

LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



Planning Commission

Joshua Baxter Chairman
Alicia McDonald Vice Chair

Andre Bernard, II
Jimmy Brown
John Eaves Jr.

Norman Hodges, Jr.
Steven Person
Jeremiah Russel

Ahmed Samad
Michael Vickers
Kevin Haney

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
SEPTEMBER 10, 2026
4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of the Minutes of August 13, 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

September 10, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>Z-5519-B</u>	Progressive Auto Group – PD-C 4500 Asher Avenue
2.	<u>Z-9988-A</u>	Rezoning from R-2 to C-3 NWC of N. Chicot Road & Mabelvale Pike and Immediately N. of 7616 N. Chicot Road
3.	<u>Z-10253</u>	Parani – PD-C 12223 Colonel Glenn Road
4.	<u>Z-10329</u>	Freedom Church – POD 6310 Mabelvale Pike
5.	<u>S-2022</u>	10400 Colonel Glenn Addition – Preliminary Plat NWC of Colonel Glenn & S. Shackleford Road

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
6.	<u>S-2006-A</u>	Eagle Place – Preliminary Plat 13800 Alexander Road
7.	<u>S-2032</u>	Rachel's Crossing – Preliminary Plat E. Side of Drew Drive, approximately 200' S. of Cantrell Road
8.	<u>Z-10330</u>	Bradford Duplex – Conditional Use Permit NWC of Malloy Street & W. 34 th Street

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
9.	<u>Z-10331</u>	Saraheen Accessory Dwelling – Conditional Use Permit 10200 Sardis Road
10.	<u>Z-10352</u>	Daisy Street Holdings (Animal Clinic) – Conditional Use Permit 5508-5514 W. Markham Street

III. SHORT TERM RENTALS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
11.	<u>Z-10351</u>	Garner – STR-2's (4) – PCD 619 S. Rock Street

September 10, 2026

ITEM NO.: 1

FILE NO.: Z-5519-B

NAME: Progressive Auto Group – PD-C

LOCATION: 4500 Asher Avenue

DEVELOPER:

Progressive Auto Group, Inc. (Owner)
14504 Highway 365 South
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

On June 30, 2016, the Planning Commission approved Udell Short-form PCD to rezone subject property from C-3 to PCD to allow the existing use to add auto paint, auto body rebuilding, and auto repair garage (Z-5519-A). The site historically contained a non-conforming auto related use. On June 2, 2016, the Board of Directors adopted Ordinance NO: 21,275-A to allow proposed uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 0.16 acre site from PCD to PD-C to allow for the development of an auto sales business.

B. EXISTING CONDITIONS:

Subject property is located along the Asher corridor at the northwest corner of Asher Avenue and Washington Street. Properties in the general area contain a mixture of zoning and uses. The existing building was previously demolished. The site now contains a raised concrete slab only and is designated as commercial (C) on the City's future land use plan.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Washington Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline if not already in existence.
2. Asher Ave. is classified on the Master Street Plan as a minor arterial street with a special design standard. Right-of-way is required to be dedicated to 35 ft from centerline of the right-of-way if not already in existence.
3. A 20 feet radial dedication of right-of-way is required at the intersection of Washington St. and Asher Ave.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

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

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

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

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

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

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

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

intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

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

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

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. A site development plan is required and must comply with the City's minimal ordinance requirements. To include but not limited to constructed planters bordering west perimeter of property near structure and adjacent to the south and east perimeters of the proposed portable office building.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business

activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

To the northeast and southwest of the application area, along Asher Avenue, are areas designated for Commercial (C) uses and are characterized by automotive repair and parts businesses, two restaurants, and a retail strip building. North of the application area is area designated for Service Trades Districts (STD) uses and is characterized by an electrical contracting business and a storage garage.

This site is not located in an Overlay District.

Master Street Plan:

Asher 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:

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

H. ANALYSIS:

The applicant is proposing to rezone the 0.16 acre site from PCD to PD-C to allow for the development of an auto sales business.

Subject property is located along the Asher corridor at the northwest corner of Asher Avenue and Washington Street. Properties in the general area contain a mixture of zoning and uses. The existing building was previously demolished. The site now contains a raised concrete slab only and is designated as commercial (C) on the City's future land use plan.

Access to the site is shown to be from the alley extending east from Washington Street, along the north property line of the site. The applicant proposes to build a twenty-foot (20) wide driveway extending from the alley onto the site for employee and customer parking and vehicular display.

The applicant proposes to utilize a 12 x 36 foot portable building to serve as the office for the proposed use. The building will be placed on the site in compliance with building codes requirements.

Front, rear and side (east) building setbacks comply with code. The building setback is shown to be approximately two (2) feet from the west property line.

Section 36-502 typically requires one (1) off-street parking space for the proposed use. The applicant proposes two (2) parking spaces, including one (1) ADA parking space on the north side of the building, along the west property line. Staff feels the parking and maneuvering room are sufficient to serve the proposed use.

The primary vehicle display area is shown to be along the Asher Avenue and Washington Street frontages. The site plan shows approximately eight (8) wheel stops will be placed approximately one (1) foot from the edge of the existing street rights-of-way.

The applicant notes, approximately seven (7) to eight (8) vehicles will be displayed for sale at any given time.

The following conditions must be met at all times during operation of the vehicle sales lot:

1. No vehicle display will be allowed to encroach onto the sidewalk.
2. All vehicles on site must be in working order. Vehicle storage, outside storage of auto parts and salvage operations will not be permitted at any time.
3. Vehicle maintenance, including ancillary work, will not be allowed on the site.

The applicant's proposed landscaping plan will contain eight (8) twenty-gallon planters along the east side (front) of the building and four (4) two-hundred gallon planters along the west property line, south of the building and between Asher Avenue. Staff support the landscape plan.

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

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

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

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

Staff are supportive of the proposed PD-C zoning. There are commercial uses located to the east and west of the proposed auto sales use. There are additional commercial zoning and uses north of the site and industrial zoning and uses to the south. The proposed site is along a heavily travelled principal arterial street (Asher Avenue). Staff feels the proposed use will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

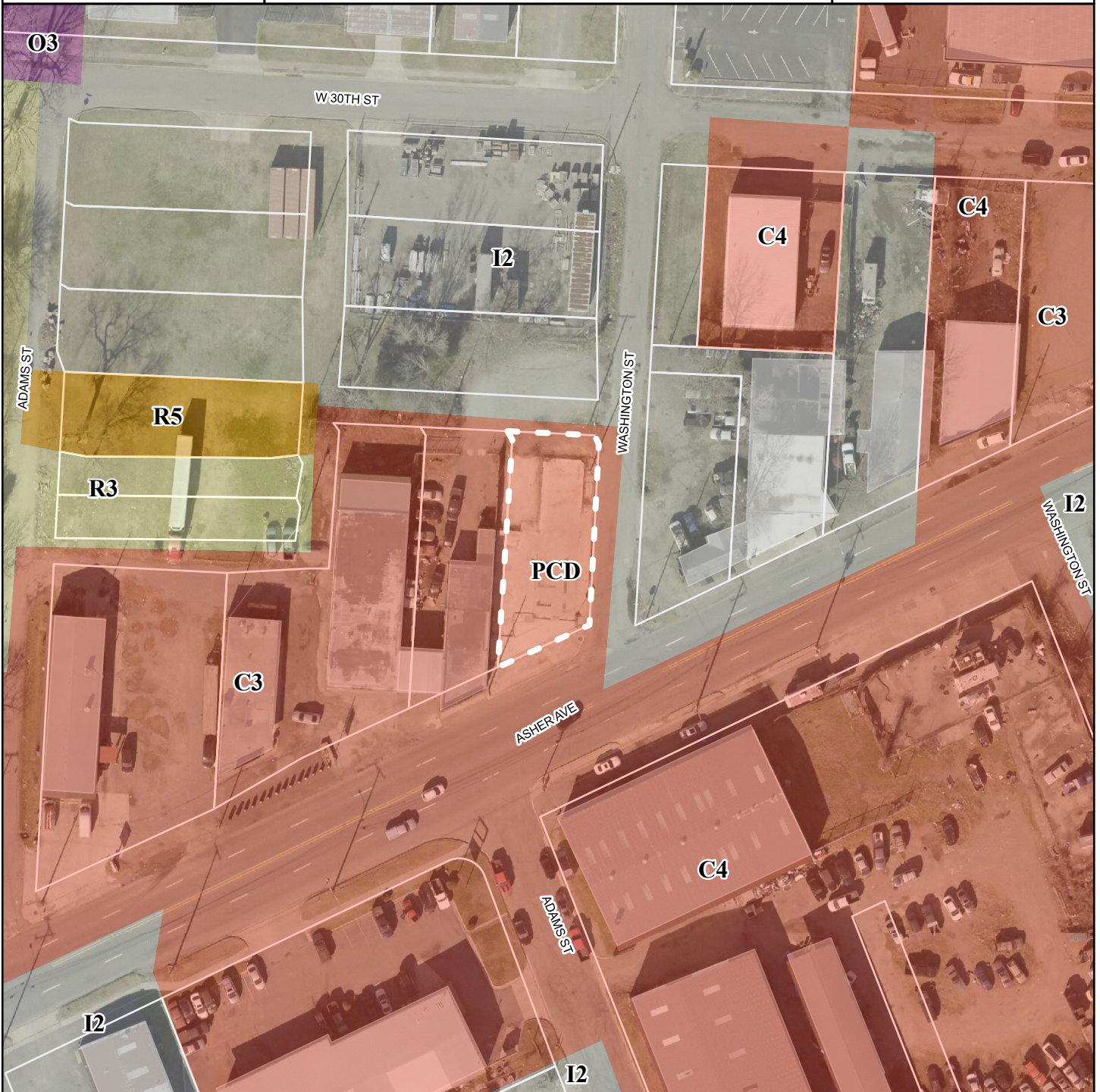
Staff recommends approval of the requested PD-C zoning subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.

Z-5519-B

4500 ASHER AVE.

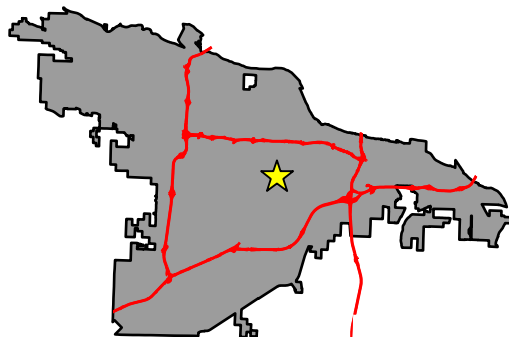
PLANNING COMMISSION
JUNE 11, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-5519-B

4500 ASHER AVE.

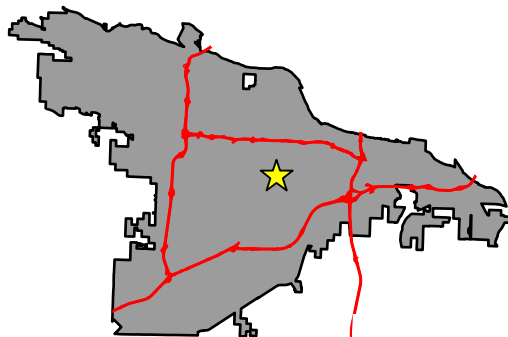
PLANNING COMMISSION
JUNE 11, 2026

Land Use

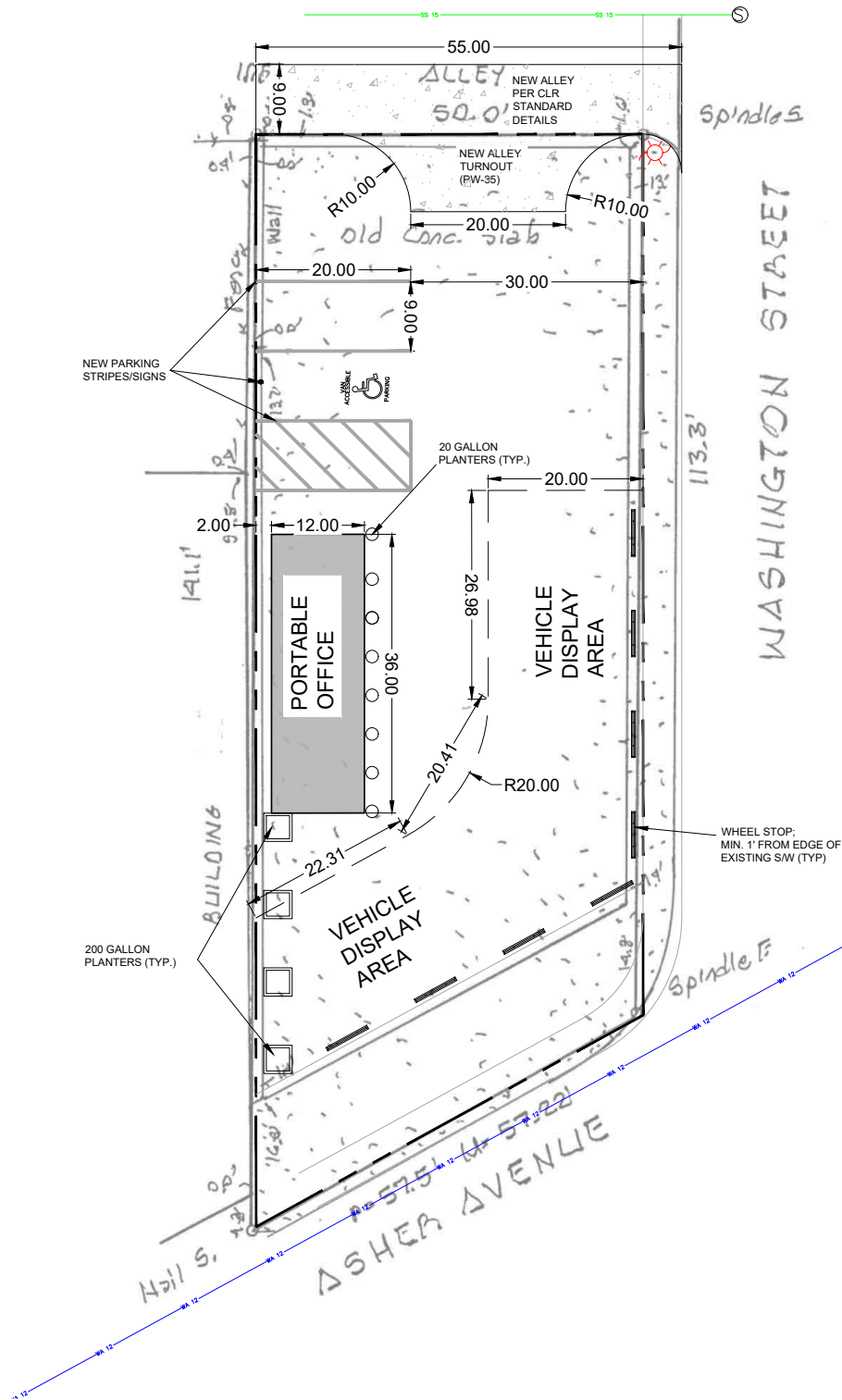


Legend

- Parcel Lines
- INDUSTRIAL
- RESIDENTIAL MEDIUM DENSITY
- COMMERCIAL
- SERVICE TRADES DISTRICT



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-5519-B

Name: Progressive Auto Group

Location: 4500 Asher Ave.

Title: PD-C



September 10, 2026

ITEM NO.: 2

FILE NO.: Z-9988-A

NAME: Rezoning from R-2 to C-3

LOCATION: Northwest corner of N Chicot Road and Mabelvale Pike
and Immediately north of 7616 N Chicot Road

DEVELOPER:
Hasan Alwan
7616 N. Chicot Road
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:
Hasan Alwan – owner/applicant

SURVEYOR/ENGINEER:
Rasburry Surveying
308 W. South Street
Benton, AR 72015

AREA: 0.55 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0l.f

WARD: 7

CURRENT ZONING: R-2

Variances/Waivers: None requested

STAFF UPDATE:

The applicant submitted a letter to staff on May 27, 2026 requesting this application be deferred to the September 10, 2026 agenda, in order to convert the application to a PCD zoning request. Staff supports the deferral request.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The application was placed on the Consent Agenda for deferral to the September 10, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

September 10, 2026

ITEM NO.: 2 (Cont.)

FILE NO.: Z-9988-A

STAFF UPDATE:

The applicant submitted a letter to staff on July 21, 2026 requesting this application be withdrawn. Staff supports the withdrawal request.

Z-9988-A

Zoning

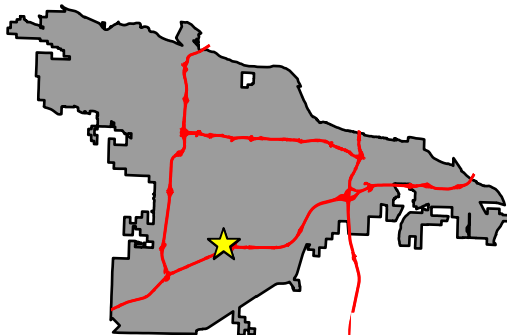
NWC of N. CHICOT RD. & MABELVALE RD. &
IMMEDIATELY N. of 7616 N. CHICOT RD.

PLANNING COMMISSION
JUNE 11, 2026



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-9988-A	NWC of N. CHICOT RD. & MABELVALE RD. & IMMEDIATELY N. of 7616 N. CHICOT RD.	PLANNING COMMISSION JUNE 11, 2026
Land Use		



Legend

- Parcel Lines
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL

DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

September 10, 2026

ITEM NO.: 3

FILE NO.: Z-10253

NAME: Perani– PD-C

LOCATION: 12223 Colonel Glenn Road

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 0.52 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

STAFF UPDATE:

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

PLANNING COMMISSION ACTION:

(July 9th, 2026)

The application was placed on the Consent Agenda for deferral to the September 10th, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 9 ayes, 1 nay and 1 absent. The application was deferred.

STAFF UPDATE:

The applicant requested this application be deferred to the December 10, 2026 agenda. Staff supports the deferral request.

Z-10253

Zoning

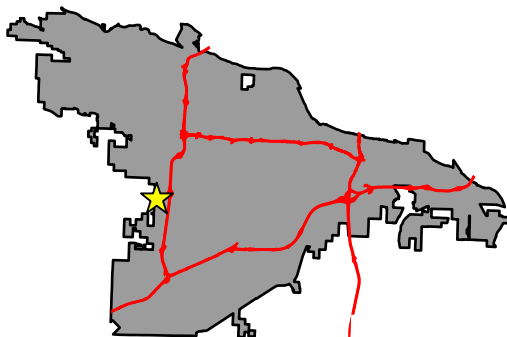
12223 COLONEL GLENN RD.

PLANNING COMMISSION
JULY 9, 2026



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10253

12223 COLONEL GLENN RD.

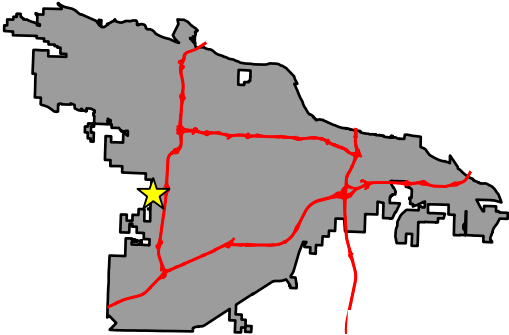
PLANNING COMMISSION
JULY 9, 2026

Land Use

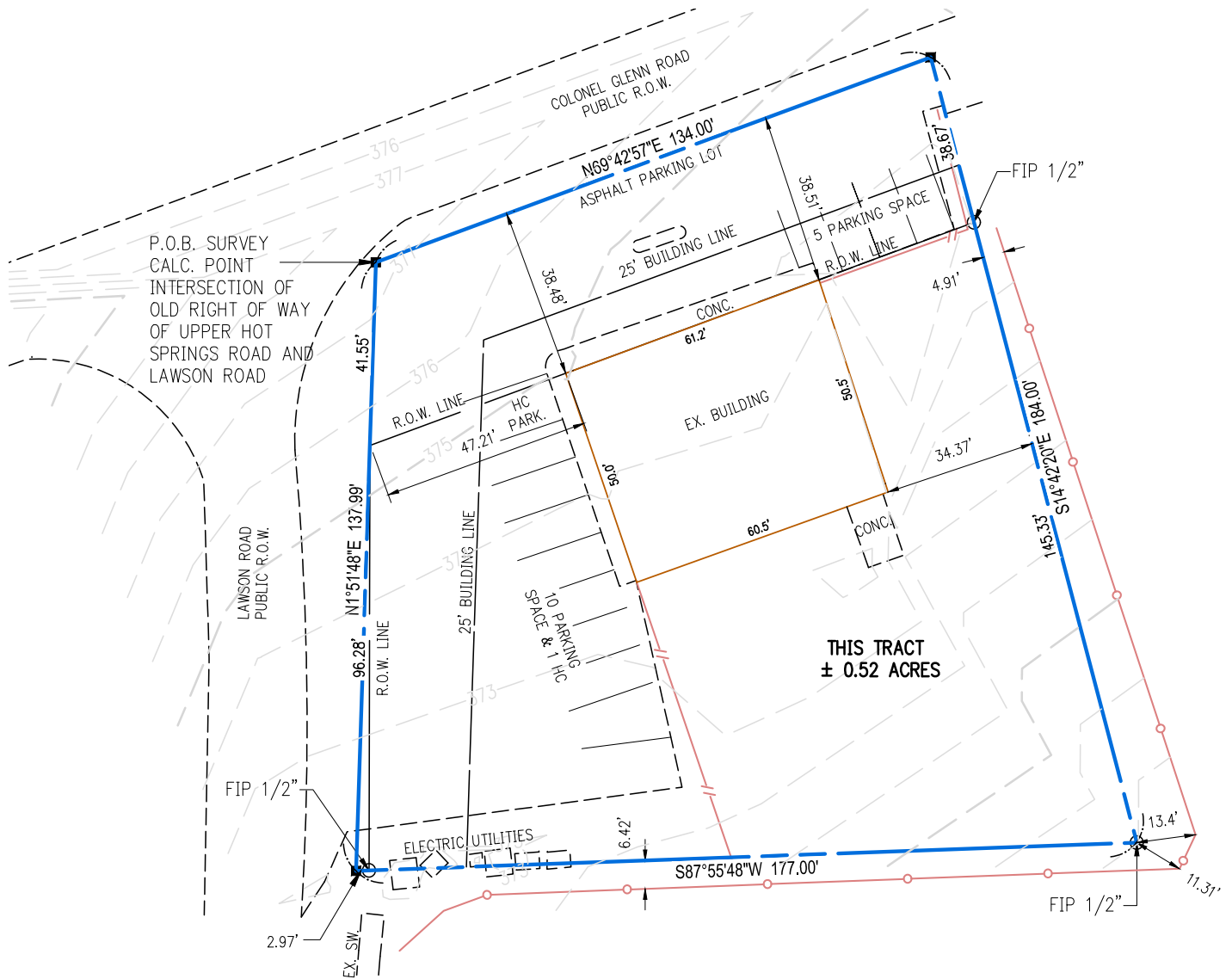


Legend

- 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



September 10, 2026

ITEM NO.: 4

FILE NO.: Z-10329

NAME: Freedom Church – POD

LOCATION: 6310 Mabelvale Pike

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 1.93 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

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

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

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

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

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

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

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

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

Dead Ends

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

Gates

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

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

Multi-Family Residential Developments

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

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

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

One- or Two-Family Residential Developments.

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

Exceptions:

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

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or large.
4. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for the proposed use occupied by eight (8) persons is 850 square feet. As noted, the dedicated housing area within the building is 1,313 square feet in area.

Section 8-406 (b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant provided a statement demonstrating compliance with this section of the code as there are five (5) bedrooms capable of housing a total of eight (8) persons.

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

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

The applicant provided the following information regarding the proposed uses:

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

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

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

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

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

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

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

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested POD zoning.

PLANNING COMMISSION ACTION:

(July 9th, 2026)

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

PLANNING COMMISSION ACTION:

(August 13, 2026)

The application was placed on the Consent Agenda for deferral to the **September 10, 2026** agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of **11** ayes, **0** nay and **0** absent. The application was deferred.

September 10, 2026

ITEM NO.: 4 (Cont.)

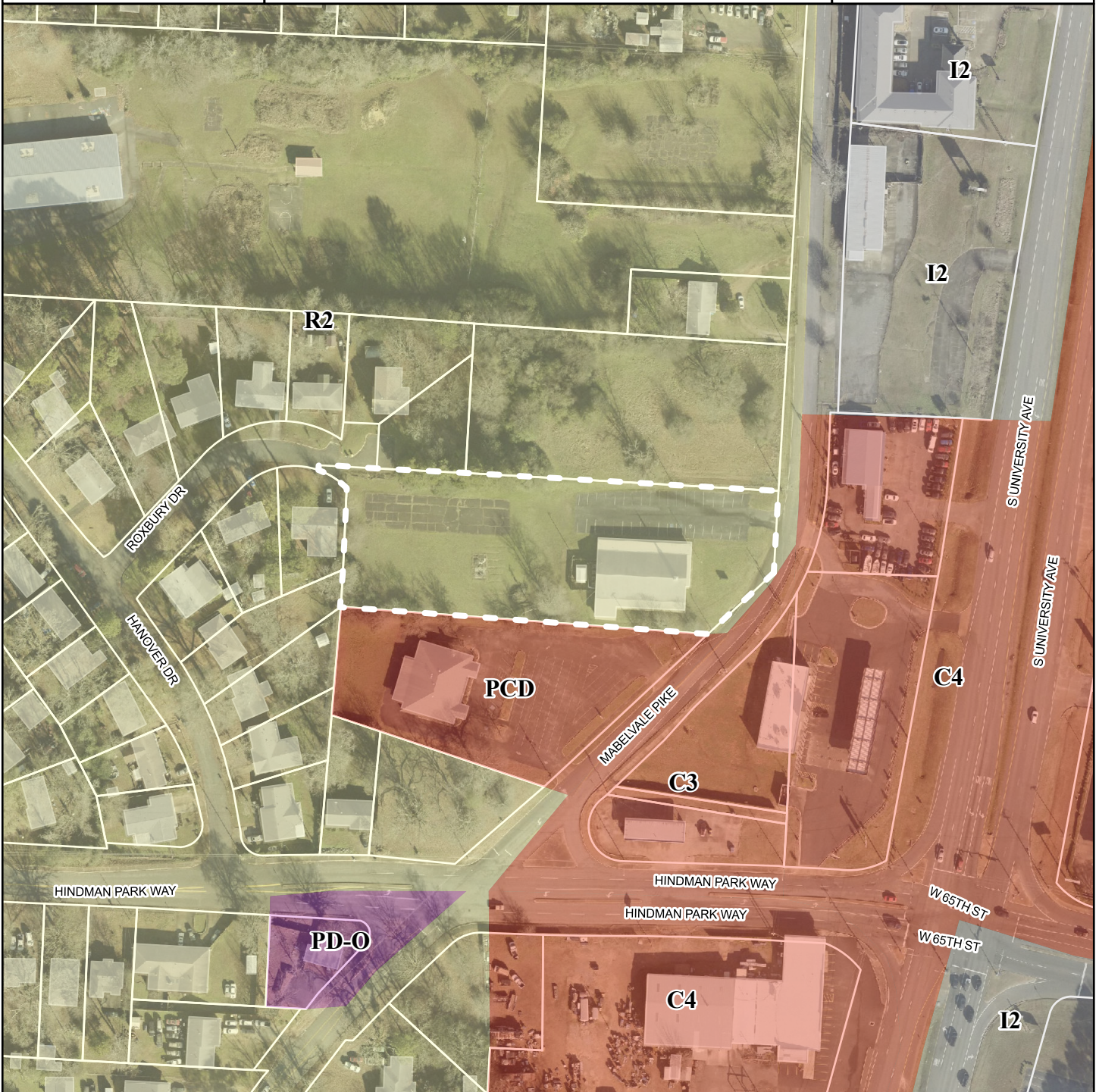
FILE NO.: Z-10329

Z-10329

Zoning

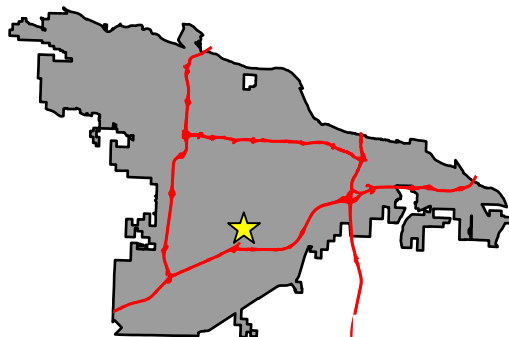
6310 MABELVALE PIKE

PLANNING COMMISSION
JULY 9, 2026



Legend

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



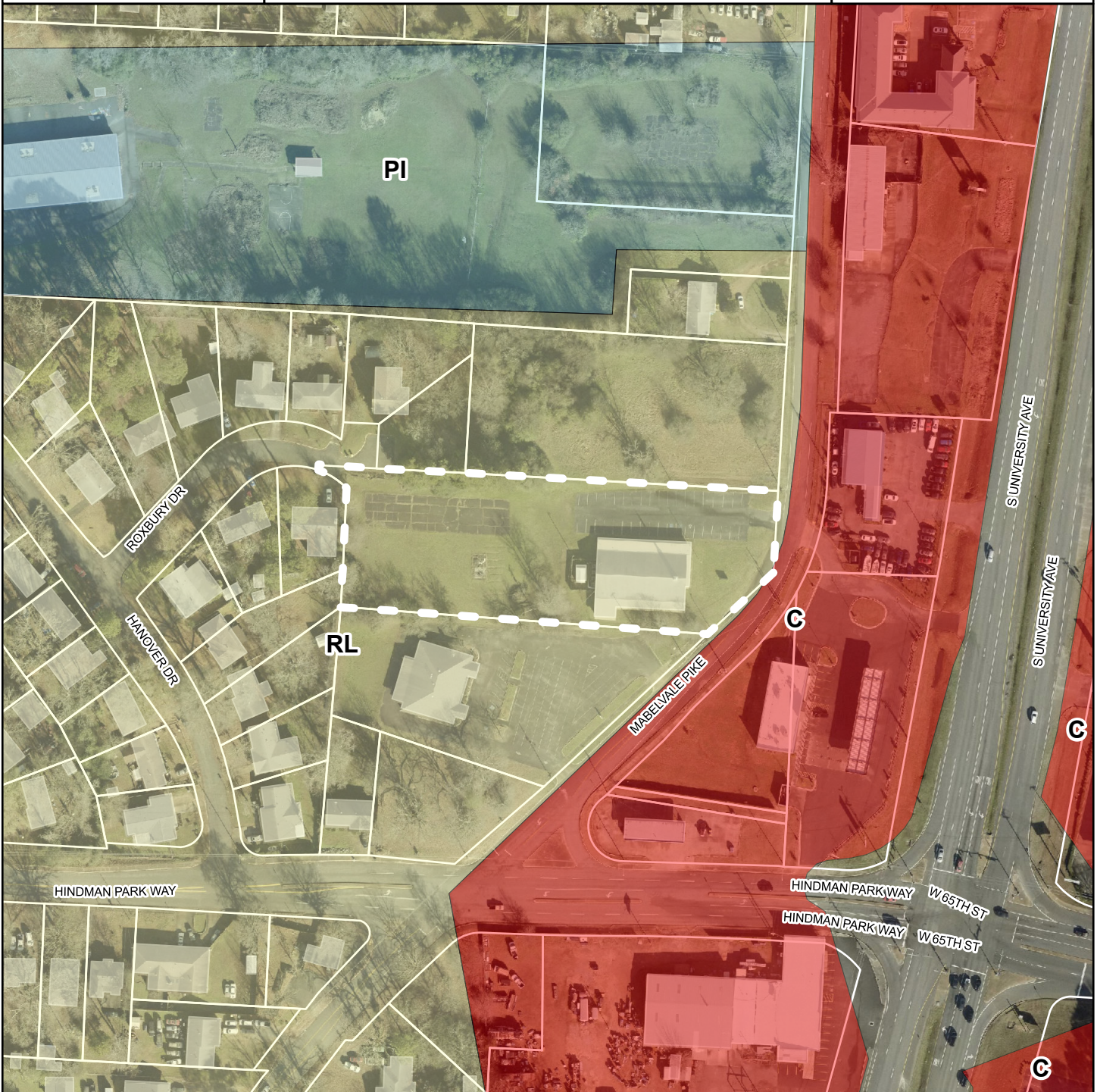
DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10329

6310 MABELVALE PIKE

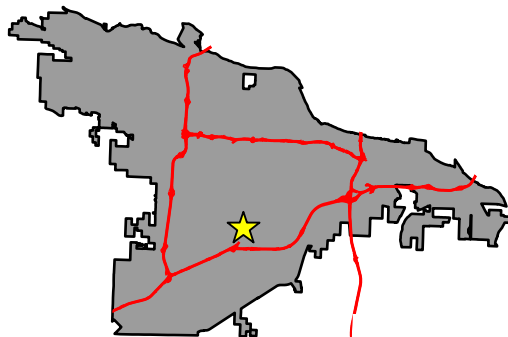
PLANNING COMMISSION
JULY 9, 2026

Land Use

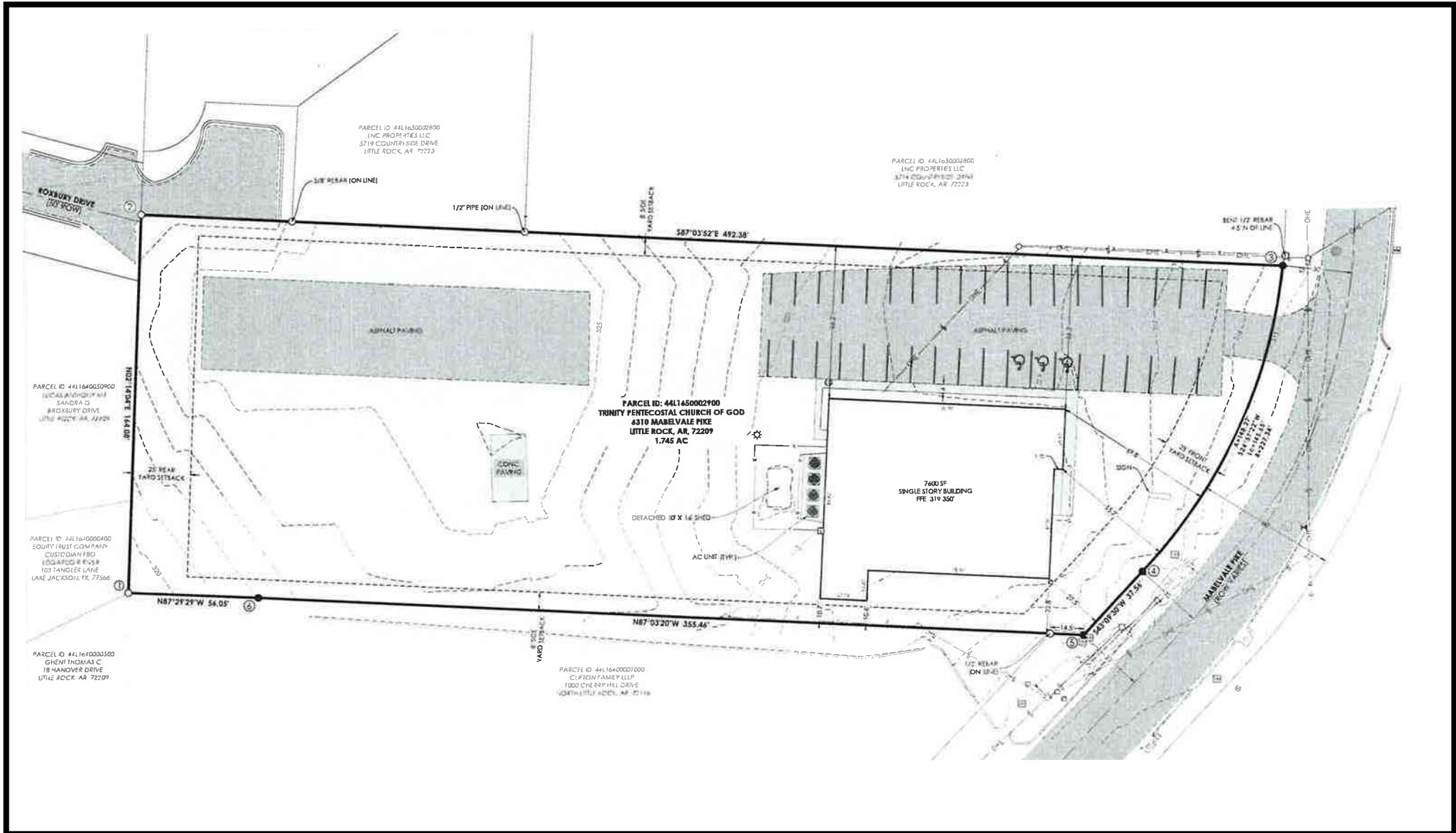


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10329

Name: Freedom Church

Location: 6310 Mabelvale Pike

Title: POD



September 10, 2026

ITEM NO.: 5

FILE NO.: S-2022

NAME: 10400 Colonel Glenn Addition - Preliminary Plat

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

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 5 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-4

VARIANCES/WAIVERS:

Variance to allow reduced driveway spacing.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 5 acres of C-4 zoned property located at the northwest corner of Colonel Glenn Road and S. Shackleford Road into four (4) lots for future commercial development.

B. EXISTING CONDITIONS:

The property is undeveloped and partially wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Shackleford 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. An additional 10 ft of right-of-way is required to be dedicated for a right turn lane at arterial-arterial intersections for a distance of 250 ft measured from the intersecting right-of-way.
2. 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.
3. A 75 to 100 feet radial dedication of right-of-way is required at the intersection of Shackleford Rd & Colonel Glenn Road (arterial-arterial intersection).
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Shackleford Rd. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 44 ft from the existing striped centerline in compliance with an arterial/arterial intersection design showing future dual left turn lanes. Striping and hatching should be provided for a SB thru lane and a SB right turn lane.
5. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Col. Glenn Rd. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 33 ft from the existing striped centerline in compliance with an arterial/arterial intersection design showing dual future left turn lanes. Striping and hatching should be provided for a WB thru lane and a WB right turn lane until full construction is complete. With Col. Glenn Road being an Arkansas state highway, ARDOT, District 6 shall be contacted to determine if street construction will be allowed or if a payment in-lieu of street construction will be requested from the developer. The sidewalk can be installed within dedicated City of Little Rock right-of-way.

6. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
7. Per the Master Street Plan standards, the proposed private minor commercial street must be constructed within a 60 ft wide access and utility easement.
8. With site development, provide design of the commercial streets conforming to the Master Street Plan. Construct full street improvements to proposed private street including 5-foot sidewalks on both sides and access ramps with planned development.
9. Street names and street naming conventions must be approved by Public Works. Contact Thomas Hopkins at (501) 371-4537.
10. The sidewalk on the north and south sides of the proposed east-west street should meander and align and not be offset.
11. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. On minor commercial streets, the driveway spacing shall be 200 ft measured from centerline to centerline of driveways and centerline of driveway to the right-of-way of intersecting streets. The width of a driveway must not exceed 26 ft feet.
12. Shackleford Rd-Col. Glenn Rd intersection is an arterial-arterial intersection. Sections 30-43 and 31-210 of City code requires driveways on arterial streets to be located at a minimum distance of 300 ft. from arterial intersections. Since the new driveways cannot satisfy this requirement, the driveways shall be designed for "right-in-right-out" access only, with the construction of triangular concrete islands at driveways to prohibit left turn access onto and from arterial streets.
13. Developer shall be responsible for all the required Traffic signal modifications including but not limited to relocation of signals poles (or installation of new poles if existing poles cannot be used), conduit work, etc. Traffic Signal Modification plans shall be submitted for review and approval.
14. Extend north-south sidewalk and intersect with the east-west sidewalk near the back of curb at the NWC of the intersection in accordance with CLR Standard Detail PW-50 or a similar ARDOT access ramp detail.
15. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
16. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
17. Street Improvement plans shall include signage and striping. The Planning Department must approve completed plans prior to construction.
18. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy.

19. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-18013 (Justin Chadwick) for more information.
20. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
21. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
22. Provide driveway location on Lot 1.

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

Little Rock Water Reclamation Authority: Will need wastewater plans.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

To the north, east, and west of the application area are areas designated for Service Trades District (STD) uses and are characterized by storage buildings, a storage and warehouse facility, and an office and warehouse facility, and six single-family residences. South of the application area is area designated for Light Industrial (LI) uses and is characterized by a lawn and pest control building.

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.

South Shackleford 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:

Colonel Glenn Road and South Shackleford Road are on the Master Bike Plan as Proposed Class II Bike Lanes. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. Analysis:

The applicant proposes to subdivide 5 acres of C-4 zoned property located at the northwest corner of Colonel Glenn Road and S. Shackleford Road into four (4) lots for future commercial development.

The property is undeveloped and partially wooded.

The proposed lot sizes are as follows:

Lot 1 - 1.09 acres
Lot 2 - 0.84 acres
Lot 3 - 1.04 acres
Lot 4 - 1.15 acres

All of the lots conform with the minimum lot area and lot width requirements as per Section 36-302 of the City's Zoning Ordinance.

The applicant is proposing a private loop street to serve the commercial development. The private street will run through the development, connecting to Colonel Glenn Road and S. Shackleford Road. Internal driveways within cross-access easements will serve the individual lots. The private street will be constructed as per the design standards of Chapter 31, Subdivision Ordinance. Maintenance of the private street will be addressed by the applicant in the subdivision's bill of assurance. The applicant is requesting a variance to allow reduced driveway spacing. The private street entrances from Colonel Glenn Road and S. Shackleford Road are slightly less than 300 feet from the intersection. Additionally, the internal driveways are also slightly less than the required 200-foot separation. Staff supports the variance request.

The proposed plat shows 45 foot building setbacks along both public street frontages. All the building setbacks will conform to ordinance standards.

The proposed street entrance from Colonel Glenn Road will be a right-in/right-out only driveway, with the appropriate signage provided by the applicant. The applicant has also worked with Public Works and provided an appropriate turn radius at the southeast corner of the subdivision, within the street right-of-way.

Otherwise, to staff's knowledge there are no outstanding issues associated with the preliminary plat. Staff supports the proposed commercial subdivision.

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

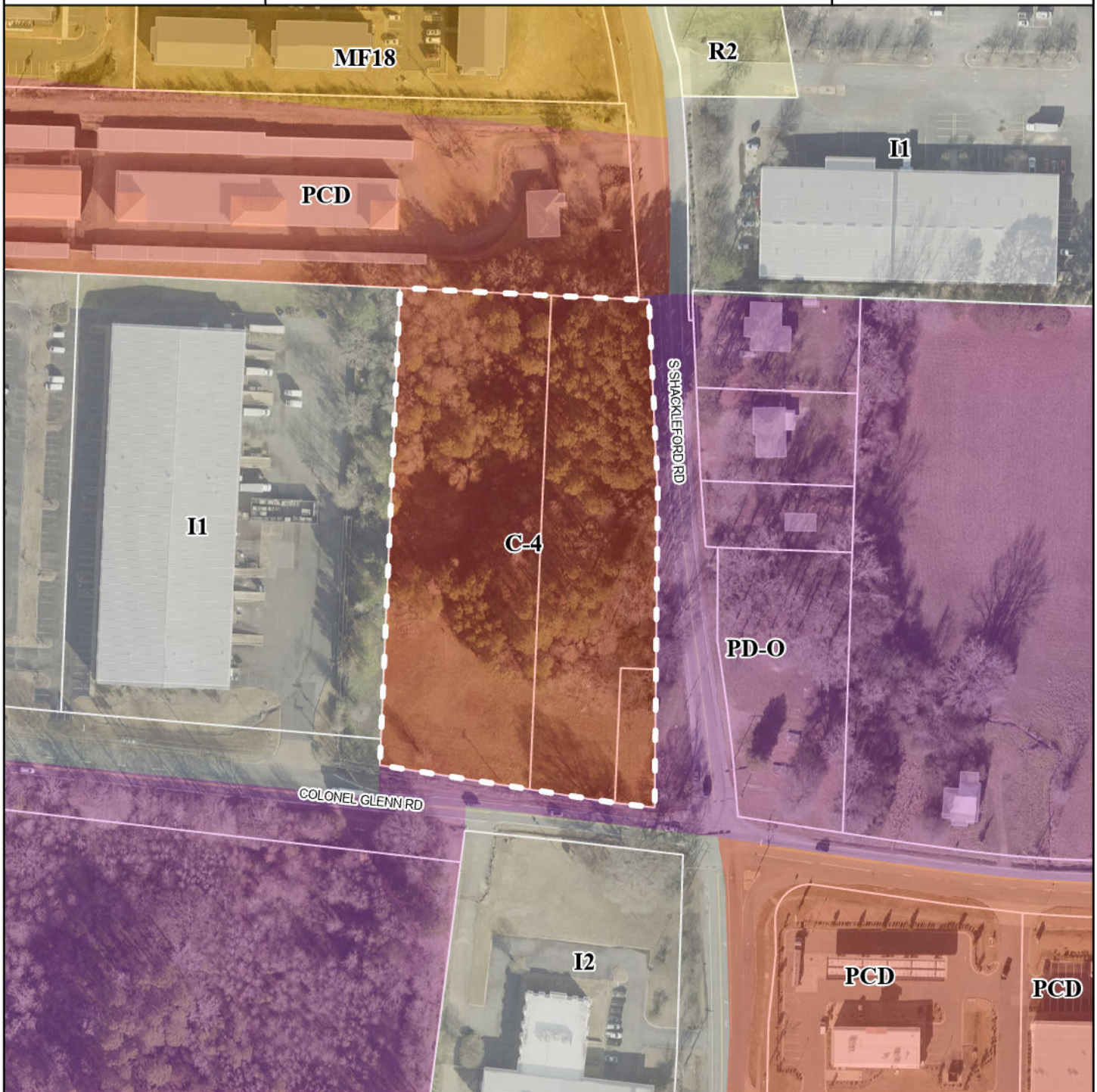
The application was placed on the Consent Agenda for deferral to the September 10, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

S-2022

Zoning

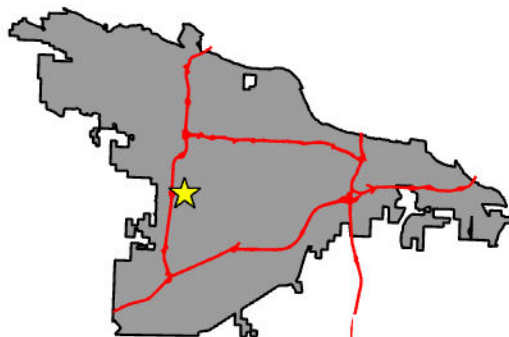
NWC of COLONEL GLENN RD. &
S. SHACKLEFORD RD.

PLANNING COMMISSION
AUGUST 13, 2026



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

September 10, 2026

ITEM NO.: 6

FILE NO.: S-2006-A

NAME: Eagle Place – Preliminary Plat

LOCATION: 13700 Alexander Road

DEVELOPER:

JP Custom Homes
6812 Hilo Avenue
Benton, AR 72019

OWNER/AUTHORIZED AGENT:

Pepe Properties, LLC (Owner)

Hope Consulting, Inc. (Agent)

SURVEYOR/ENGINEER:

Hope Consulting, Incorporated
129 N. Main Street
Benton, AR 72015

AREA: 28.84 acres

NUMBER OF LOTS: 90

FT. NEW STREET: 4022 l.f.

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide approximately 28.84 acres into 90 lots for single-family residential development. The subdivision will contain 4,022 linear feet of new streets.

B. EXISTING CONDITIONS:

Subject property is currently undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The drainage channels shall be placed within tract land to prevent fences and other obstructions from being placed within the drainage area. The tract should be at least 20 ft in width.
2. Alexander 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.
3. With site development, provide design of Alexander Rd conforming to the Master Street Plan. Construct one-half street improvement to Alexander Rd including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 from the existing striped centerline. The widened lane should be striped for a deceleration/acceleration lane for right turns.
4. The pedestrian table should be signed and striped in accordance with City of Little Rock standard details.
5. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
6. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
7. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.

8. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
9. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
10. Street names and street naming conventions must be approved by Public Works. Contact Tom Hopkins at (501) 371-4537.
11. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection of Alexander Rd and the proposed entrance to subdivision complies with the 2004 AASHTO Green Book standards. The required side street intersection sight distance for 40 mph is 440 ft. The provided sight distance to the west is approximately 440 ft. The provided sight distance to the east is only 395 ft which does not satisfy the 2004 AASHTO Green Book standards and is not satisfactory.
12. At lot 84 and 87 the curbs should bulb out and extend further south and north with a WP16-5P sign with directional arrow to provide southbound vehicle traffic notice of the 90 degree curve. A STOP sign should be installed for vehicle exiting the cul de sac.
13. A sidewalk access ramp should be provided at the intersection of the main entrance street and the west cul de sac for owners with lots adjacent to the west cul de sac. Access ramps should be provided at the intersection of the east main entrance street and the east cul de sac.

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

Little Rock Water Reclamation Authority:

Sewage plans will need to be provided.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central

Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants

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

Grade

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

Loading

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

Dead Ends

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

Gates

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

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

One- or Two-Family Residential Developments.

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

Exceptions:

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

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes:

All lots will require a compaction of at least 95% before a footing foundation inspection can be approved.

Landscape: No comments

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek 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) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per

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

To the east and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences. Northwest of the application area is characterized by the Union Pacific Railroad right-of-way. Northwest beyond the railway are areas designated for Light Industrial (LI) and Park/Open Space (PK/OS) uses and are characterized by Crooked Creek, a truck stop, and a storage facility.

This site is not located in an Overlay District.

Master Street Plan:

Alexander 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:

Alexander 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.

ANALYSIS:

The applicant proposes to subdivide 28.84 acres located at 13700 Alexander Road into 90 lots for single-family residential development. The property is currently undeveloped and wooded, with varying degrees of slope. A railroad right-of-way is located along the northwest boundary of the overall property.

The proposed subdivision will contain approximately 4,022 linear feet of new streets. The streets will be 26 feet wide, constructed within a 50-foot-wide right-

of-way. There will be a five (5) foot wide sidewalk on one (1) side of all the streets. There will also be two (2) short cul-de-sacs within the development.

The main entrance to the subdivision will be from Alexander Road. Natchez Lane/Charleston Lane right-of-way dead ends to this property, near the southwest corner of the overall property. The applicant is proposing a secondary access into the subdivision from this right-of-way.

A mailbox cluster unit will be located between lots 18 and 19. The mailbox unit will be located along a sidewalk, with a raised pedestrian crosswalk in front of lot 64, connecting the areas of sidewalk.

All of the proposed lots comply with R-2 ordinance standards for minimum lot width, lot depth and lot area. A 25-foot front building line is shown for all lots. All building setbacks will conform to the R-2 zoning standards. A 35-foot building line is shown for lots 1-4 and 52, along the arterial road frontage of these lots.

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

Phase 1 - Lots 1 - 2
 Lots 34 - 52
 Lots 77 - 90

Phase 2 - Lots 3 - 12
 Lots 40 - 44
 Lots 53 - 58

Phase 3 - Lots 13 - 33
 Lots 59 - 76

Tracts A, B, and C are shown on the plat as areas to provide for drainage and stormwater detention. Tract A will have street frontage. Access easements will be provided to Tracts B and C for the maintenance of these areas.

A Geotechnical Engineering Exploration report for this subject property was prepared by MTA Engineers. The geotechnical design recommendations for site construction are presented in the report. The applicant must adhere to the report recommendations during site development. The City's engineering inspectors will monitor the site for compliance.

To staff's knowledge there are no outstanding issues. Staff supports the proposed preliminary plat. The applicant is requesting no variances with the plat.

September 10, 2026

ITEM NO.: 6 (Cont.)

FILE NO.: S-2006-A

STAFF RECOMMENDATION:

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

S-2006-A

13800 ALEXANDER RD.

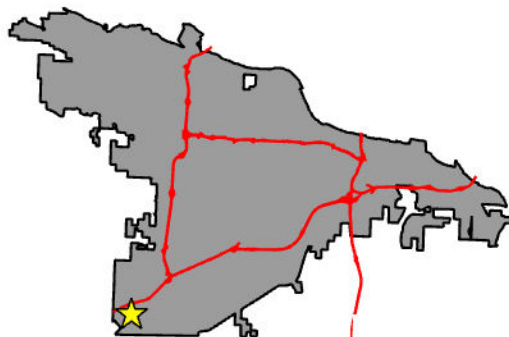
PLANNING COMMISSION
SEPTEMBER 10, 2026

Zoning

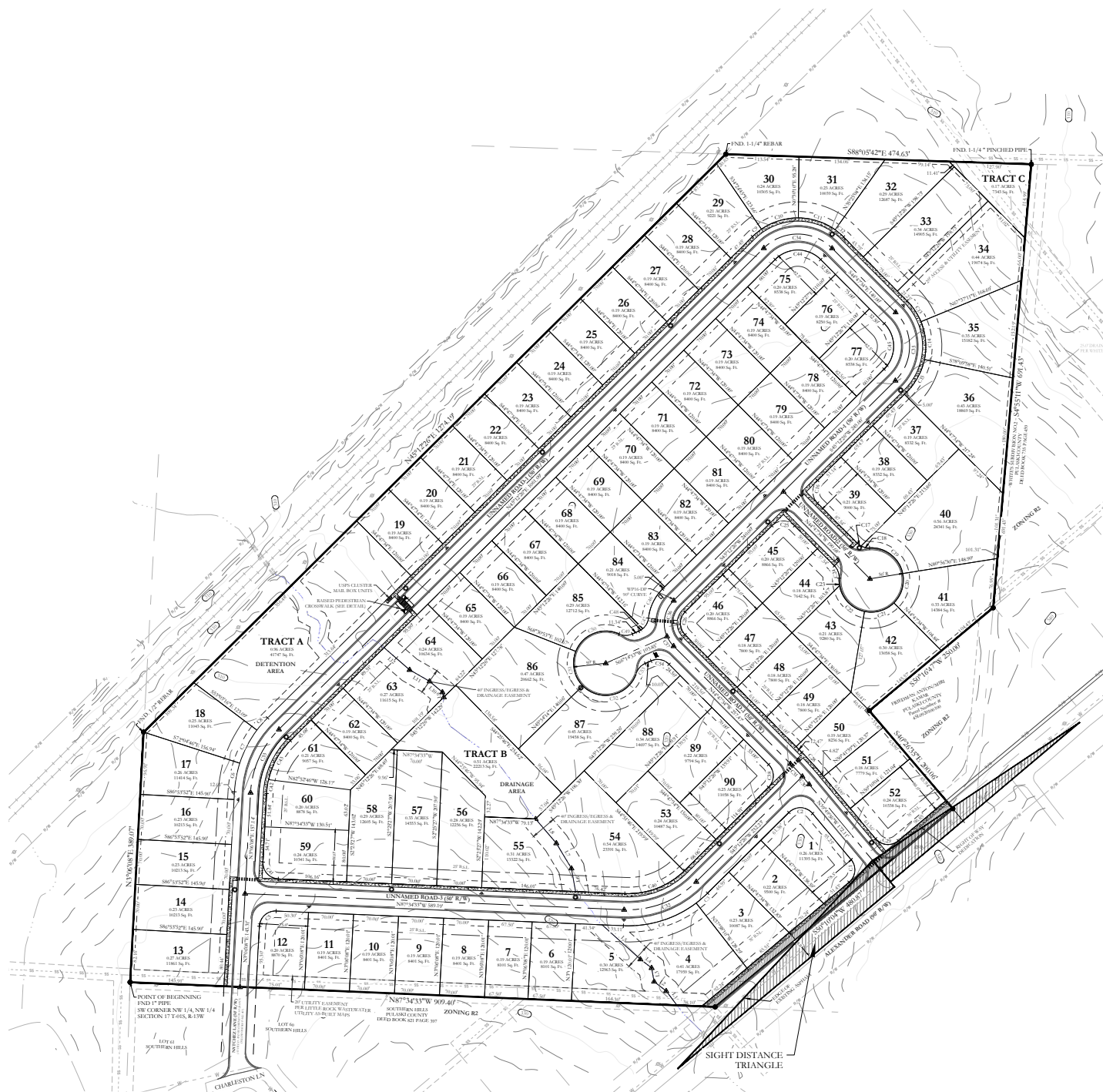


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2006-A

Name: Eagles Place

Location: 13800 Alexander Rd.

Title: Preliminary Plat



September 10, 2026

ITEM NO.: 7

FILE NO.: S-2032

NAME: Rachel's Crossing – Preliminary Plat

LOCATION: East side of Drew Drive, Approximately 200 feet south of Cantrell Road

DEVELOPER:

Cook Capital, LLC
511 W. 5th Street
North Little Rock, AR 72114

OWNER/AUTHORIZED AGENT:

Alexander I, LLC - Owner

Joe White and Associates - agent

SURVEYOR/ENGINEER:

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

AREA: 0.6175 acre

NUMBER OF LOTS: 5

FT. NEW STREET: 0 l.f.

WARD: 5

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

Variance for reduced lot depth for Lot 1.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to subdivide 0.6175 acres of R-2 zoned property into five (5) lots for single family residential development. Four (4) of the five (5) lots will be developed as per the zero lot line standards.

B. EXISTING CONDITIONS:

Subject property is currently undeveloped and mostly grass covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Drew Drive including 5-foot sidewalks with planned development. The new back of curb should be placed 13 ft from the center of the existing street pavement.
2. A City of Little Rock street improvement project is recommended to the Little Rock Board of Directors for Drew Drive at the Cantrell Road intersection. If approved, construction will occur prior to the end of 2029. Street improvements are required of the applicant until the day of bid opening or for those improvements not constructed by the proposed street improvement project.

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

Little Rock Water Reclamation Authority:

Sewage plans will need to be provided.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants

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

Grade

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

Loading

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

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes:

Footings and overhang must be entirely on the lot and cannot overhang or encroach on the property line for zero lot line construction.

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

To the north of the application area is area designated for Suburban Office (SO) uses and is characterized by a veterinarian clinic, a single-family residence, and an office space. South, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965). The purpose of this district is to protect and enhance the aesthetic and visual character of the lands surrounding Highway 10.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

ANALYSIS:

The applicant requests to subdivide 0.6175 acres of R-2 zoned property into five (5) lots for single family residential development. Four (4) of the five (5) lots will be developed as per the zero lot line standards.

Subject property is currently undeveloped and mostly grass covered.

The proposed lot sizes are as follows:

Lot 1 - 7,915.7 sq. ft.
Lot 2 - 4,640.5 sq. ft.
Lot 3 - 4,819.0 sq. ft.
Lot 4 - 4,866.4 sq. ft.
Lot 5 - 4,657.1 sq. ft.

According to Section 36-254(d)(4) of the City's Zoning Ordinance, the minimum lot area regulations are as follows:

"(4) *Lot area regulations.* There shall be a lot area of not less than six thousand (6,000) square-feet. In addition, there shall be a minimum lot width of not less than fifty (50) feet and a minimum lot depth of not less than one hundred (100) feet. For purposes of zero-lot-line lots, the minimum lot width may be reduced to not less than thirty-five (35) feet. The lot area shall not be less than four thousand (4,000) square-feet."

The applicant is requesting one (1) variance from the lot area regulations. Lot 1 has a lot depth of slightly over 85 feet. The code requires a minimum lot depth of 100 feet. Staff supports the variance request.

All of the proposed minimum building setbacks conform with ordinance standards.

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

STAFF RECOMMENDATION:

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

S-2032

Zoning

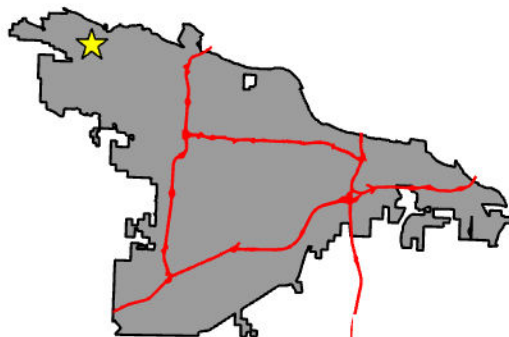
E. SIDE OF DREW DR., APPROX.
200' S. OF CANTRELL RD.

PLANNING COMMISSION
SEPTEMBER 10, 2026

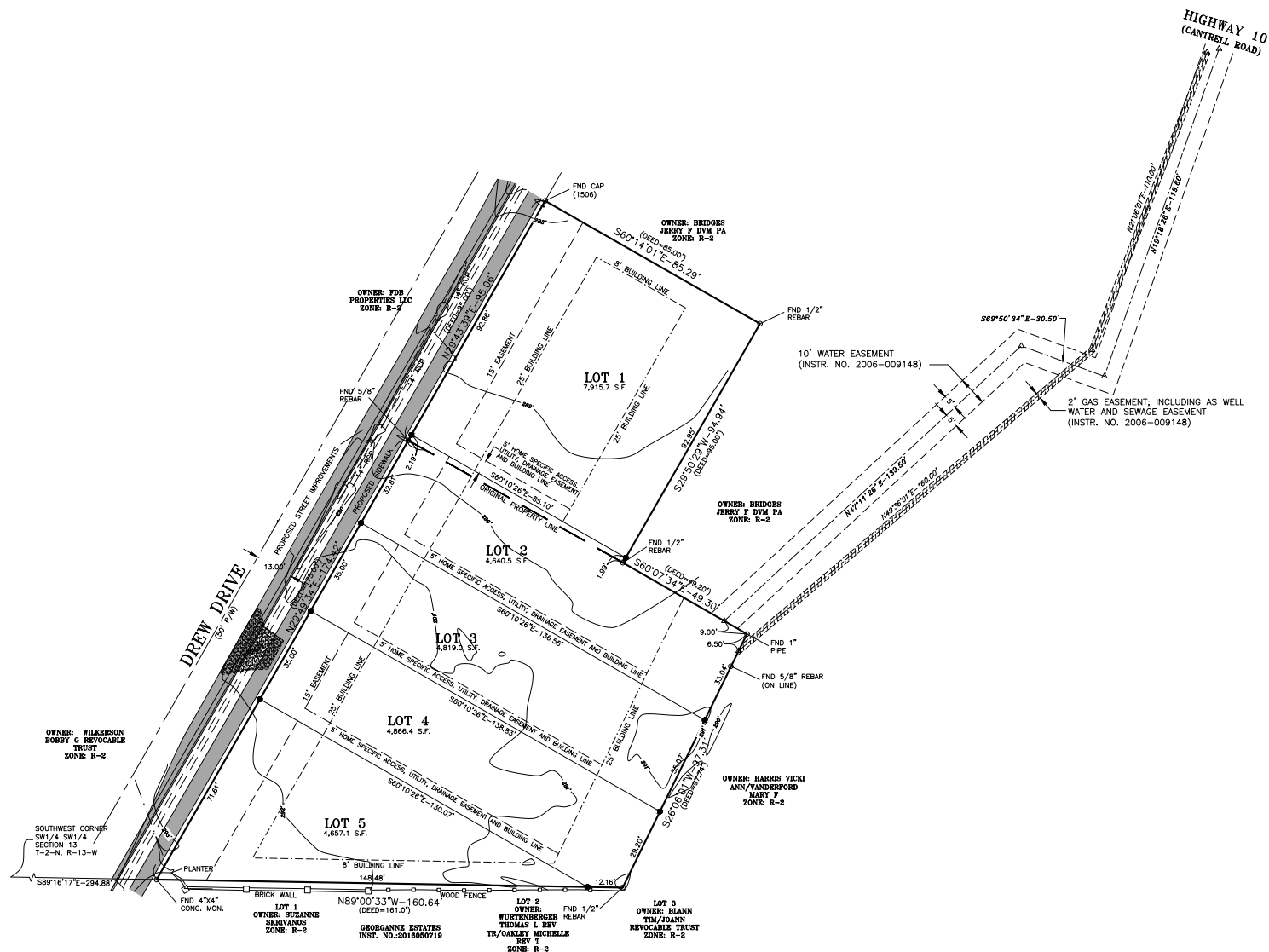


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: S-2032

Name: Rachel's Crossing

Location: E. side of Drew Dr., Approx. 200' S. of Cantrell Rd.

Title: Preliminary Plat



September 10, 2026

ITEM NO.: 8

FILE NO.: Z-10330

NAME: Bradford Duplex – Conditional Use Permit

LOCATION: NWC of Malloy Street and W. 34th Street

DEVELOPER:

Alexis Clark (Agent)
3403 Malloy Street
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Debra Bradford (Owner)
3403 Malloy Street
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorange Drive
Little Rock, AR 72206

AREA: 0.30 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

1. The applicant requests a variance to reduce the front building setback from twenty-five (25) feet to twenty (20) feet.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow for the construction of a two-story duplex structure on R-3 zoned property located at the NWC of Malloy Street and W. 34th Street.

B. EXISTING CONDITIONS:

Lot 1, Block 203, John Barrow Addition is currently vacant and undeveloped. The alley located at the rear of the site is undeveloped. Surrounding properties contain

R-2 and R-3 zoning and uses. Six (6) lots on the east side of Ludwig Street, from W. 32 Street to W. 33rd Street, contain duplex developments. Subject property is approximately 690 feet west of the John Barrow Road Overlay District.

C. NEIGHBORHOOD NOTIFICATIONS:

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

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. 34th St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline.
2. Malloy St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline.
3. A 20 feet radial dedication of right-of-way is required at the intersection of W. 34th St. and Malloy St.
4. The application proposes to take access from the rear 10 ft alley. Improvements within the alley for access to the subject property are the responsibility of the applicant.

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. The shown watermain layout is wrong, the existing water main is a 2" watermain and the fire hydrant location is incorrect.
2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.
3. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

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 10, the Boyle Park 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) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional

single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences interspersed with vacant lots.

This site is not located in an Overlay District.

Master Street Plan:

West 34th Street and Malloy Street are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 34th Street and Malloy Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests a conditional use permit to allow for the construction of a two-story duplex structure on R-3 zoned. The units will be 1,254 square feet each.

Lot 1, Block 203, John Barrow Addition is currently vacant and undeveloped. The alley located at the rear of the site is undeveloped. Surrounding properties contain R-2 and R-3 zoning and uses. Six (6) lots on the east side of Ludwig Street, from W. 32 Street to W. 33rd Street, contain duplex developments. Subject property is approximately 690 feet west of the John Barrow Road Overlay District.

The proposed duplex structure is shown to have a twenty (20) foot front building setback. Section 36-255(d)(1) of the City's Zoning Ordinance requires a twenty-five (25) foot front building setback. The applicant requests a variance to reduce the front building setback from twenty-five (25) to twenty (20) feet. Staff supports the variance request. The building is shown to be over (40) feet from the rear property line and a five (5) foot setback from the side property lines.

Section 36-502 of the City's Zoning Ordinance requires three (3) off-street parking spaces for the proposed use. The plan shows four (4) parking spaces off the alley

at the rear of the property. The alley from W. 34th Street must be improved from the east property line to the right-of-way (W. 34th Street) as per City standards. Improvements to the alley will be the responsibility of the applicant.

The applicant notes the rear parking area will not be covered.

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

The applicant provided the following information regarding the proposed development:

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

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

Staff is supportive of the requested conditional use permit. The applicant met with staff to resolve technical concerns regarding the proposed development. Staff believes the request is reasonable and that the proposed duplex is appropriate for this area. Six (6) lots on the east side of Ludwig Street, from W. 32nd Street to W. 33rd Street, contain duplex developments. Staff feels the proposed development will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit and the variance request to reduce the front building setback as noted in the agenda staff report, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

Z-10330

Zoning

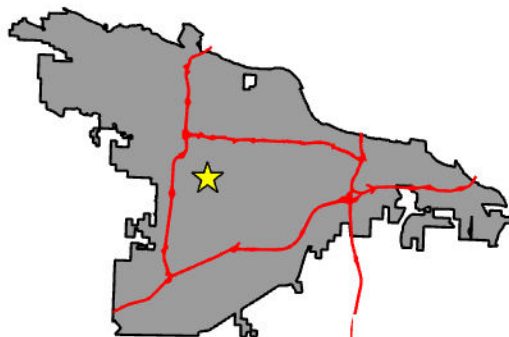
NWC OF MALLOY ST. & W. 34th ST.

PLANNING COMMISSION
SEPTEMBER 10, 2026



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

September 10, 2026

ITEM NO.: 9

FILE NO.: Z-10331

NAME: Saraheen Accessory Dwelling – Conditional Use Permit

LOCATION: 10200 Sardis Road

OWNER/AUTHORIZED AGENT:

Aladdin Saraheen (Owner)
10200 Sardis Road
Mabelvale, AR 72103

SURVEYOR/ENGINEER:

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

AREA: 4 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow placement of a double-wide manufactured home to serve as an accessory dwelling on the R-2 zoned property located at 10200 Sardis Road.

B. EXISTING CONDITIONS:

The property contains an existing, one-story 1,767 square foot, single-family residence near the southwestern corner of the property. An existing driveway is located near the southwest corner and provides access to the property. Several properties in the area contain existing manufactured homes. Surrounding properties contain a mixture of zoning and uses. Morehart Park abuts subject property along the south property line.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas

Water (Daniel Tull 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.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 15, the Geyer Springs West 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) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north, east, and southwest of the application area are areas designated for Residential Low Density (RL) uses and are characterized by woodlands, single-family residences, and mobile homes. South of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Morehart Park. West of the application area is area designated for Public/Institution uses and is characterized by Little Oaks Park.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant requests a conditional use permit to allow placement of a double-wide manufactured home to serve as an accessory dwelling on the R-2 zoned property located at 10200 Sardis Road.

The property contains an existing, one-story 1,767 square foot single-family residence near the southwestern corner of the property. Access is provided by an existing driveway near the southwest corner of the property. Several properties in the area contain existing manufactured homes. Surrounding properties contain a mixture of zoning and uses. Morehart Park abuts subject property along the south property line.

The applicant proposes to place a 30'x80' double-wide manufactured home approximately sixty (60) feet east of the existing residence. All building setbacks and required separation from existing structures comply with code.

Section 36-502 requires one (1) parking space for the proposed use. The applicant notes a parking pad between the existing residence and proposed manufactured home will be utilized for required off-street parking. The driveway and parking pad construction must comply with code.

Short-Term Rental (STR) use of the accessory dwelling unit (ADU) is not permitted at any time.

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

Any porches, stairs, decks or accessory structures must comply with established building setbacks for the R-2 zoning district.

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

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

Staff is supportive of the requested conditional use permit to allow a manufactured home to serve as an accessory dwelling. The applicant is requesting no variances with this application. Several properties in the area contain existing manufactured homes. Staff believes the proposed manufactured home will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

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

Z-10331

Zoning

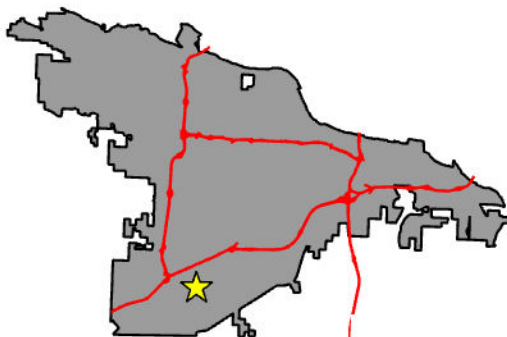
10200 SARDIS RD.

PLANNING COMMISSION
SEPTEMBER 10, 2026

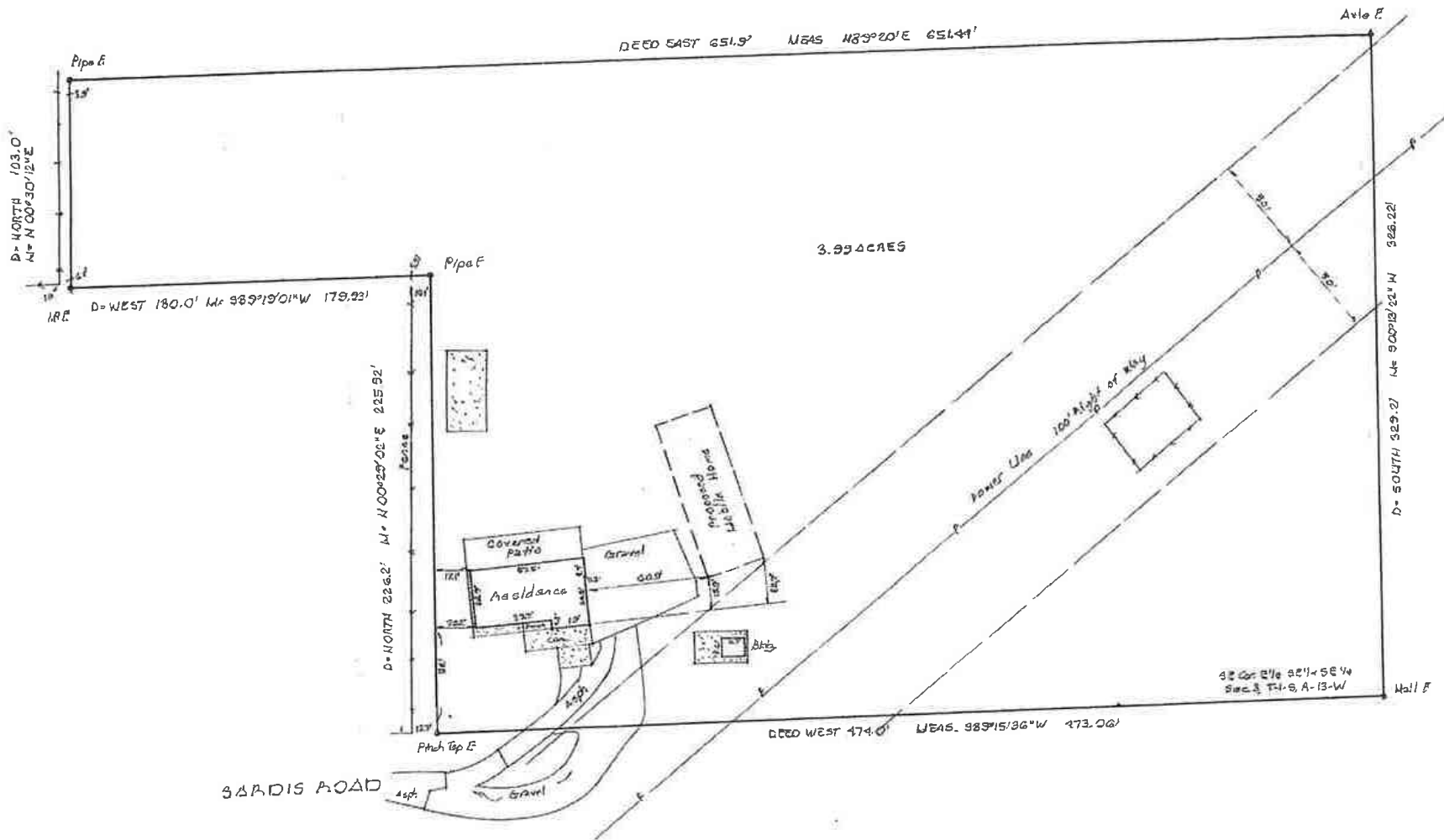


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10331

Name: Saraheen Accessory Dwelling

Location: 10200 Sardis Rd.

Title: Conditional Use Permit



September 10, 2026

ITEM NO.: 10

FILE NO.: Z-10352

NAME: Daisy Street Holdings (Animal Clinic) – Conditional Use Permit

LOCATION: 5508-5514 W. Markham Street

DEVELOPER:

Austin Paul (Agent)
2200 N. Rodney Parham Road, Suite 200
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Daisy Street Holdings, LLC (Owner)
1012 Beechwood Street
Little Rock, AR 72205

SURVEYOR/ENGINEER:

White-Daters, Incorporated
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.63 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0

WARD: 3

CURRENT ZONING: O-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow for the development of a specialty outpatient veterinary clinic. The clinic will not contain overnight boarding, outdoor kennels, or other high-intensity animal care activities. Subject property is located within the Midtown Design Overlay District (DOD).

B. EXISTING CONDITIONS:

The proposed site is located on the north side of the W. Markham Street corridor (Minor Arterial) and contains existing buildings previously utilized for office or commercial uses within the O-3 zoning district. Surrounding properties contain a

mixture of zoning and uses. War Memorial Park, St. Vincent Medical Center and Arkansas State Hospital are located to the south of proposed site.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. Markham Street is classified on the Master Street Plan as a minor arterial with special design standard. A dedication of right-of-way 35 feet from the centerline is required if not already existing.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

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

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all

buildings are equipped throughout with approved automatic sprinkler systems.

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

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

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

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

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

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

Dead Ends.

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

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape:

1. Areas shown on submitted site plan as landscape comply with City's ordinance requirements of coverage.
2. At time of building permit request a site development landscape and screening plan, must be submitted for review and approval, prior to site work commencing.
3. Landscaping plan submitted must be prepared by a design professional which complies with Chapter 15 of the City Ordinance.

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

To the north of the application is area designated for Residential High Density (RH) uses and is characterized by apartment buildings of 3 to 20 units. East and west of the application area are areas designated for Office (O) uses and are characterized by medical and professional offices. South of application area is area designated for Park/Open Space (PK/OS) uses and is characterized by War Memorial Park.

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

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests a conditional use permit to allow for the development of a specialty outpatient veterinary clinic. The clinic will not contain overnight boarding, outdoor kennels, or other high-intensity animal care activities. Subject property is located within the Midtown Design Overlay District (DOD).

The proposed site is located on the north side of the W. Markham Street corridor (Minor Arterial) and contains existing buildings previously utilized for office or commercial uses within the O-3 zoning district. Surrounding properties contain a mixture of zoning and uses. War Memorial Park, St. Vincent Medical Center and Arkansas State Hospital are located to the south of proposed site.

Access to the site is provided by a twenty-four (24) foot wide driveway apron near the southwest corner of the site. An existing driveway near the front property line of Tract 2 will be abandoned. A second access is located near the northwest corner of the site will be gated and contain and knox box.

The developer proposes to build a new five (5) foot sidewalk the length of the site as part of the overall development.

The site plan shows a front building setback of 24.5 feet from the front property line, over fifteen (15) feet from the rear property line and over ten (10) feet from side property lines.

The developer will utilize the existing one-story, 2,664 square foot building near the center portion of the overall site.

The applicant provided the following information regarding the proposed development:

“Existing building at 5512 W. Markham Street to be renovated. Existing building and concrete slab at other properties to be demolished. The proposed use is specialty outpatient veterinary clinic. The proposed clinic will not include overnight boarding, outdoor kennels, or other high-intensity animal care activities.

The project consists of interior renovations and site improvements while maintaining the existing building footprint at 5512 W. Markham Street. Site improvements will include parking lot renovations, updated landscaping, and the removal of unnecessary paved areas to increase green space and reduce

impervious surface.

A small, fenced animal outdoor relief area is proposed. This space is intended solely for brief, supervised use, and animals will remain attended by clinic staff or their owners. The relief area is not intended for exercise, boarding, or extended outdoor occupancy.

The proposed use is compatible with the surrounding office and commercial developments. As an appointment-based specialty outpatient clinic, the facility is expected to generate traffic volumes comparable to other professional office uses.”

The site plan shows twelve (12) parking spaces, including one (1) ADA parking space. The proposed plan complies with code.

The site plan shows a monument sign along W. Markham Street. All signs placed on the property must comply with Section 36-389(g) of the City’s Zoning Ordinance – Midtown Design Overlay District.

Any dumpster (trash enclosure) placed on the site must be screened as per Section 36-389(e)(2) and (3) of the City’s Zoning Ordinance – Midtown Design Overlay District.

The site plan shows a fence extending the entire width of rear property line. Any fence or wall erected must comply with Section 36-516 of the City’s Zoning Ordinance.

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

To staff’s knowledge, there are no outstanding issues associated with this application. Staff feels the request is reasonable and represents a good re-development plan for the proposed property and meets the general intent of the DOD. The proposed use is located along the W. Markham Street corridor (Minor Arterial) which contains a mixture of commercial, office and retail zoning and uses. Staff feels the use is consistent with the development pattern in the area. Staff feels the proposed use should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

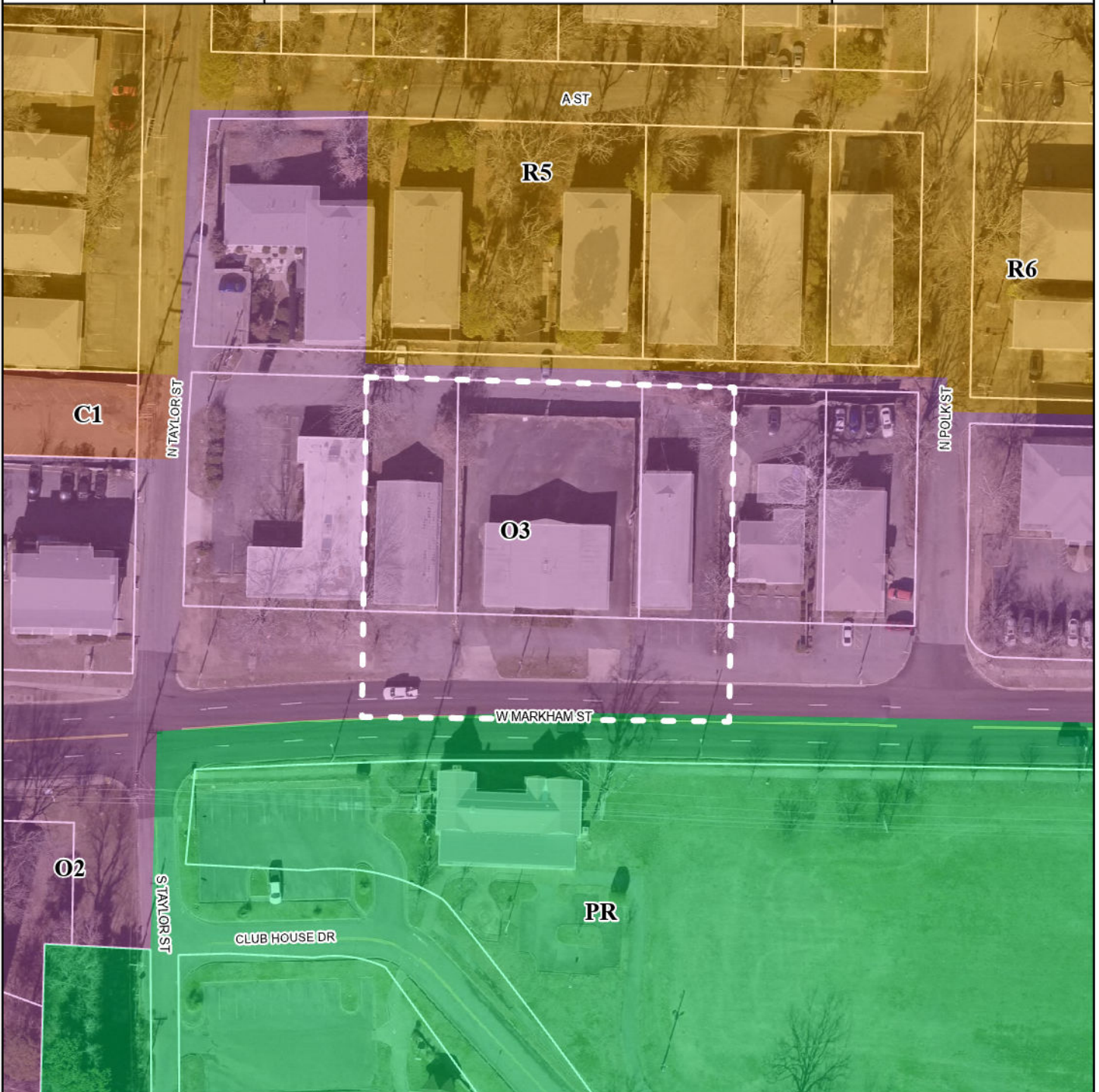
Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.

Z-10352

Zoning

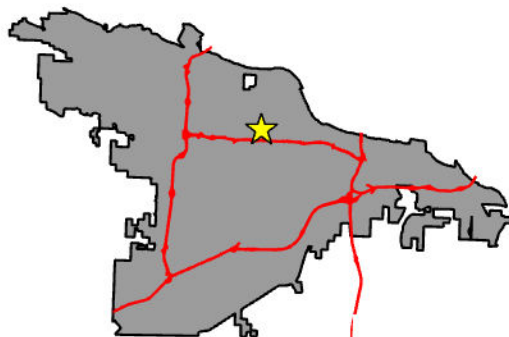
5508-5514 W. MARKHAM ST.

PLANNING COMMISSION
SEPTEMBER 10, 2026

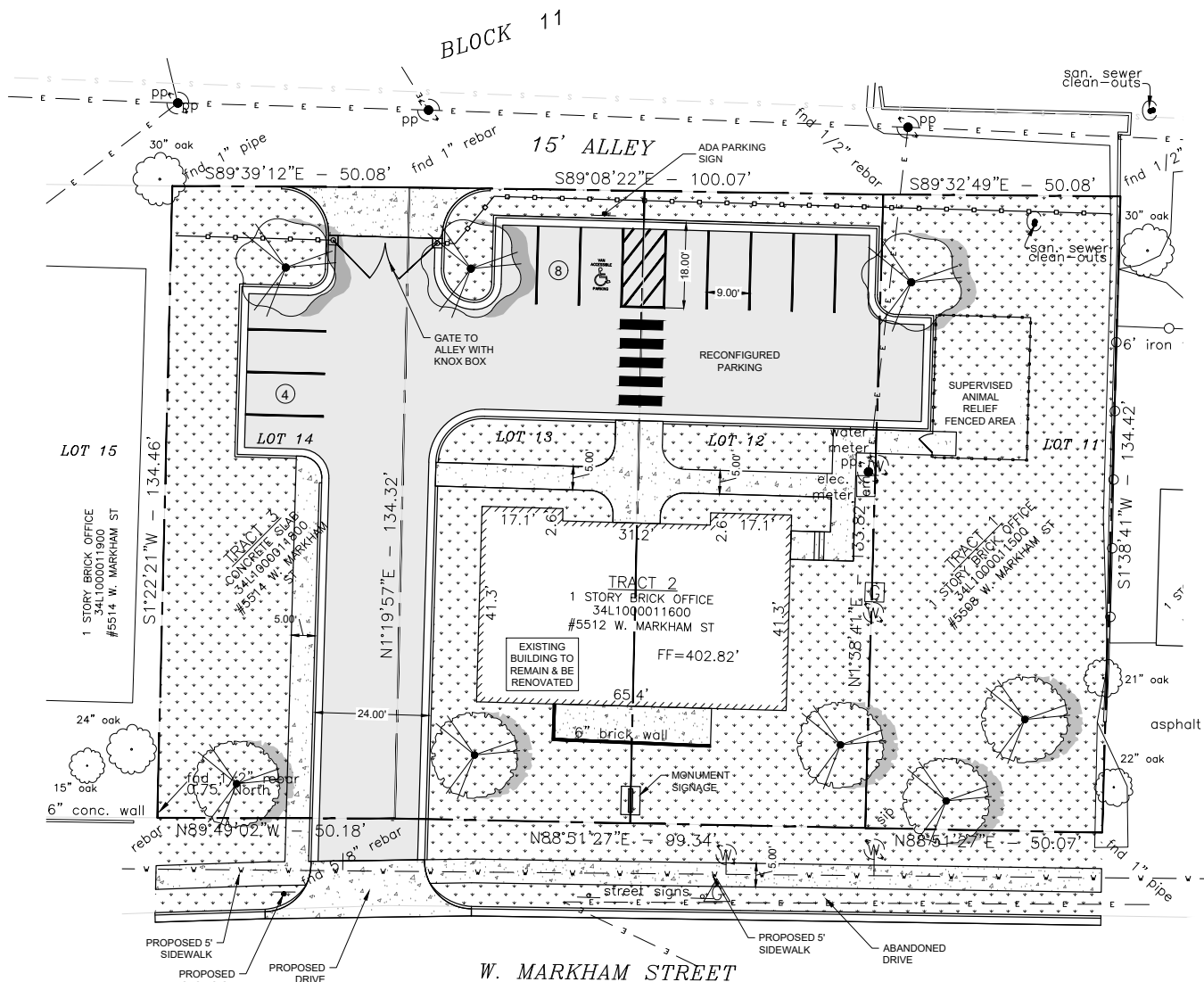


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10352

Name: Daisy Street Holdings (Animal Clinic)

Location: 5508-5514 W. Markham St.

Title: Conditional Use Permit



September 10, 2026

ITEM NO.: 11

FILE NO.: Z-10351

NAME: Garner - STR-2's (4) - PCD

LOCATION: 619 S. Rock Street

DEVELOPER:

David Garner
3302 N. Rodney Parham Road
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Garner Family Trust - Owner

David Garner - applicant

SURVEYOR/ENGINEER:

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

AREA: 0.16 acres

NUMBER OF LOTS: 1

FT.NEW STREET: 0 l.f.

WARD: 1

CURRENT ZONING: R-4A

STAFF UPDATE:

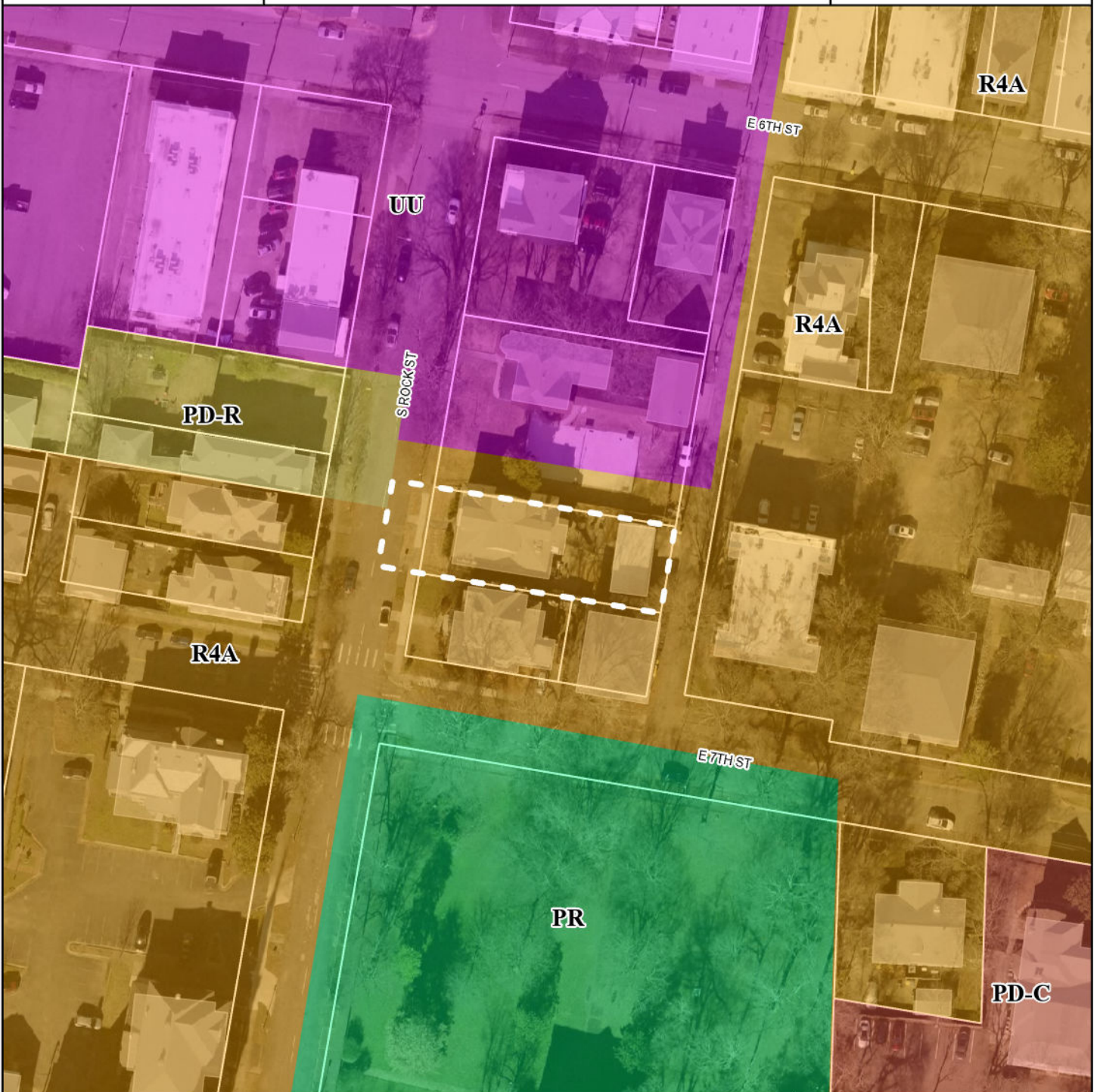
The applicant requested this application be deferred to the December 10, 2026 agenda. Staff supports the deferral request.

Z-10351

Zoning

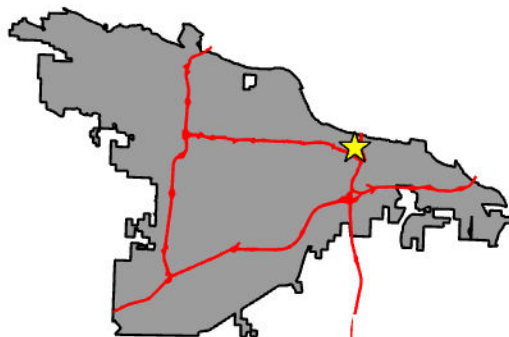
619 S. ROCK ST.

PLANNING COMMISSION
SEPTEMBER 10, 2026



Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Z-10351

619 S. ROCK ST.

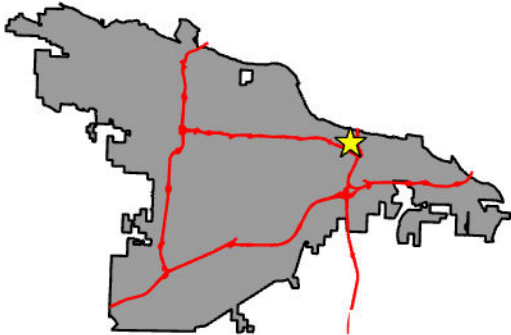
PLANNING COMMISSION
SEPTEMBER 10, 2026

Land Use



Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL MEDIUM DENSITY



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

