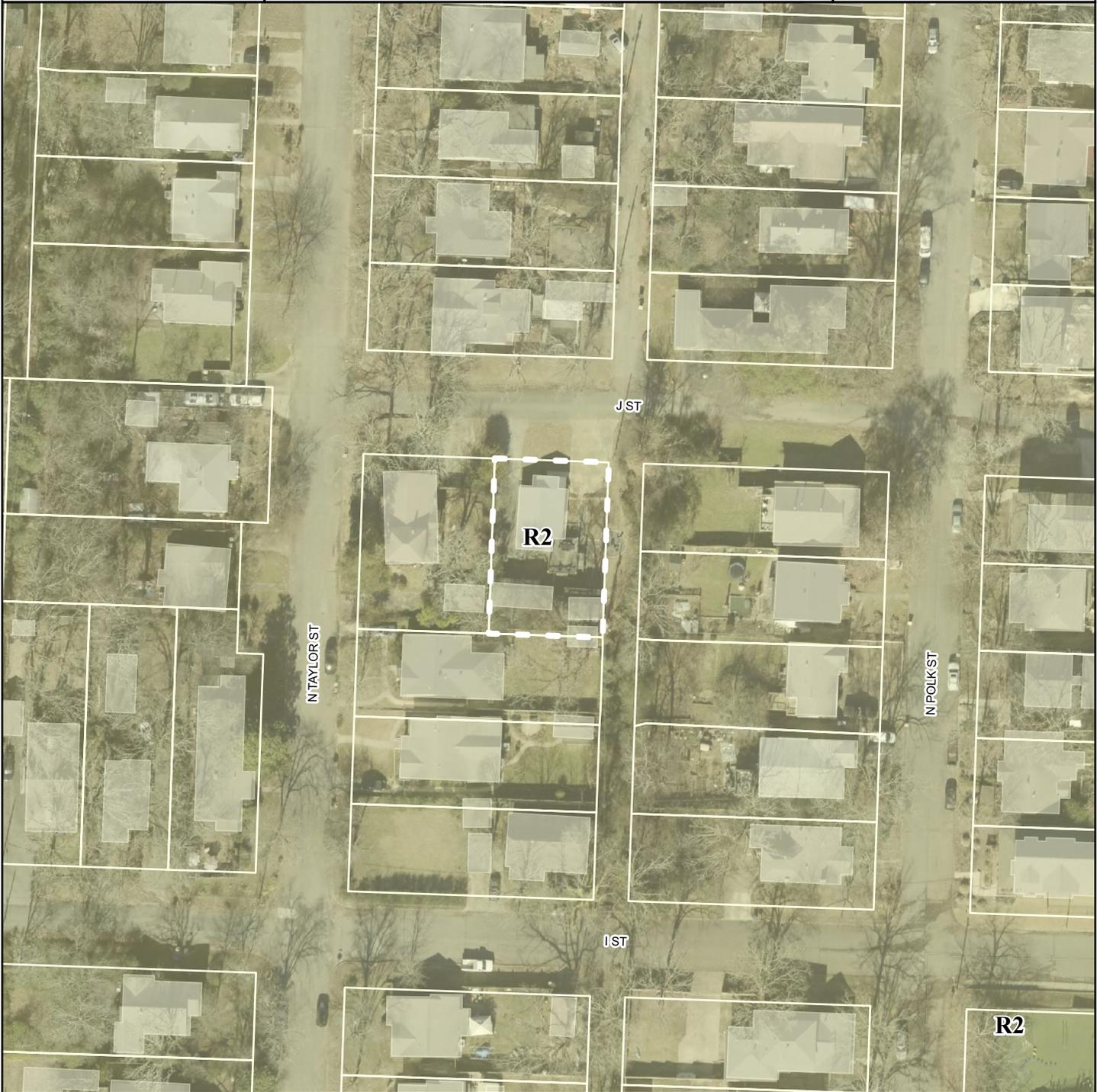
This item was deferred to the March 12, 2026 agenda due to insufficient notification.

Z-10246

5521 J ST.

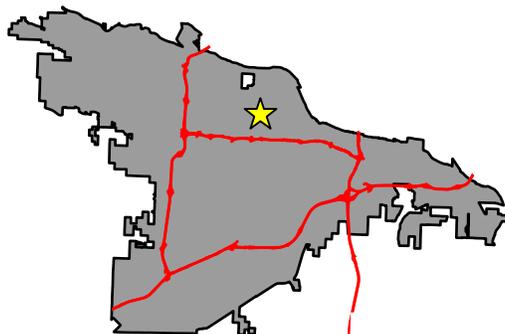
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



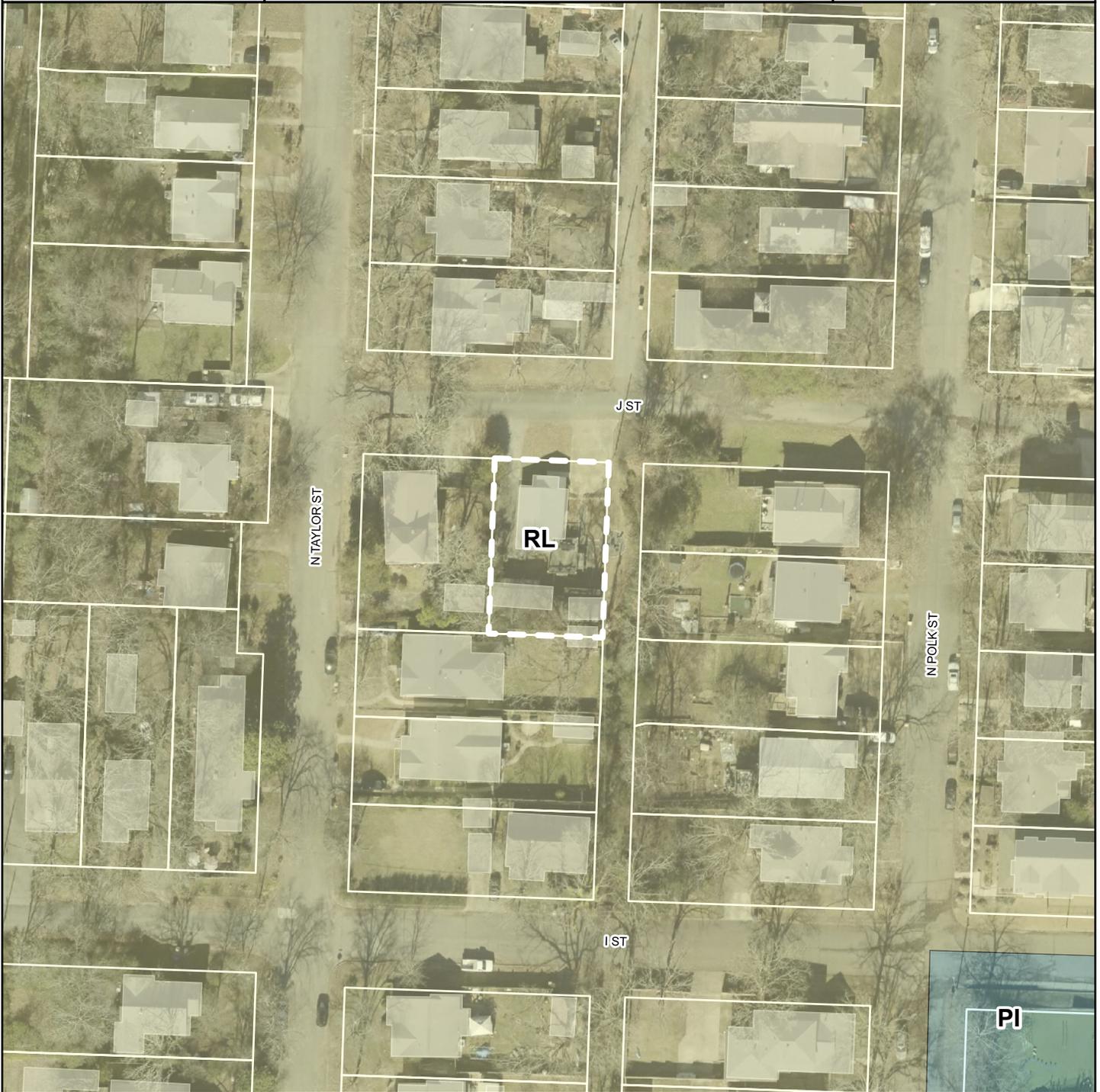
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10246

5521 J ST.

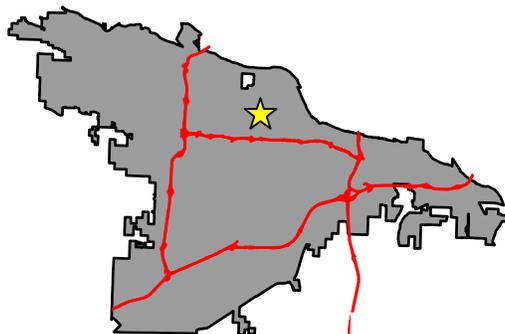
Planning Commission
MARCH 12, 2026

Land Use



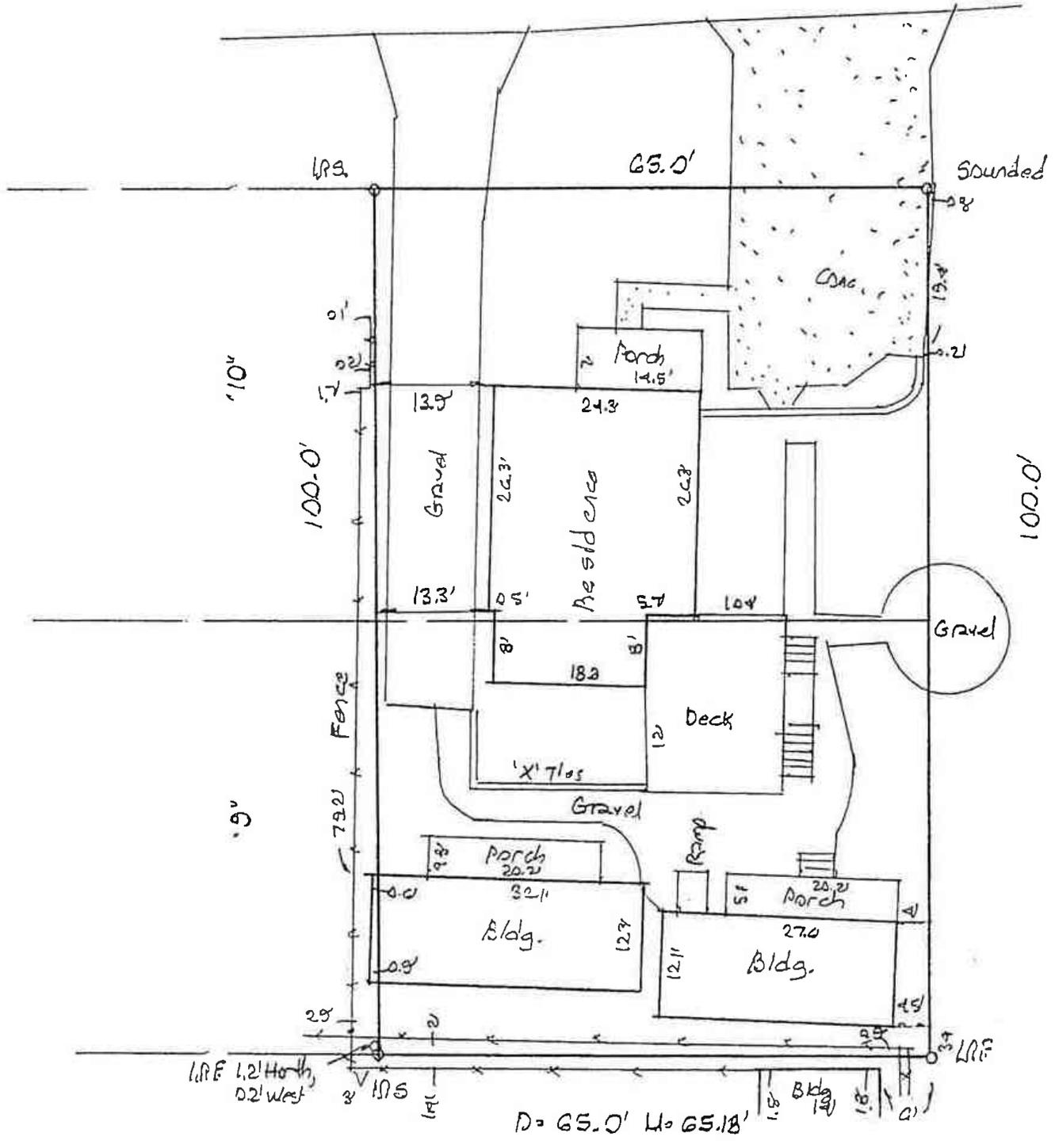
Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

"J" STREET



Sketch Map City of Little Rock Planning & Development

Case No: Z-10246

Name: Archer STR-2

Location: 5521 J St.

Title: PD-C



March 12, 2026

ITEM NO.: 10

FILE NO.: Z-10258

NAME: Tippen – STR-2 – PD-C

LOCATION: 8024 W. 33rd Street

AGENT/OWNER:

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

Leonard Tippen (Owner)

SURVEYOR/ENGINEER:

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

AREA: .30 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space—especially along Rock Creek—and limiting commercial development along John Barrow Road to between 32nd and 37th Streets. The Land Use Plan shows Residential Low Density (RL) uses for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a STR-2.

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

Land Use Plan:

Master Street Plan:

W. 33rd Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

W. 33rd Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

G. ANALYSIS:

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

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

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

Development Standards.

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

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

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 12, 2026)

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

Z-10258

8024 W. 33rd ST.

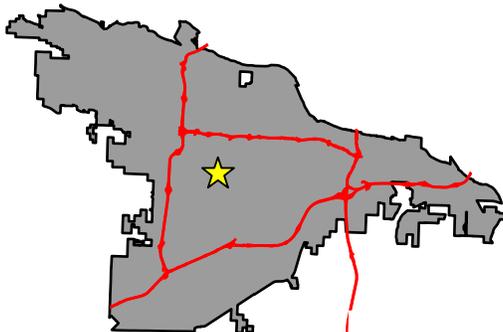
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10258

8024 W. 33rd ST.

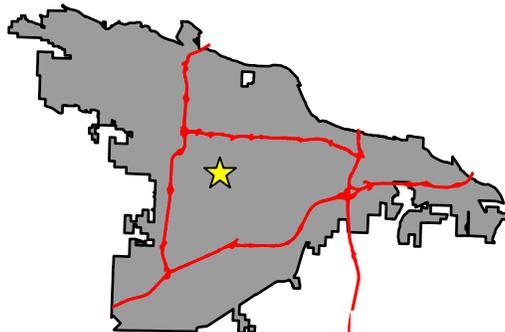
Planning Commission
MARCH 12, 2026

Land Use



Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 11

FILE NO.: Z-10262

NAME: MC Capital Management Services Addition – PCD

LOCATION: Immediately south of 10500 Stagecoach Road

DEVELOPER:

MC Capital Management Services
117 LuJuan Point
Hot Springs National Park, AR 71913

OWNER/AUTHORIZED AGENT:

MC Capital Management Services (Owner)
Terry Burrus (Applicant)

SURVEYOR/ENGINEER:

Thomas Engineering Co.
3810 Lookout Road
NLR, AR 72116

AREA: 1.664 acres

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 1.664 acre property located immediately south of 10500 Stagecoach Road from C-2 to PCD to allow a three (3) lot commercial development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. Grading Permit will be required.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Stagecoach Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required.
2. Private street access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets. A minimum access easement width of 45' is required with a 31 ft wide street from back of curb to back of curb.
3. With the private access required to be constructed to public street standards, construct a sidewalk with appropriate access ramps on the northside of the access easement with construction.
4. The private street access should be constructed with a concrete apron at Stagecoach Road.

5. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e). Provide the direction of flow and all storm water flows (Q) entering and leaving the property. Show the proposed 100 year overflow drainage path.
6. 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 property owners' association and detailed in the bill of assurance.
7. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
8. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

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. Show and reference the existing water main and utility easement, instrument No. 86-33997 and 95-14340.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester

- licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

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

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

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

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

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

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

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

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire

apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

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

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Section 15-84

Developments with fewer than one hundred fifty (150) parking spaces shall have: (1) Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or (2) Multitrunk trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: 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, highway or freeway. This strip shall be at least nine (9) feet wide.

15-95 states: 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 so as 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.

15-95(4) states that 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.

Sec. 15-96. - Perimeter planting strips.

(a) 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, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.

(b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.

(d) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

(a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.

(b) In order to apply toward the required eight (8) percent landscape area, 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.

15.98

(b) 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.

(c) For buildings greater than forty (40) feet in height at least one-third ($\frac{1}{3}$) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

(a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.

(b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.

(c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.

(d) An irrigation system 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.

Consult Zoning Code 15-87 for allowable trees.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation and the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Service Trade District (STD) for the application area. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The application is for a Planned Commercial Development.

The application area is located at the southwest corner of the intersection of Stagecoach Road and Otter Creek Road. To the north and east of the application area are areas designated for Commercial (C) uses and is characterized by restaurants, two strip commercial buildings, a bank, a grocery store, commercial buildings, and a convenience store with fuel pumps. South and west of the application area are areas designated for Service Trades District (STD) uses and are characterized by mini storage facilities.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Stagecoach Road is on the Master Bike Plan as an Existing 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 to rezone the 1.664 acre property located immediately south of 10500 Stagecoach Road from C-2 to PCD to allow a three (3) lot commercial development. The property is currently undeveloped and wooded.

The property is comprised of three (3) unplatted tracts of land. With the proposed PCD development, the tracts will be final platted as Lots 1 thru 3, MC Capital Management Services Addition. Access easements will be platted between the three (3) lots.

The applicant is proposing a development plan for Lots 1 and 2. C-2 permitted uses are requested as a use mix for all three (3) lots. Lot 3 will be developed in the future as per the C-2 development standards (building setbacks and height, buffers, landscaping, etc.). The development of Lot 3 will not require additional Planning Commission approval.

The site plan for Lot 1 shows a one-story single tenant building containing approximately 1,680 square feet. A one-story two (2) tenant building containing approximately 3,150 square feet is proposed for Lot 2. Both buildings will have drive-thru windows on their south sides. Paved parking will be located on the east side of both buildings, and along the north side of the building on Lot 1. Twenty (20) parking spaces are proposed for Lots 1 and 2. Staff believes the parking will be sufficient to serve the proposed development.

A main entry drive is proposed at the southeast corner of the development. The applicant is proposing cross-access between this property and the properties to the north and south.

All dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

Any fencing must comply with Section 36-516.

All signage must comply with Section 36-555.

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

Staff is supportive of the proposed PCD development. The property is currently zoned C-2. The proposed development will represent a continuation of the development pattern along Stagecoach Road.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD 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.

Z-10262

IMMEDIATELY SOUTH OF 10500 STAGECOACH RD.

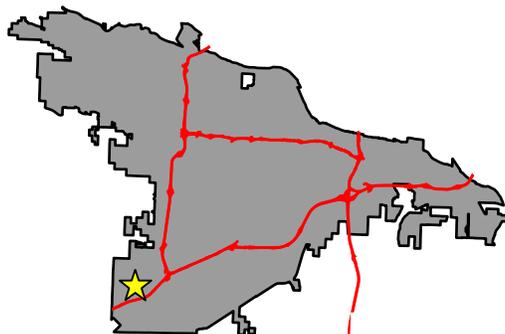
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10262

IMMEDIATELY S. of 10500 STAGECOACH RD.

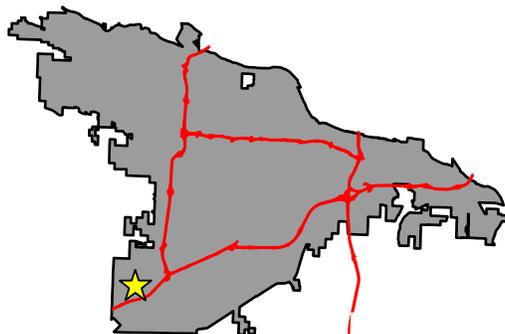
Planning Commission
MARCH 12, 2026

Land Use



Legend

-  Parcel Lines
-  COMMERCIAL
-  SERVICE TRADES DISTRICT



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 12

FILE NO.: Z-10245

NAME: Bates Group Home – Special Use Permit

LOCATION: 301 Dryad Lane

DEVELOPER:

James Kevin Bates
5616 Carlyle Drive
Little Rock, AR 72209

OWNER/AGENT:

Xiaowenjun Wang (Owner)
James Kevin Bates (Applicant)

SURVEYOR/ENGINEER:

N/A

AREA: 0.23 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-2

VARIANCES:

None requested.

STAFF UPDATE:

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

Z-10245

301 DRYAD LANE

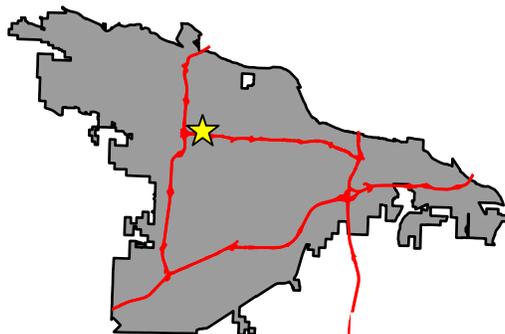
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 13

FILE NO.: Z-7838-A

NAME: Benbran Storage – Conditional Use Permit

LOCATION: Immediately south of 4111 S. University Avenue

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

Benbran, LLC (Owner)
Phillip Lewis (Applicant)

SURVEYOR/ENGINEER:

Phillip Lewis Engineers, Inc.
23620 I-30
Bryant, AR 72022

AREA: 7.39 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow a mini-warehouse/commercial development on the C-3 zoned property located immediately south of 4111 S. University Avenue.

B. EXISTING CONDITIONS:

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

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. Grading Permit will be required.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Provide a 10' utility easement on the West side of the property adjoining University Avenue.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
3. 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.
4. 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.
5. 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.
6. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
8. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

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

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

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

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

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

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

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

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

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150

feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Section 15-84

Developments with fewer than one hundred fifty (150) parking spaces shall have: (1) Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or (2) Multitrunk trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: *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, highway or freeway. This strip shall be at least nine (9) feet wide.*

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15-95(4) states that *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.*

Sec. 15-96. - Perimeter planting strips.

(a) 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, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.

(b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.

(d) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

(a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.

(b) In order to apply toward the required eight (8) percent landscape area, 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.

15.98

(b) 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.

(c) For buildings greater than forty (40) feet in height at least one-third ($\frac{1}{3}$) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

(a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.

(b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.

(c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.

(d) An irrigation system 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.

Consult Zoning Code 15-87 for allowable trees.

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 Commercial (C) and Park/Open Space (PK/OS) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The application is for a Mini-Storage Facility.

To the north of the application area is area designated for Commercial (C) uses and is characterized by restaurants and strip commercial buildings. South of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by the floodplain of Fourche Creek. Farther south across Fourche Creek is area designated for Commercial (C) uses and is characterized by commercial buildings and a grocery store. West and northwest of the application area are areas designated for Mixed Use (MX) uses and are characterized by restaurants, a theater, a gym, office buildings, and strip commercial buildings.

This site is not located in an Overlay District.

Master Street Plan:

South 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. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

South 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.

Historic Preservation Plan:

The application area is south of the site of El Porcellino, a restaurant in a commercial strip building. This site has not been identified eligible or ineligible for the National Register of Historic Places, though it has been assigned a resource number. The application, as shown, should have no effect on identified historic resources.

H. Analysis:

The applicant requests a conditional use permit to allow a mini-warehouse/commercial development on the C-3 zoned property located immediately south of 4111 S. University Avenue. The property is currently undeveloped. Some site work has taken place in preparation for future development. A portion of the property, along the south property line and at the southeast corner of the property, is located in the floodway. The proposed site plan shows a required twenty-five (25) foot easement for maintenance of the floodway area.

The proposed development will have a single access point from S. University Avenue. Cross-access is being proposed between this development and the existing development to the north.

The applicant is proposing a 9,000 square foot single story building within the west half of the property, along the S. University Avenue frontage. This building will be a multi-tenant commercial building. The building setback and height will comply with ordinance standards. The building will contain C-3 permitted uses.

A total of thirty-nine (39) parking spaces is proposed for the commercial building. Section 36-502 requires a minimum of thirty (30) parking spaces for the multi-tenant building. The proposed parking complies with the code.

A total of five (5) mini-warehouse buildings will be located within the east half of the property. The buildings will range in size from 6,000 square feet to 16,000 square feet. The largest northernmost building will be for climate controlled storage. The other four (4) buildings will be for traditional mini-storage. An office for the mini-warehouse development will be located in the climate controlled building. There will be six (6) parking spaces for the mini-warehouse development. Staff believes the parking will be sufficient.

The middle portion of the overall property will be a compacted gravel area. This area will be used for the storage of vehicles, RV's and trailers.

Proposed hours of operation for the mini-warehouse development will be 6:00am to 10:00pm, seven days a week. The office will be open Monday-Saturday, 8:00am to 6:00pm.

All dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

Any fencing must comply with Section 36-516.

All signage must comply with Section 36-555.

Screening must be provided along the east property line, as allowed based on the location of the floodway.

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

Staff is supportive of the requested CUP to allow a commercial development. The proposed development will be consistent with the development pattern along S. University Avenue. There are many other properties along S, University Avenue which contain C-4 uses and are zoned C-4.

I. STAFF RECOMMENDATION:

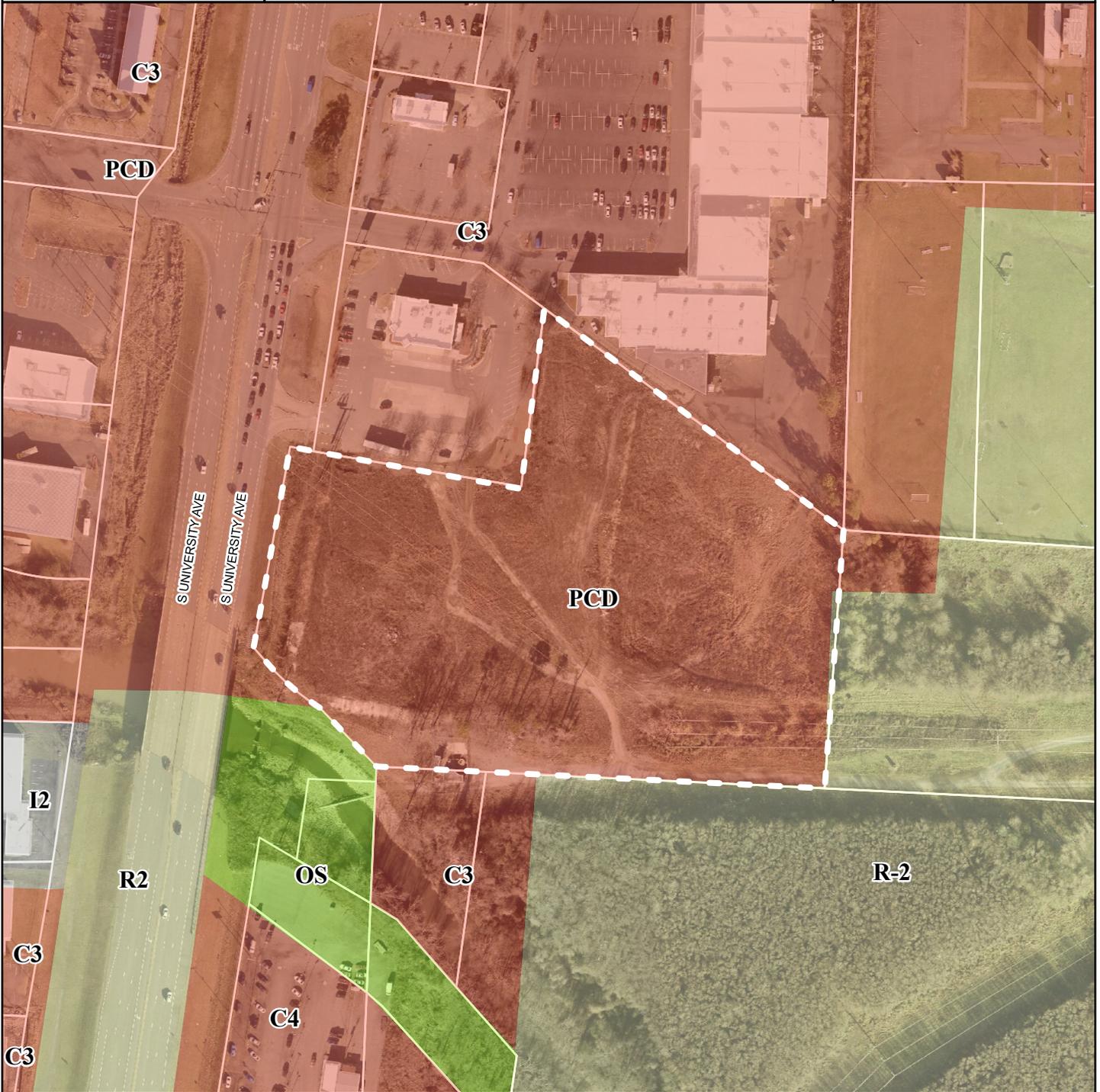
Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

Z-7838-A

IMMEDIATELY SOUTH OF 4111 S.
UNIVERSITY AVE.

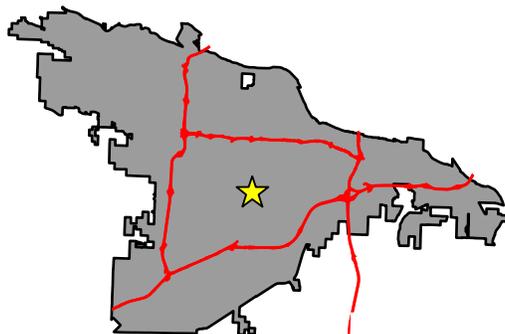
Planning Commission
MARCH 12, 2026

Zoning

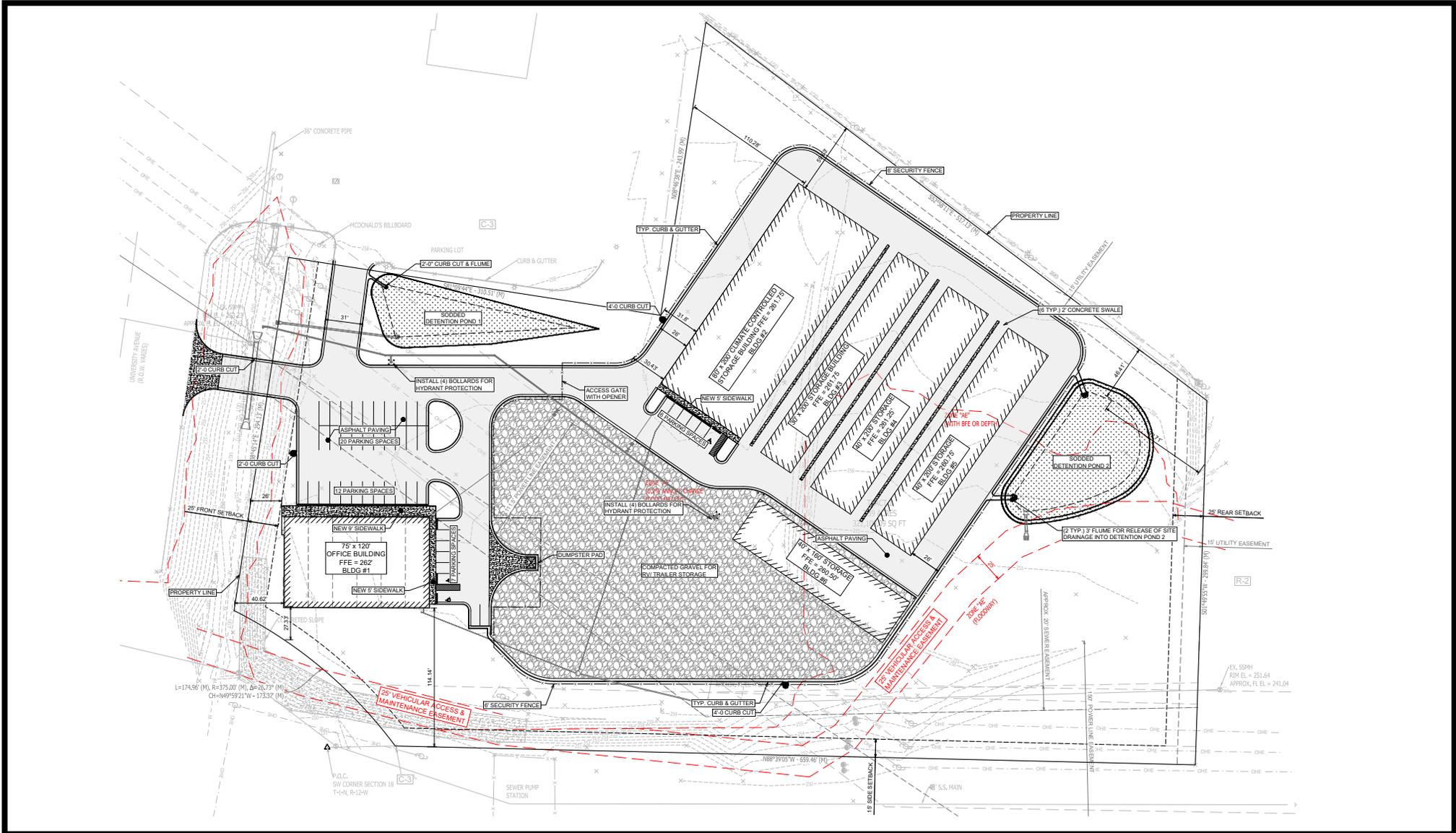


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-7838-A

Name: Benbran Storage

Location: Immediately South of 4111 S. University Ave.

Title: Conditional Use Permit



March 12, 2026

FILE NO.: LU2026-19-01

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

LOCATION: 6 Norton Road & 18511-18521 Cantrell Road

OWNER/AUTHORIZED AGENT:

Owner

NMG Limited Partnership
14 Paddock Ct
Little Rock, AR 72223

Agent

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

AREA: 4.18 acres +/-

WARD: Ward 5

PLANNING DISTRICT: 19

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

BACKGROUND:

A. PROPOSAL/REQUEST:

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

B. EXISTING CONDITIONS:

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

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

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is for rezoning to Commercial.

To the east, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and accessory buildings in developed subdivisions and a daycare center. Northeast of the application area is area designated for Office (O) uses and is characterized by office buildings, a rehabilitation center, duplexes, and single-family residences. Farther east and northeast are areas designated for Mixed Use (MX) uses and are characterized by a liquor store, restaurants, single-family residences, and mobile homes. Northwest of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965). The Highway 10 Design Overlay District regulates design features to protect the aesthetic and visual character of lands surrounding Highway 10 as it continues to develop. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses that may be considered are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan:

Cantrell Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. Norton Road and Maywood Drive are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

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

Bicycle Plan:

Cantrell Road is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes. Norton Road and Maywood Drive are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

E. ANALYSIS:

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

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

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

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

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

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

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

F. STAFF RECOMMENDATION:

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

LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

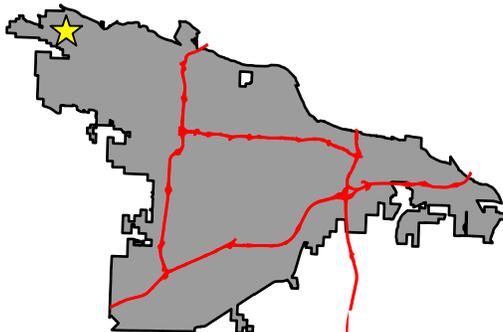
Planning Commission
MARCH 12, 2026

2025 Aerial



Legend

 Parcel Lines



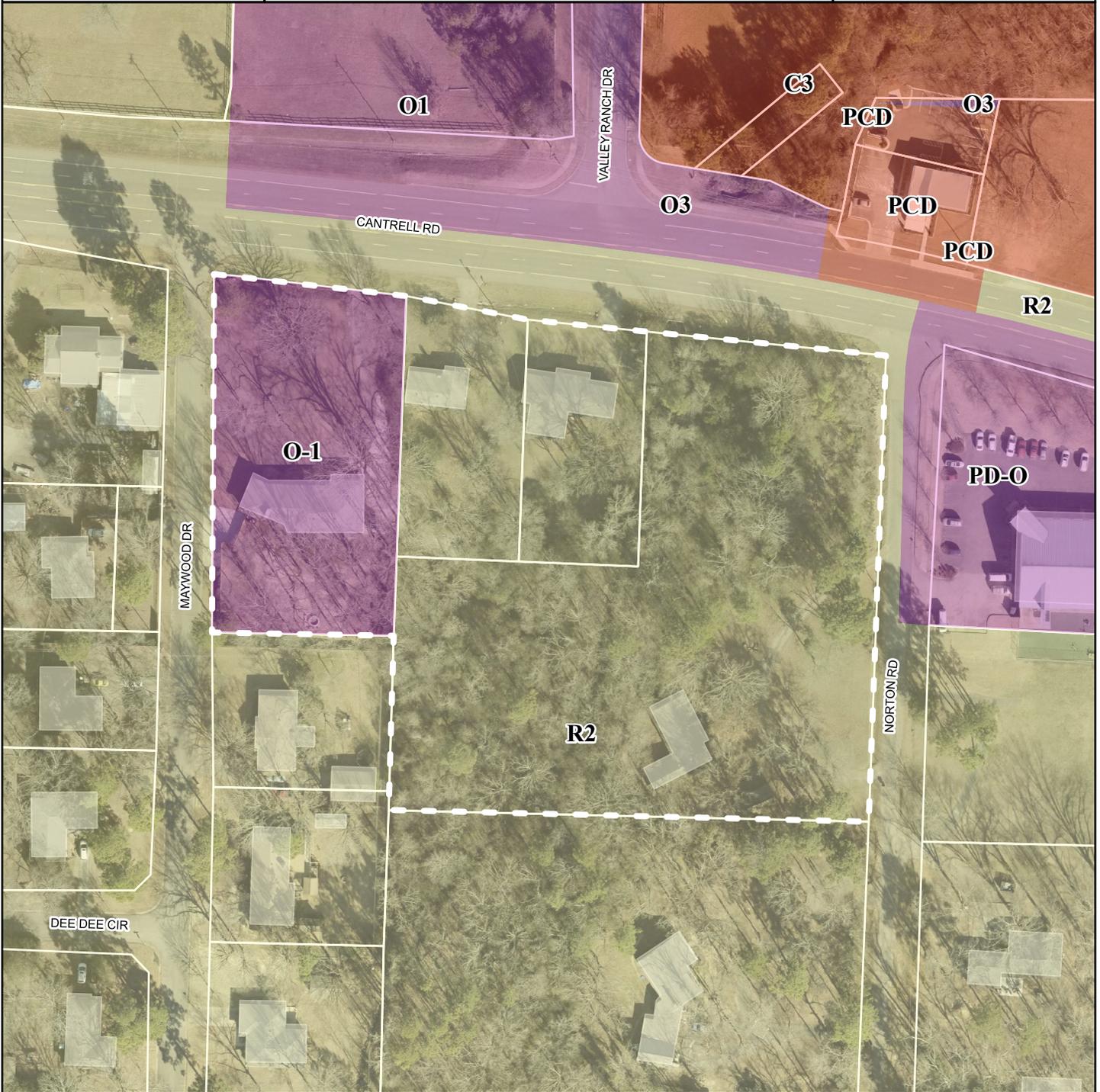
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LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

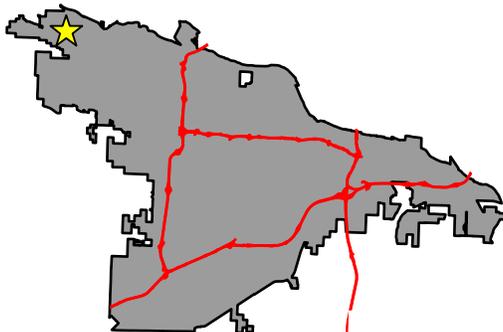
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



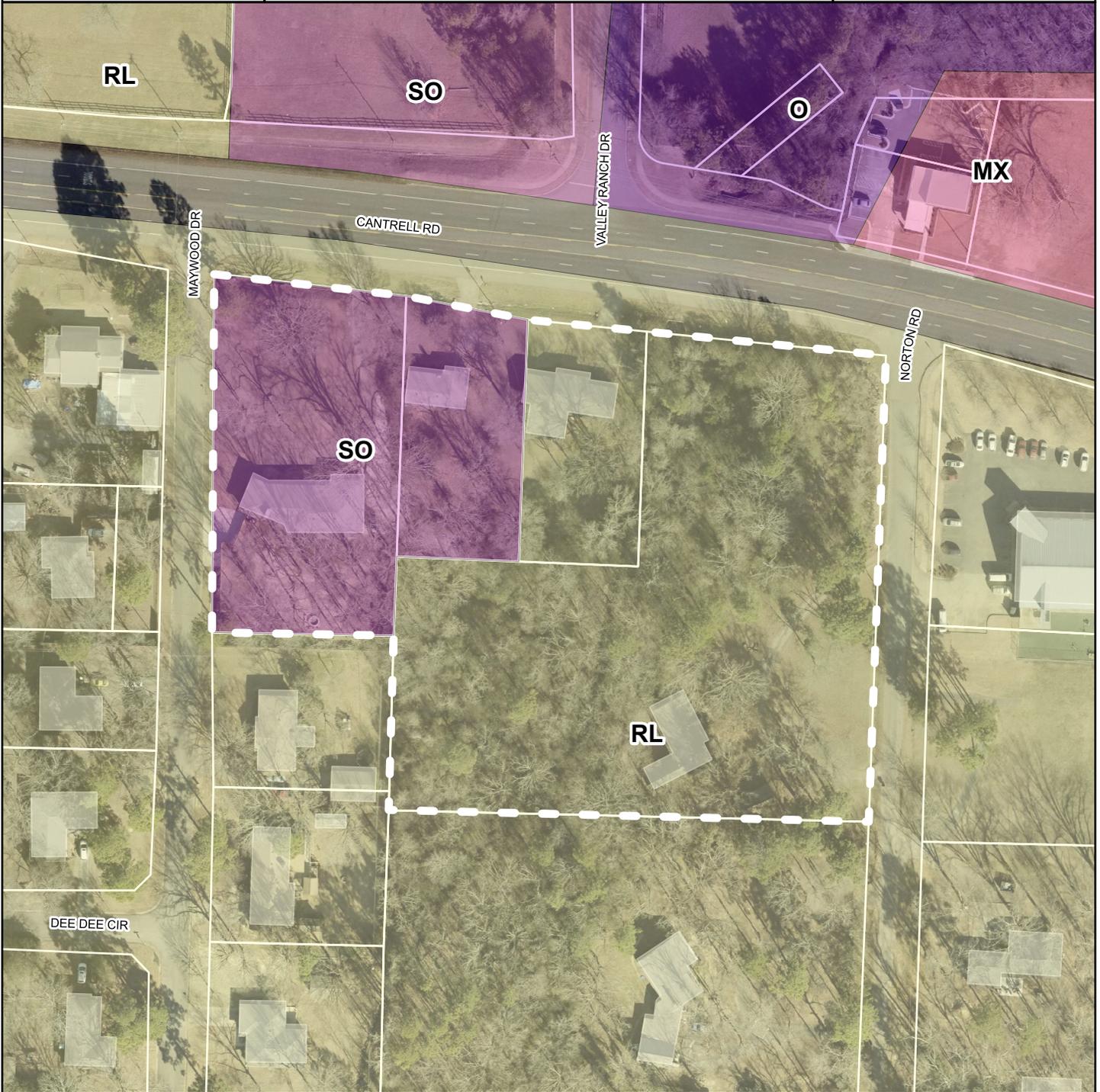
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LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

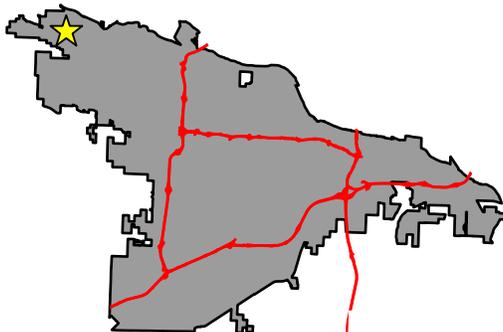
Planning Commission
MARCH 12, 2026

Land Use



Legend

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



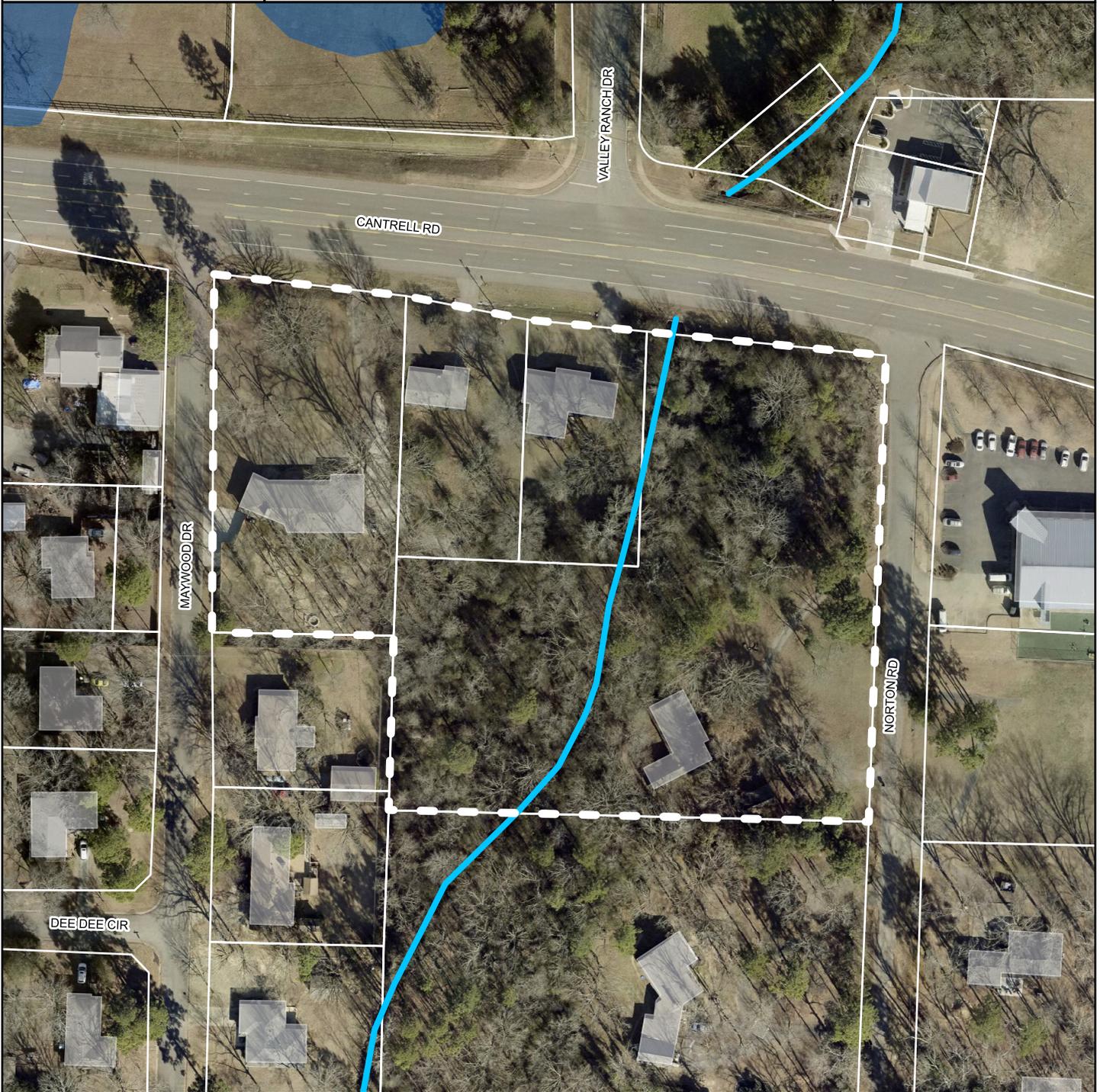
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LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

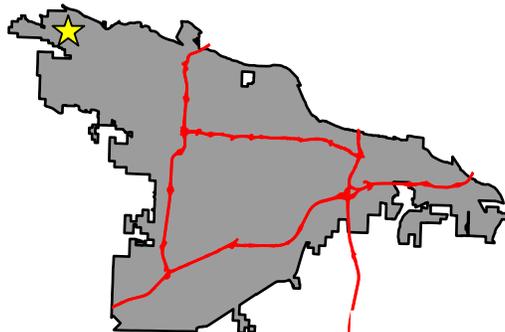
Planning Commission
MARCH 12, 2026

Flood Hazard



Legend

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



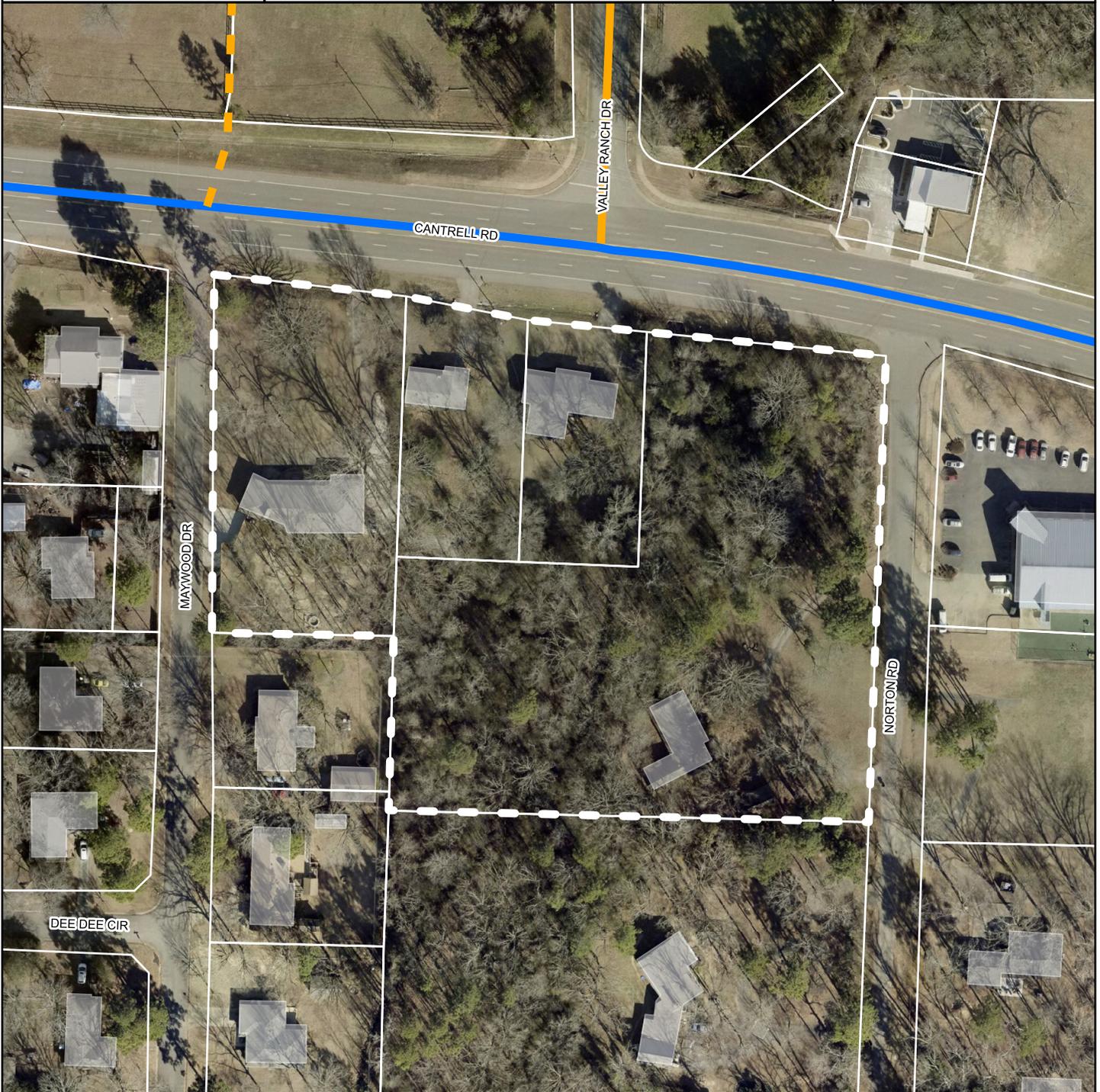
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LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

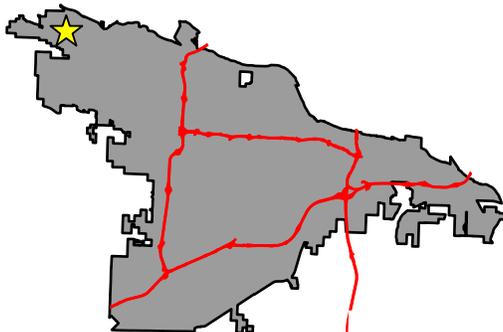
Planning Commission
MARCH 12, 2026

Master Street Plan



Legend

-  Parcel Lines
-  Collector
-  Principal Arterial
-  Proposed Collector



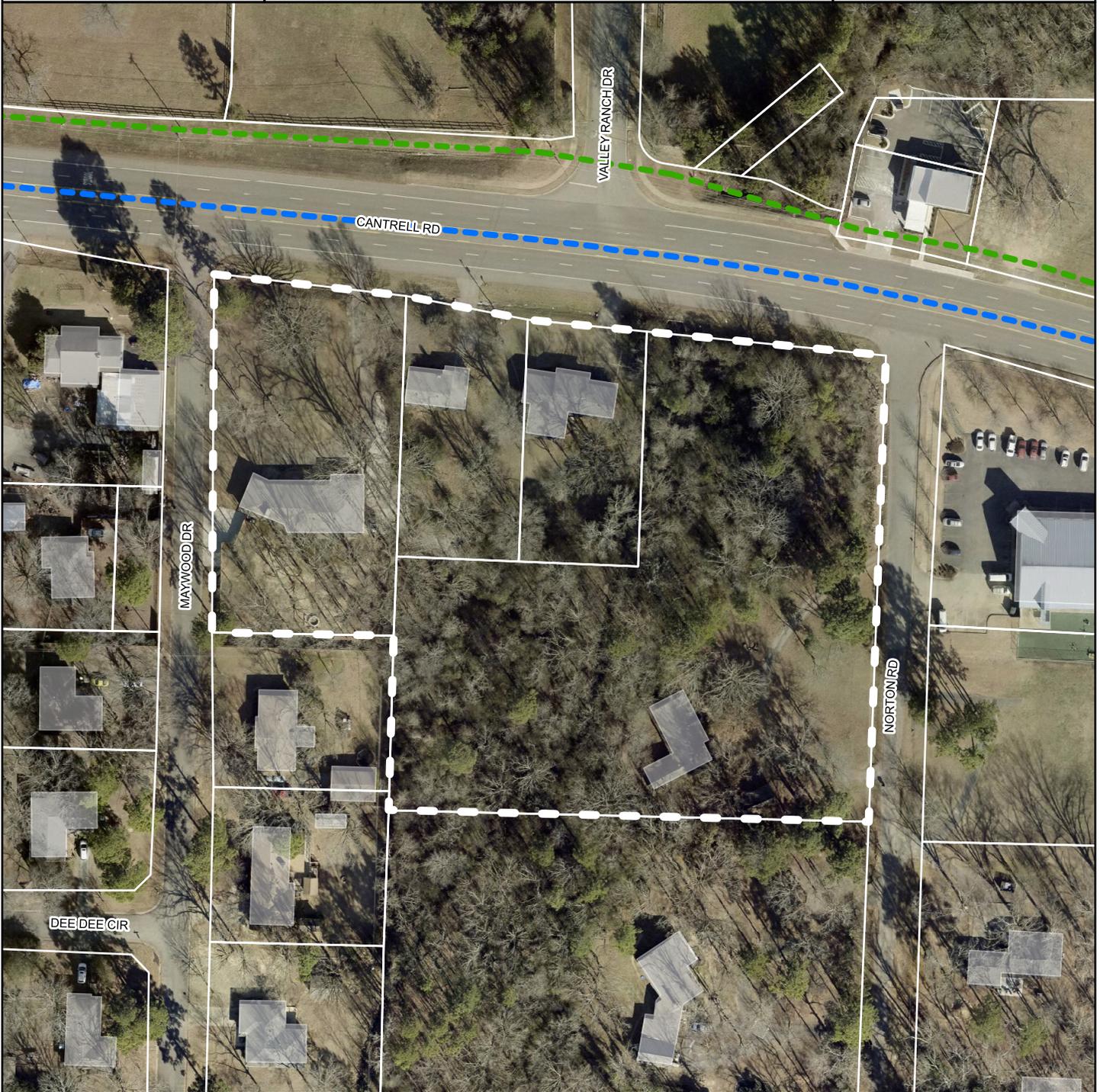
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LU2026-19-01

6 NORTON RD. & 18511-18521 CANTRELL RD.

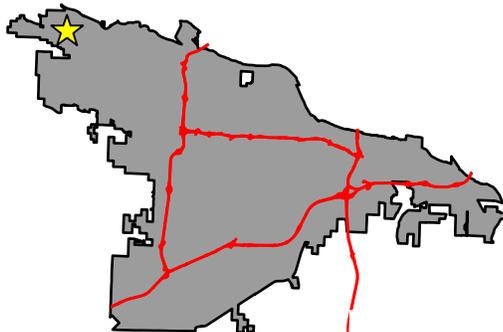
Planning Commission
MARCH 12, 2026

Active Transportation



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 14.1

FILE NO.: Z-7880-C

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

LOCATION: 6 Norton Road & 18511-18521 Cantrell Road

DEVELOPER:

NMG Limited Partnership
14 Paddock Court
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 4.8778 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 5

CURRENT ZONING: R-2 & O-1

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
3. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

Section D104.1 Buildings exceeding three stories or 30 feet in height.

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

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

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

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

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

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

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

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

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

Dead Ends.

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

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE**:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is for rezoning to Commercial.

To the east, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and accessory buildings in developed subdivisions and a daycare center. Northeast of the application area is area designated for Office (O) uses and is characterized by office buildings, a rehabilitation center, duplexes, and single-family residences. Farther east and northeast are areas designated for Mixed Use (MX) uses and are characterized by a liquor store, restaurants, single-family residences, and mobile homes. Northwest of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965). The Highway 10 Design Overlay District regulates design features to protect the aesthetic and visual character of lands surrounding Highway 10 as it continues to develop. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses that may be considered are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan:

Cantrell Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. Norton Road and Maywood Drive are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

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

Bicycle Plan:

Cantrell Road is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes. Norton Road and Maywood Drive are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

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

March 12, 2026

ITEM NO.: 14.1 (Cont.)

FILE NO.: Z-7880-C

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

Z-7880-C

6 NORTON RD. & 18511-18521 CANTRELL RD.

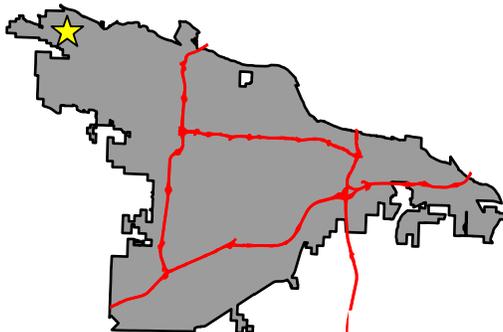
Planning Commission
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Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



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Z-7880-C

6 NORTON RD. & 18511-18521 CANTRELL RD.

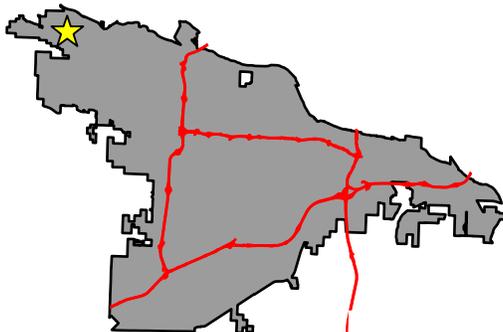
Planning Commission
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Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 15

FILE NO.: Z-10232-A

NAME: Rezoning from R-2 to R-4

LOCATION: Southeast corner of Colonel Glenn Road and Marigold Drive

DEVELOPER:

Patricia Hines
5023 Littlefield Road
Labelle, FL, 33935

OWNER/AUTHORIZED AGENT:

Patricia Hines (Owner/Applicant)

SURVEYOR/ENGINEER:

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

AREA: 0.36 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.36 acre property located at the southeast corner of Colonel Glenn Road and Marigold Drive from R-2 to R-4.

B. EXISTING CONDITIONS:

The property is currently undeveloped and partially tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Colonel Glenn Rd. is classified on the Master Street Plan as an arterial street. A dedication of right-of-way 55 feet from centerline will be required.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Colonel Glenn Road and Marigold Drive

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Provide a 10' utility easement on the North edge of the property.
2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
3. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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 buildings, 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.

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 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 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. The application is for rezoning to R-4.

To the east and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes in a developed

subdivision, a storage facility, a farmers' cooperative, and a tire shop. North of the application area are areas designated for Office (O) and Residential Low Density (RL) and are characterized by a gym and single-family homes, respectively.

This site is not located in an Overlay District.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. Marigold Drive is a minor residential street on the Master Street Plan. Minor Residential Streets are: (a) A cul-de-sac street not exceeding 40 lots, or (b) a loop street not exceeding 80 lots, and in no case generating more than 400 vehicle trips per day. The standard Right-of-way is 45'.

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

Bicycle Plan:

These streets are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application area is north of the site of the House at 13 Marigold Drive. Also known as HUD Tracking #97698, this home is in the Plan/Traditional Style. This site has been identified as having undetermined eligibility for the National Register of Historic Places. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests to rezone the 0.36 acre property located at the southeast corner of Colonel Glenn Road and Marigold Drive from "R-2" Single-Family District to "R-4" Two-Family District. The rezoning is proposed for future development of the site.

The property is currently undeveloped and partially tree covered. The property is located in an area of mixed uses and zoning. Properties immediately to the south and west contain single-family residences. Commercial zoning and uses are located further west. A PD-O zoned office development is located across Colonel Glenn Road to the north. A commercial development is located to the east.

The City's Future Land Use Plan designates this property as "MX" Mixed Use. The requested R-4 zoning will not require a land use plan amendment.

Staff is supportive of the requested R-4 rezoning. Staff believes that the proposed R-4 is consistent with the Mixed Use land use plan designation and the existing development along Colonel Glenn Road.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

Z-10232-A

SEC OF COLONEL GLEN RD. & MARIGOLD DR.

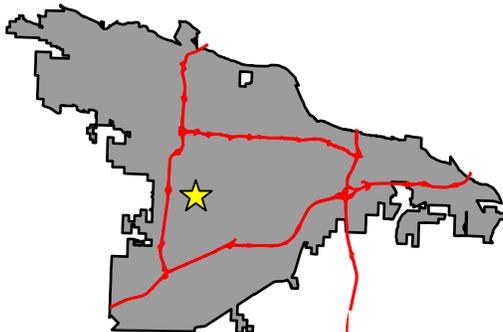
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10232-A

SEC OF COLONEL GLEN RD. & MARIGOLD DR.

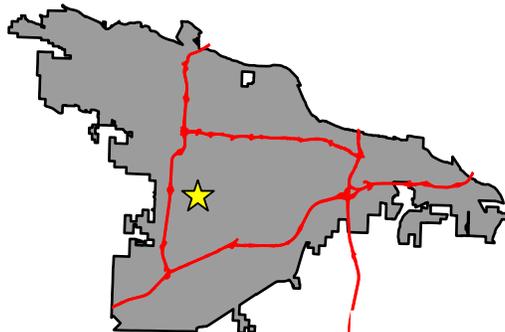
Planning Commission
MARCH 12, 2026

Land Use



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

March 12, 2026

ITEM NO.: 16

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.

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 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.

Z-6458-A

1701 N. UNIVERSITY AVE.

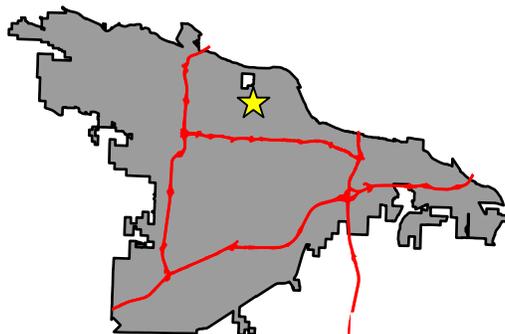
Planning Commission
MARCH 12, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



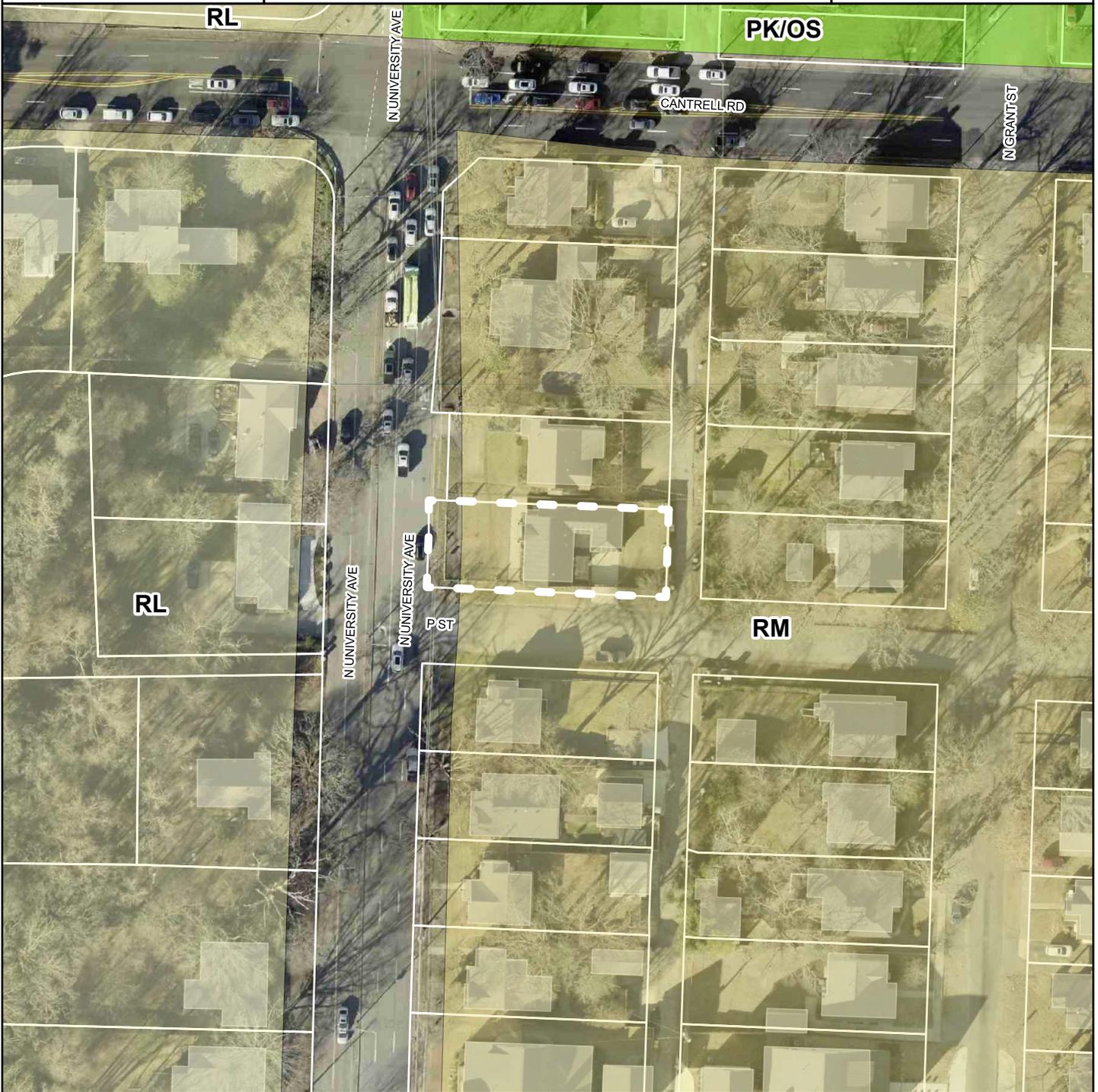
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-6458-A

1701 N. UNIVERSITY AVE.

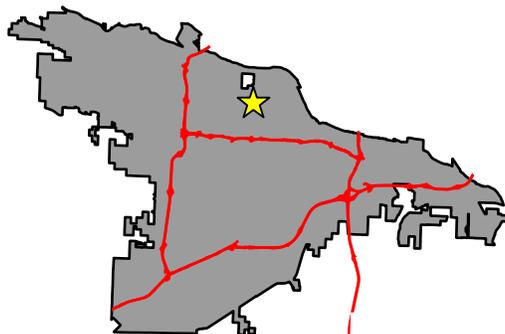
Planning Commission
MARCH 12, 2026

Land Use

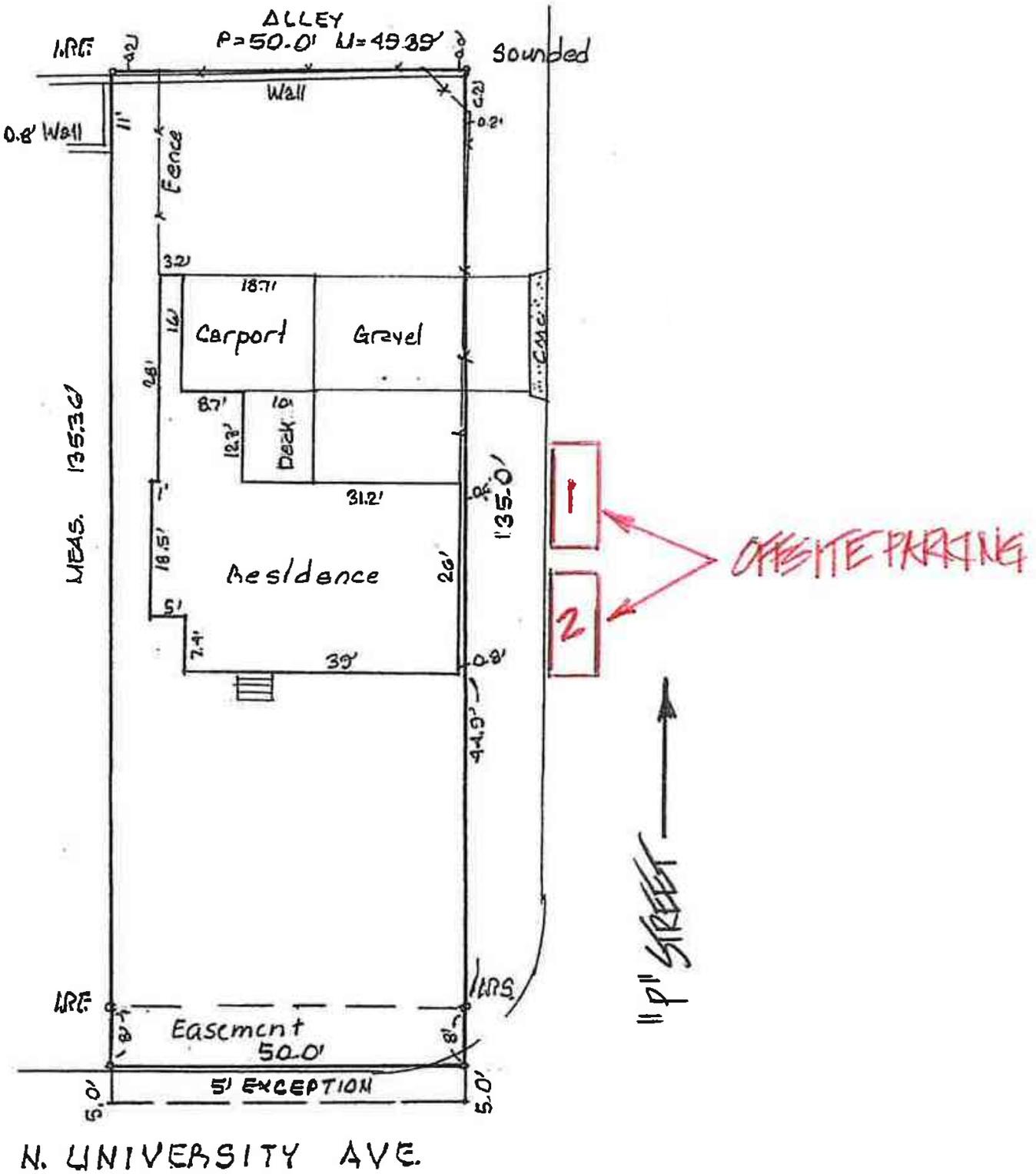


Legend

-  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 Ave.

Title: PD-O



March 12, 2026

ITEM NO.: 17

FILE NO.: Z-8294-B

NAME: Oak Glen – Revised PD-R

LOCATION: #2 thru #19 Oak Glen Lane

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

Arturo Reynoso Casas (Owner)

SURVEYOR/ENGINEER:

Rasbury Surveying
308 W. South Street
Benton, AR 72015

AREA: 1.78 acres

NUMBER OF LOTS: 9

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: PD-R

VARIANCE/WAIVERS:

None requested.

STAFF UPDATE:

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

Z-8294-B

#2 - #19 OAK GLEN LANE

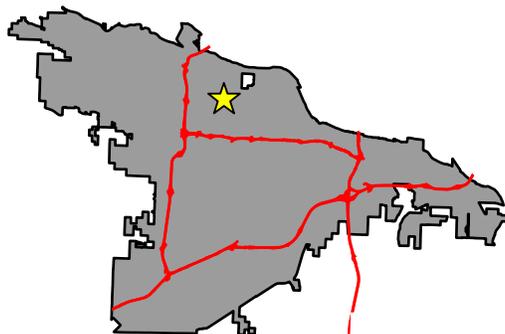
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-8294-B

#2 - #19 OAK GLEN LANE

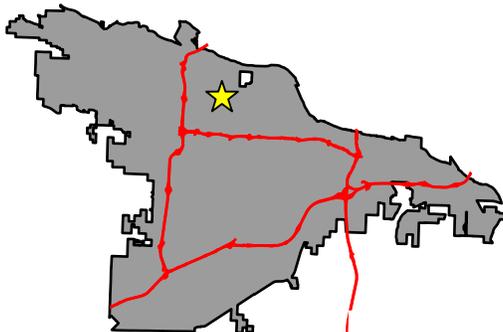
Planning Commission
MARCH 12, 2026

Land Use

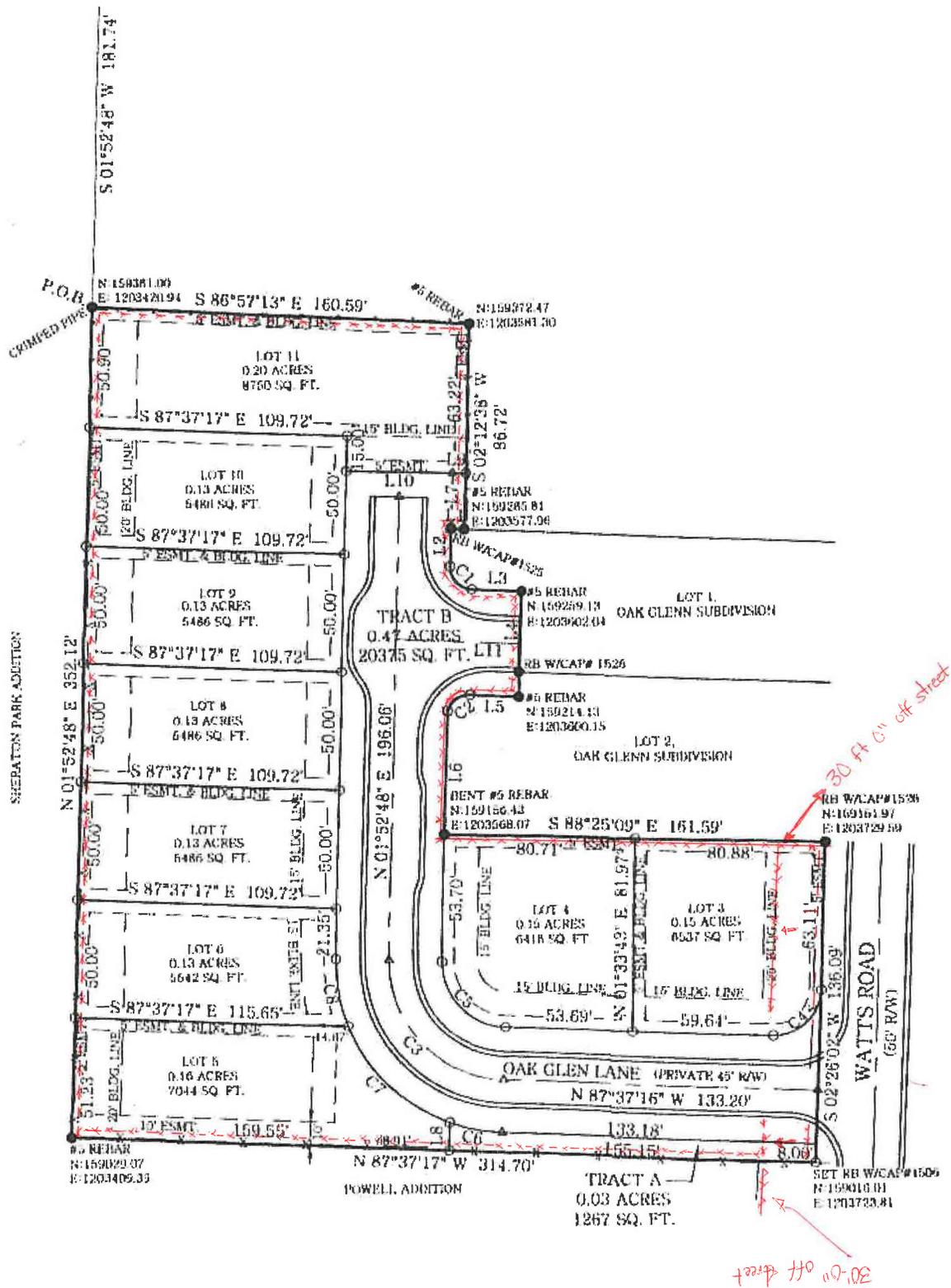


Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-8294-B

Name: Oak Glen

Location: #2 thru #19 Oak Glen Lane

Title: Revised PD-R



March 12, 2026

ITEM NO.: 18

FILE NO.: Z-10261

NAME: Empire Development Group – PD-R

LOCATION: 12401 Kanis Road

DEVELOPER:

Empire Development Group
P.O. Box 23713
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

Hong & Ban Nguyen (Owners)

SURVEYOR/ENGINEER:

Nick Tucker
P.O. Box 1021
Cabot, AR 72023

AREA: 0.12 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.12 acre property located at 12401 Kanis Road from C-3 to PD-R to allow a three (3) lot single-family residential development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and 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. Any work in the future to meet all City of Little Rock Standards, adopted Municipal code, 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 received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Edge of building foundations must have 10' foot of separation between it and existing water main.
2. 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.
3. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

Dead Ends.

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

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

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

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

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

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

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 18, the Ellis Mountain Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and encourage commercial concentrations at major intersections of arterial streets. The Land Use Plan shows Suburban Office (SO) for the application area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility, a Planned Zoning District is required. The application is for a PD-R for single family homes.

To the north of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by forested area. Northeast of the application area is area designated for Mixed Office and Commercial (MOC) uses and is characterized by commercial retail buildings. East and northwest of the application area are areas designated for Suburban Office (SO) uses and are characterized by faith-based institutions and a USDA office. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-

family homes is developed subdivisions. West of the application area is area designated for Neighborhood Commercial (NC) uses and is characterized by an office building.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Kanis 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 to rezone the 0.12 acre property located at 12401 Kanis Road from C-3 to PD-R to allow a three (3) lot single-family residential development. The property is currently undeveloped and grass covered. The subject property shares an access drive from Kanis Road with the five (5) unit townhouse development located immediately to the east. The proposed single-family homes will also share access, driveway and common areas with the townhome development, as per the original bill of assurance of the property.

The applicant proposes to subdivide the 0.12 acre area into three (3) lots. Each lot will be approximately 0.04 acre in size. The lots will be approximately forty-seven (47) feet wide and thirty-seven (37) feet deep.

The applicant proposes to construct a single-family residence on each lot. Each residence will have a zero (0) setback from the north property line of each lot, a two (2) foot setback from the east property lines, a ten (10) foot setback from the south property lines and a five (5) foot setback from the west property lines. Each lot will have a driveway from the common asphalt area between the lots and the townhome development to the east. The proposed homes are not to exceed a building height of thirty-five (35) feet.

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

If a dumpster is to be located on the overall site, it must be screened as per Section 36-253 of the code.

Staff is supportive of the requested PD-R zoning. The proposed three (3) single-family homes should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

Z-10261

12401 KANIS RD.

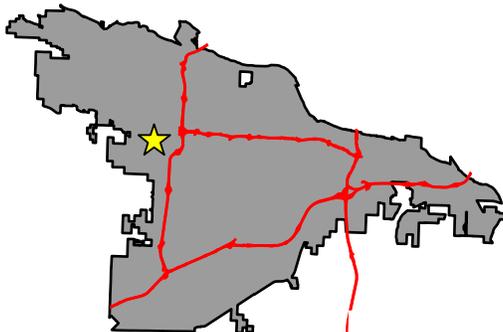
Planning Commission
MARCH 12, 2026

Zoning



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



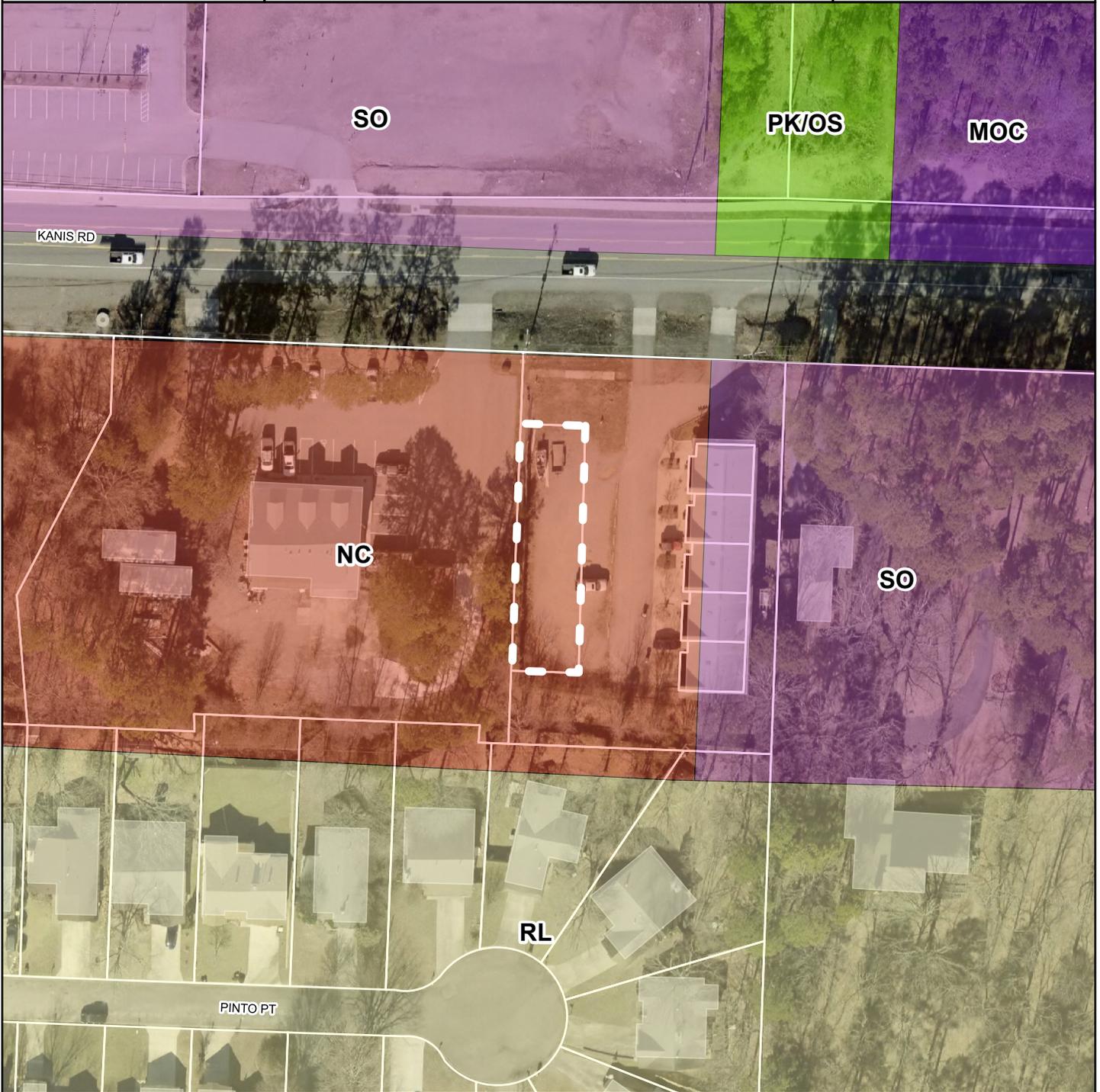
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10261

12401 KANIS RD.

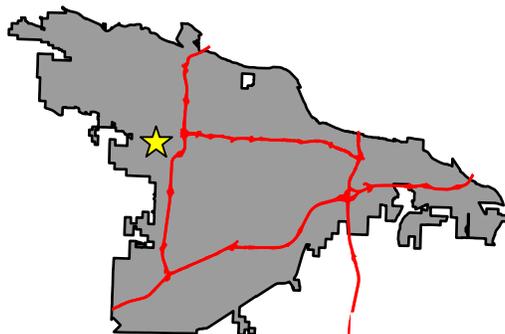
Planning Commission
MARCH 12, 2026

Land Use

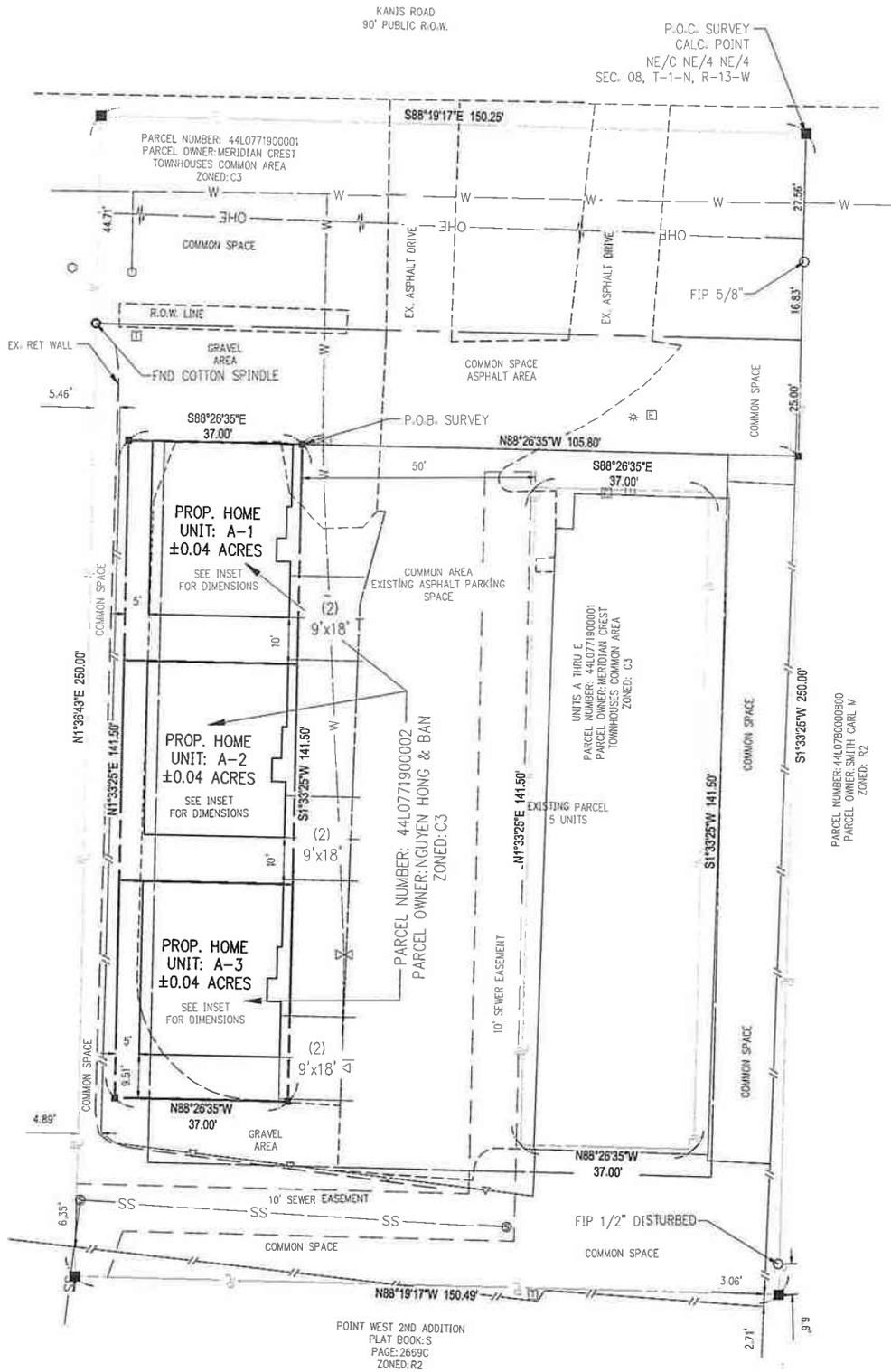


Legend

- Parcel Lines
- PARK / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- NEIGHBORHOOD COMMERCIAL
- SUBURBAN OFFICE
- MIXED OFFICE AND COMMERCIAL



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10261

Name: Empire Development Group

Location: 12401 Kanis Rd.

Title: PD-R



March 12, 2026

ITEM NO.: 19

FILE NO.: Z-10264

NAME: Ace General Contractors – PD-R

LOCATION: Southeast Corner of Baseline Road & Margo Lane

DEVELOPER:

Ace General Contractors, Inc.
12 Sienna Lake Lane
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Ace General Contractors, Inc. (Owner/Applicant)

SURVEYOR/ENGINEER:

Harbor
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 1.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

STAFF UPDATE:

The applicant requests the application be deferred to the May 14, 2026 agenda to address site plan issues. Staff supports the deferral request.

Z-10264

Zoning

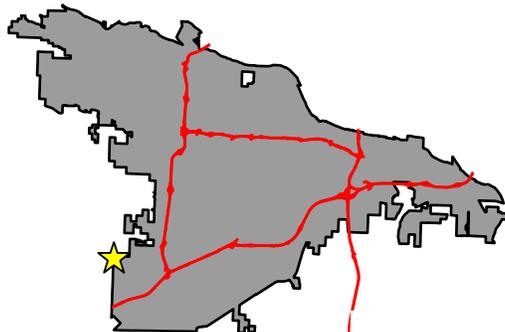
SEC of W. BASELINE ROAD & MARGO LANE

Planning Commission
MARCH 12, 2026



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10264

SEC of W. BASELINE ROAD & MARGO LANE

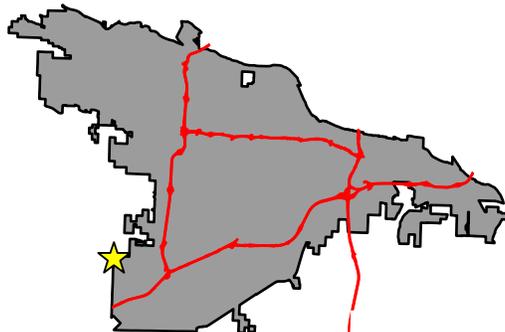
Planning Commission
MARCH 12, 2026

Land Use

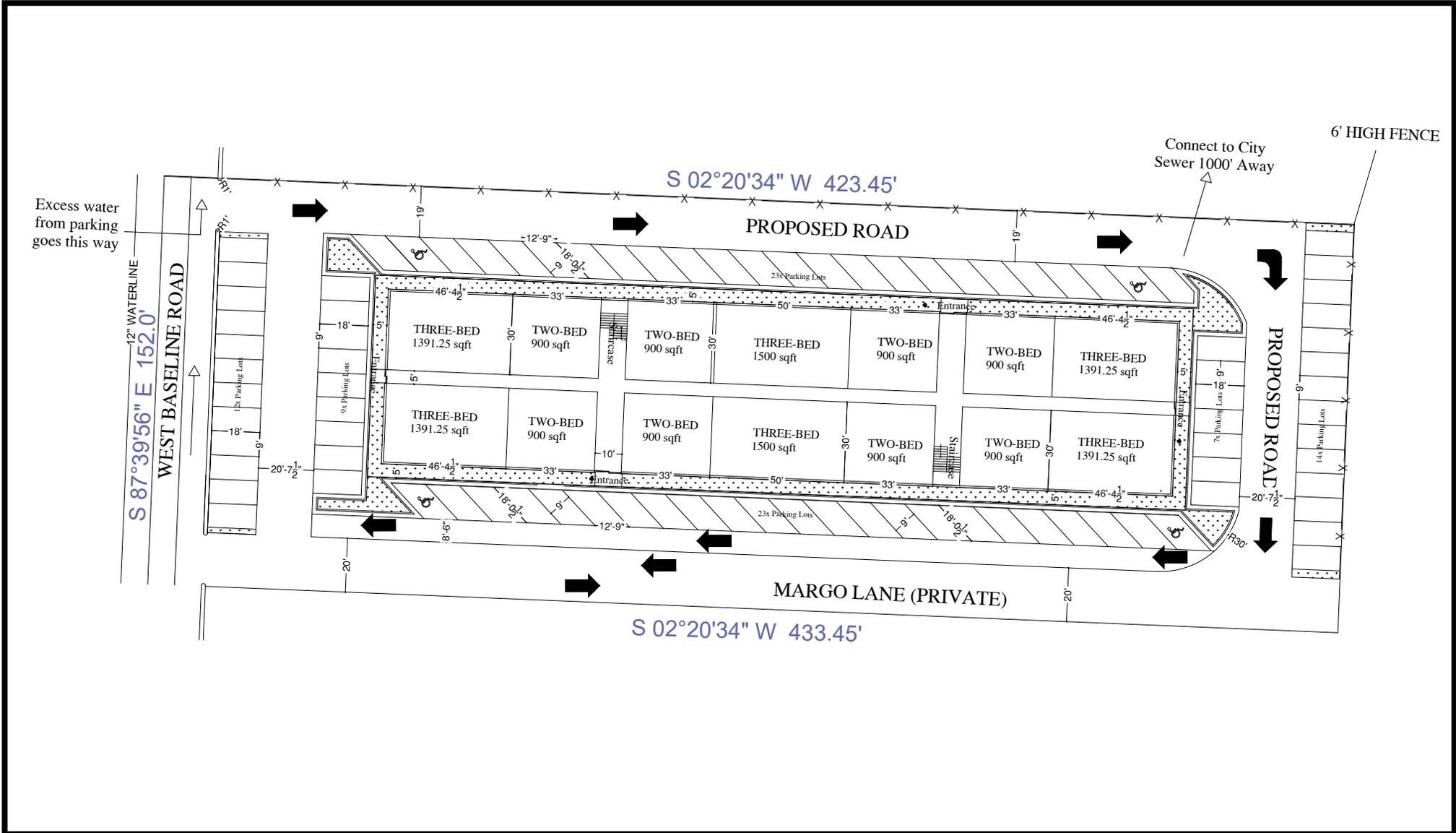


Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10264

Name: Ace General Contractors

Location: SEC of W. Baseline Rd. & Margo Lane

Title: PD-R



March 12, 2026

ITEM NO.: 20

FILE NO.: Z-10131

NAME: King – STR-2 – PD-C

LOCATION: 223 Rosetta Street

AGENT/OWNER:

Tara Masiello (agent)
5921 Ampersand
Little Rock, AR 72207

Sarah King (owner)

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.15-acre property located at 223 Rosetta Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence has not been previously operated as an STR and will be rented out as a whole unit.

B. EXISTING CONDITIONS:

The property is occupied by a 1,772 square foot, one-story, single-family residence. The home has parking for two cars utilizing the one-car garage and the driveway suitable for one car. Subject property is in a residential neighborhood made up of single-family homes. The Future Land Use Plan is Residential Low Density "RL". The

current zoning is R-3.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for an STR 2.

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

This site is not located in an Overlay District.

Master Street Plan:

Rosetta 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:

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

Historic Preservation Plan:

The application area is the site of the House at 223 Rosetta Street and is in the Stiff Station National Historic District. Built in 1924 in the Craftsman style, this home is identified as contributing to the Stiff Station National Historic District.

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

G. ANALYSIS:

The applicant is requesting to rezone a 0.15-acre property located at 223 Rosetta Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence has not been previously operated as an STR and will be rented out as a whole unit.

The property is occupied by a 1,772 square foot, one-story, single-family residence. The home has parking for two cars utilizing the one-car garage and the driveway suitable for one car. Subject property is in a residential neighborhood made up of single-family homes. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

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

Development Standards.

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

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

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

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

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

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-five (145) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

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

I. STAFF RECOMMENDATION:

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

Z-10131

223 ROSETTA ST.

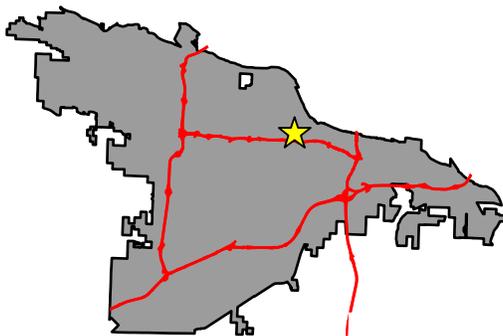
Planning Commission
MARCH 12, 2026

Zoning



Legend

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



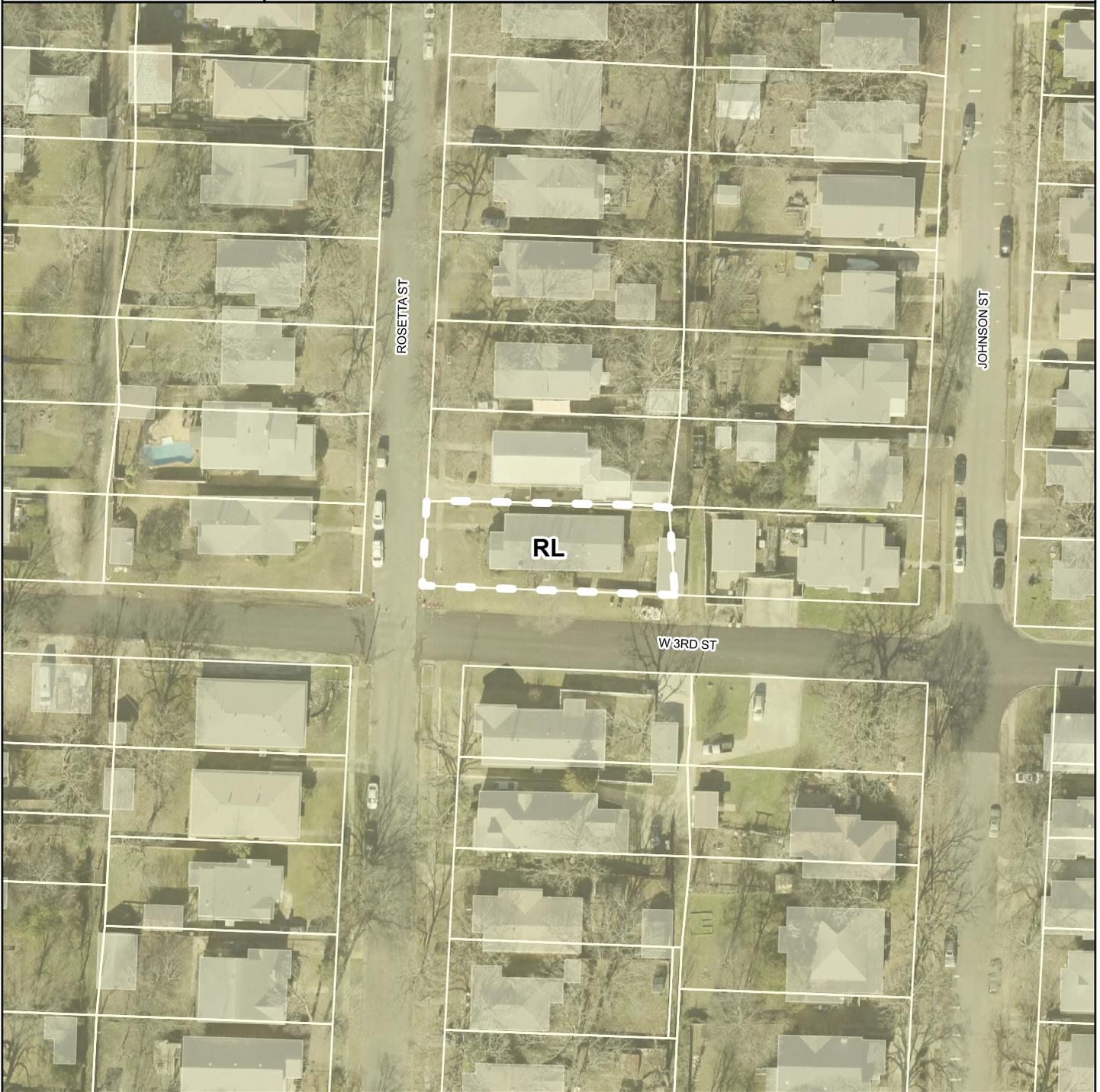
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10131

223 ROSETTA ST.

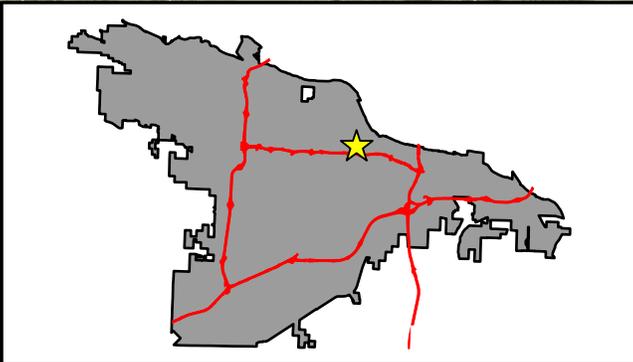
Planning Commission
MARCH 12, 2026

Land Use

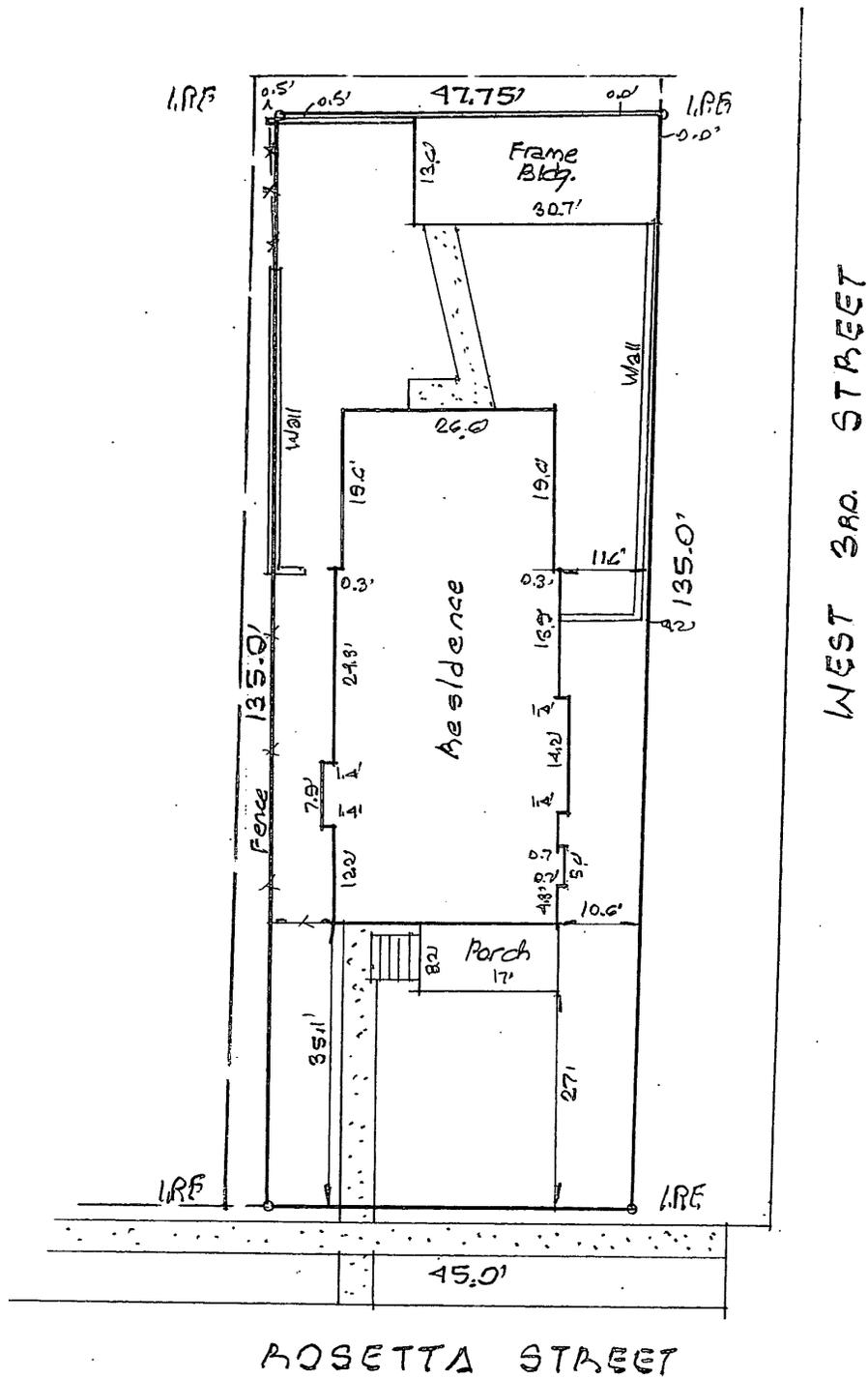


Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10131

Name: King - STR-2

Location: 223 Rosetta St.

Title: PD-C



NAME: Sanchez – STR-2 – PD-C

LOCATION: 212 N. Jackson Street

APPLICANT/OWNER:

Pablo Sanchez Soria
6905 Lucea Court
Little Rock, AR 72210

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.16-acre property located at 212 N Jackson Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence was used as a short-term 2 rental at the end of 2025 and has since been converted to a long-term rental. The home will be rented out as a whole unit.

B. EXISTING CONDITIONS:

The property is occupied by a 2,363 square foot, two-story, single-family residence. The home has parking for three cars utilizing the driveway and carport. North of the property is a residential neighborhood and to the south is a mixture of zoning and uses. 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 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 an STR-2.

To the north, east, and west of the application are areas designated for Residential Low-Density (RL) uses and are characterized by primarily single-family homes interspersed with duplexes and one apartment building. Southwest of the application

area is area designated for Suburban Office (SO) uses and is characterized by a restaurant and medical office buildings.

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 and consists of both a vital residential area and a thriving commercial sector.

Master Street Plan:

North Jackson 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:

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

Historic Preservation Plan:

The application area is one (1) block away from the Hillcrest National Historic District. The application area is surrounded by structures that have been identified as having undetermined eligibility for the National Register of Historic Places. The application, as shown, should have no effect on identified historic resources.

G. ANALYSIS:

The applicant is requesting to rezone a 0.16-acre property located at 212 N Jackson Street from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence was used as a short-term 2 rental at the end of 2025 and has since been converted to a long-term rental. The home will be rented out as a whole unit.

The property is occupied by a 2,363 square foot, two-story, single-family residence. The home has parking for three cars utilizing the driveway and carport. North of the property is a residential neighborhood and to the south is a mixture of zoning and uses. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

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

other requirements of the new ordinance:

Development Standards.

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

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

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

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

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

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

Currently the City of Little Rock Department of Planning and Development has one hundred and forty-five (145) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

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

I. STAFF RECOMMENDATION:

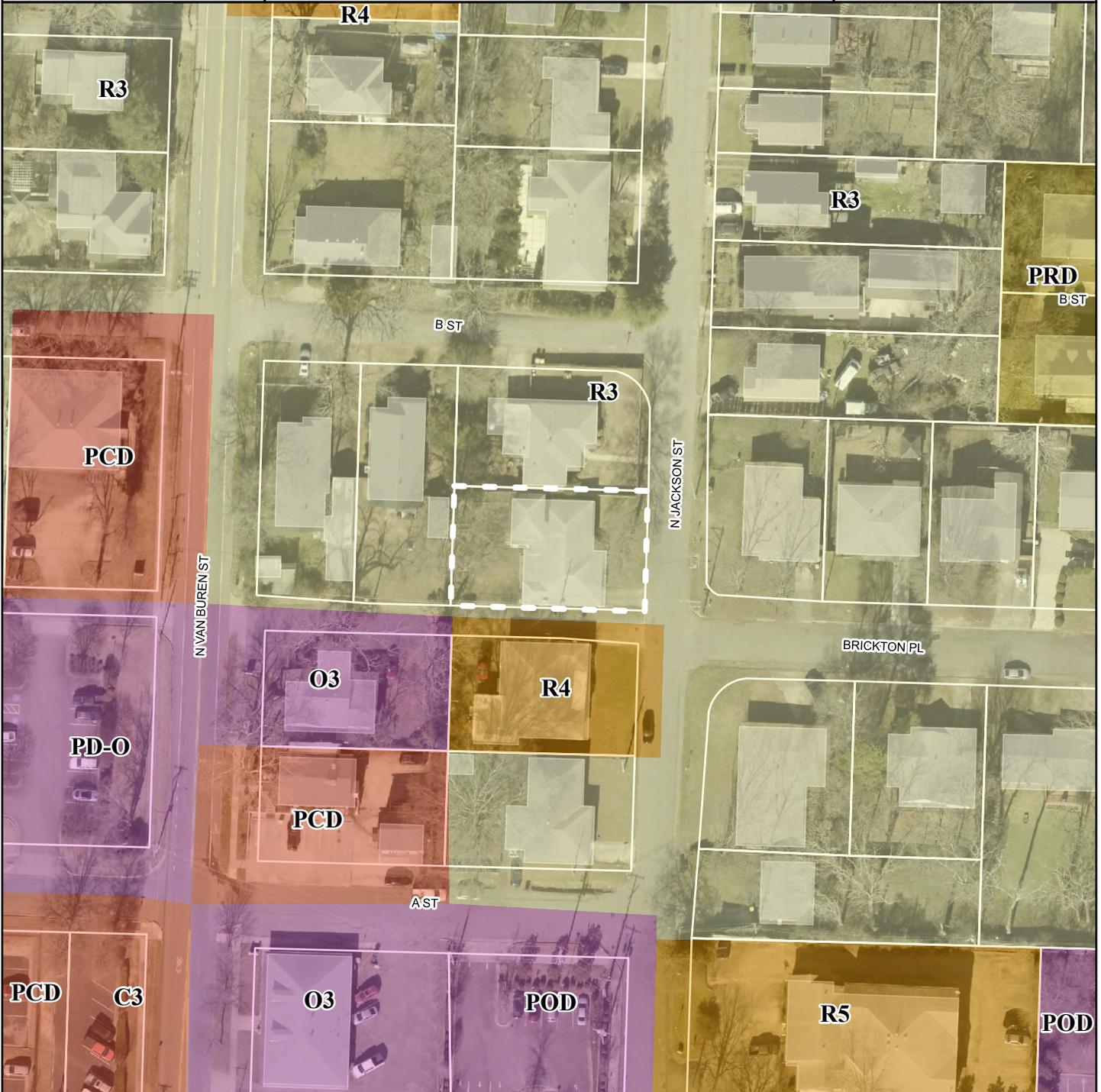
Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

Z-10263

212 N. JACKSON ST.

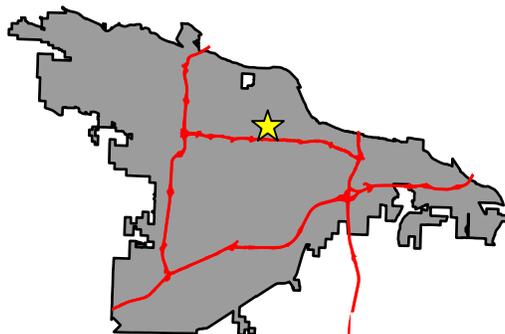
Planning Commission
MARCH 12, 2026

Zoning



Legend

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



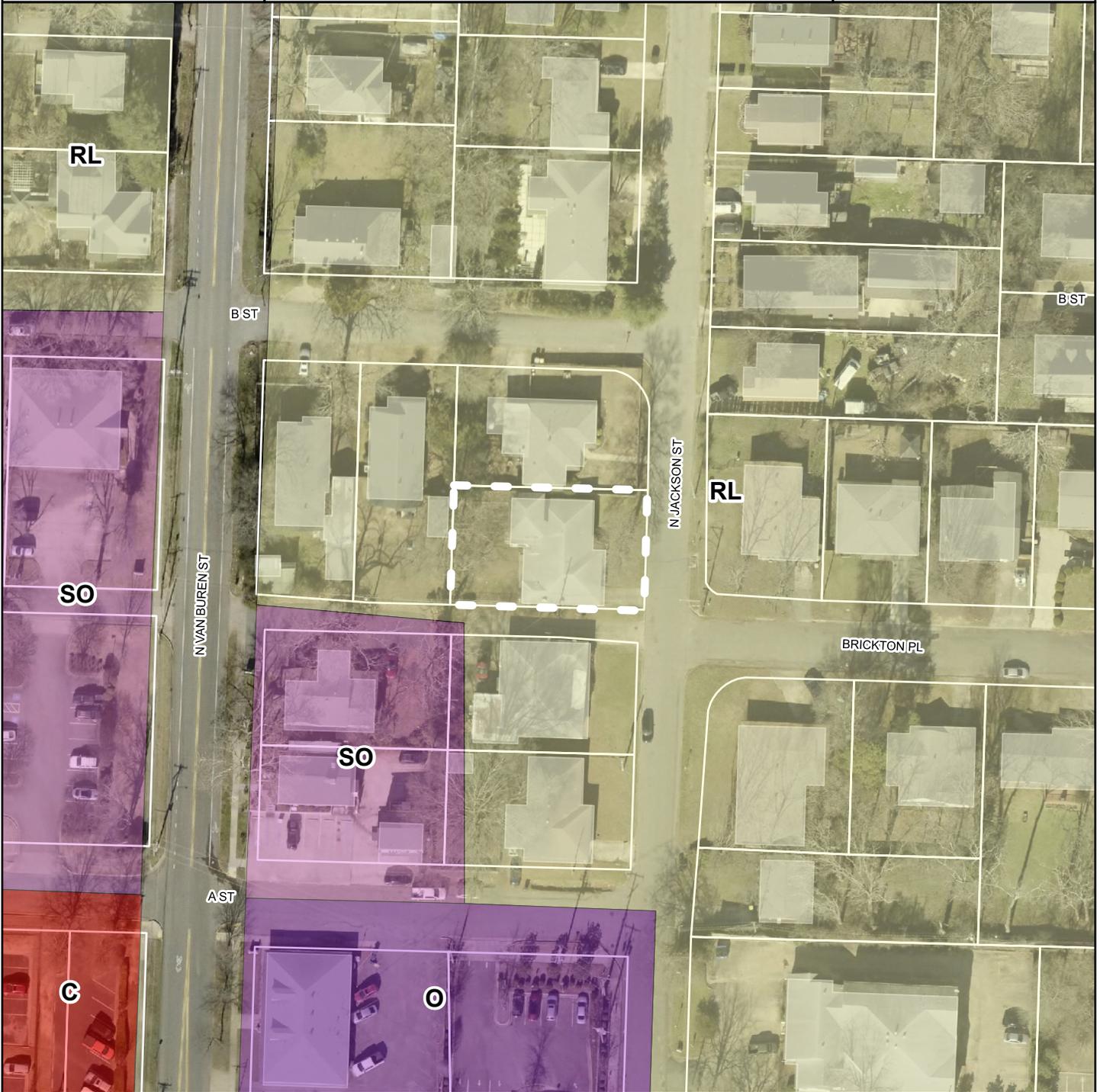
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10263

212 N. JACKSON ST.

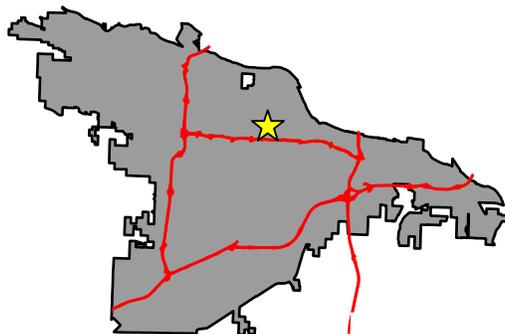
Planning Commission
MARCH 12, 2026

Land Use

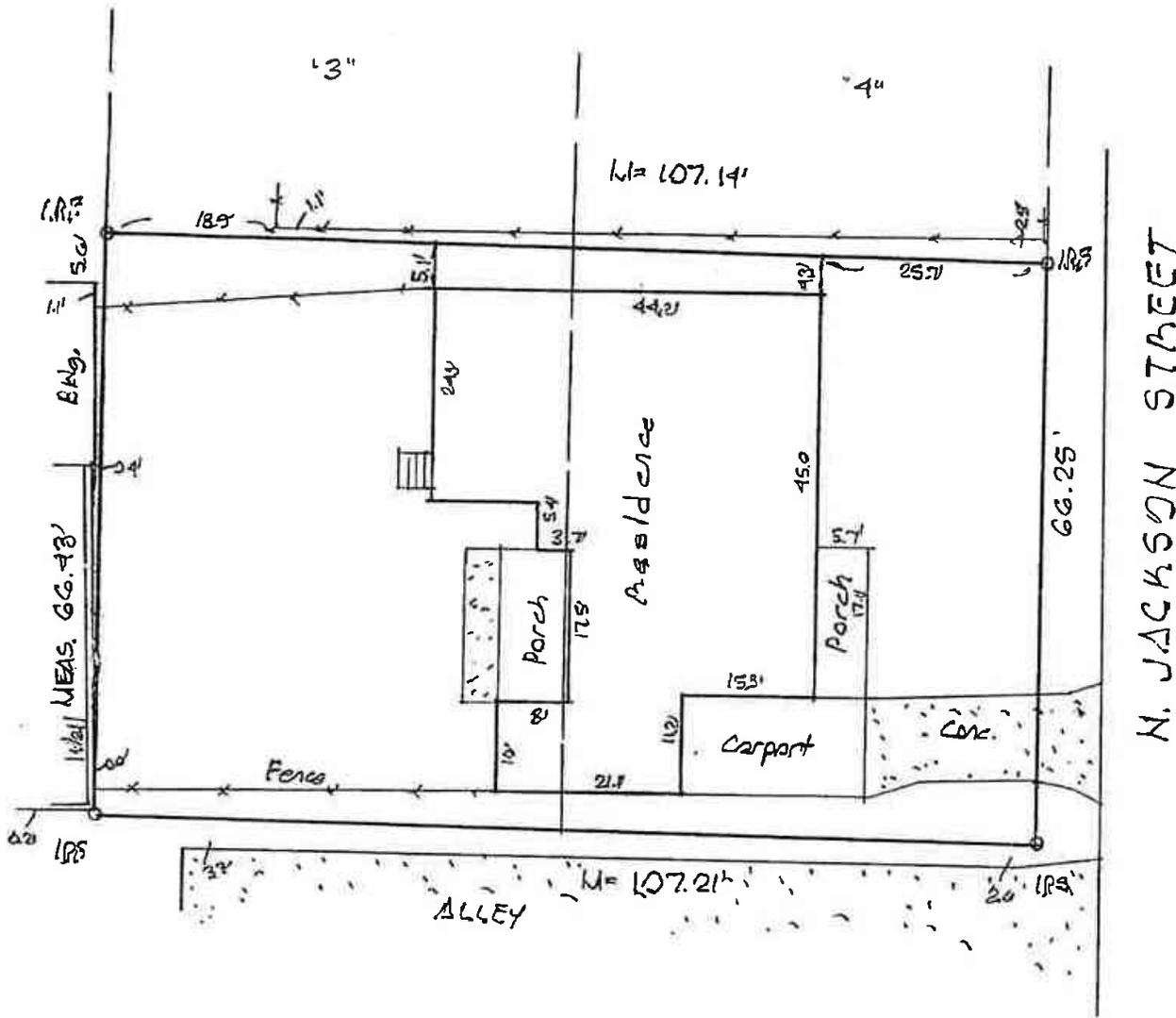


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10263

Name: Sanchez - STR-2

Location: 212 N. Jackson St.

Title: PD-C

