LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING

City of
LITTLE ROCK

June 11, 2026

Planning Commission

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

Andre Bernard, II	**Norman Hodges, Jr.**	**Ahmed Samad**
Jimmy Brown	**Steven Person**	**Michail Vickers**
John Eaves Jr.	**Jeremiah Russel**	**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 Rezonings, 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
JUNE 11, 2026
4:00 P.M.

I. Roll Call and Finding of a Quorum

II. Approval of Minutes of May 14, 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

June 11, 2026

I. OLD BUSINESS:

Item Number:	File Number:	Title:
1.	Z-10264	Ace General Contractors - PD-R SEC of W. Baseline Road & Margo Lane
2.	Z-10131	King - STR-2 - PD-C 223 Rosetta Street
3.	S-2016	World View Properties - Replat SWC of E. 4th Street & Kimball Street
4.	Z-4768-E	Valley Oaks Court - Lots 1R-4R - Conceptual PD-C NWC of Mabelvale West Road and Angel Court
5.	Z-10236-A	Grulke - PCD 218 Kings Row Drive
6.	Z-10283	Common Grounds - PD-R 2219/2223 S. Commerce Street
7.	Z-10294	Rezoning from R-2 to R-4 8406 Dreher Lane
8.	Z-9257-B	Big Rock Plaza (Tract B) - Revised PCD SWC of Vimy Ridge Road & Village Run Pkwy.
9.	Z-9407-E	Village at Whispering Valley/The Beverly - Revised PRD W. of Village Run Pkwy., S. of Alexander Road

II. NEW BUSINESS:

Item Number:	File Number:	Title:
10.	G-23-500	N. Van Buren Street – Excess Right of Way Abandonment Adjacent to 5100 County Club Boulevard
11.	S-867-E(11)	Lot 9, Tract 1 & Lots 1-6, Tract 3, Chenal Valley – Preliminary Plat East Side of Chenal Pkwy., Between LaMarche Road & Chenal Valley Drive
12.	S-2018	Lots 4A & 4B, C&P Johnson's Addition - Replat 3022 W. 16th Street
13.	S-2019	Myriad Addition – Minor Subdivision – Preliminary/Final Plat Immediately South of 11100 Legion Hut Road
14.	Z-10228-A	CKM Group Home – Special Use Permit 15 Brookhaven Drive
15.	Z-10300	Phillips Duplexes #1 – Conditional Use Permit 3022 W. 16th Street
16.	Z-10308	Phillips Duplexes #2 – Conditional Use Permit 3310 W. 12th Street
17.	Z-10302	Wright Multi-Sectional Manufactured Home – Conditional Use Permit 10811 Sardis Road
18.	Z-9260-A	Rezoning from PD-R to R-2 S. Side of Alexander Road, Approximately 300' W. of Hall Lane
19.	Z-9988-A	Rezoning from R-2 to C-3 NWC of N. Chicot Road & Mabelvale Pike & Immediately N. of 7616 N. Chicot Road

NEW BUSINESS: (Cont.)

Item Number:	File Number:	Title:
20.	Z-5519-B	Progressive Auto Group – PD-C 4500 Asher Avenue
21.	Z-10301	Hayes Tri-plex- PD-R 309 Bender Street
22.	Z-10304	Orndorff #1 – PD-R SWC of E. 10th and College Streets
23.	Z-10305	Orndorff #2 – PD-R 1012 College Street
24.	Z-10306	Orndorff #3 – PD-R 1022 College Street
25.	Z-10307	Orndorff #4 – PD-R 2324 Rock Street
26.	Z-8987-A	Orndorff #5 – PD-R 1609 Geyer Street
27.	Z-9964-A	Sanchez Tri-plex – PD-R 1200 S. Taylor Street
28.	A-355	14118 Kanis Business Park – Annexation East ½ of Tract 14 of Sachs Suburban Addition
28.1	Z-9878-B	Plunkett Mixed-Use – PCD (Reestablishment) 14118 Kanis Road
29.	Z-10318	Arkansas Baptist College - POD North Side of W. 17th St. (1400 Block), Between Martin Luther King Drive and S. Pulaski Street

III. SHORT TERM RENTALS:

Item Number:	File Number:	Title:
30.	Z-10303	Benbrook STR-2 – PD-C 13 Oakwood Road

June 11, 2026

ITEM NO.: 1 FILE NO.: Z-10264

NAME: Ace General Contractors – PD-R

LOCATION: Southeast Corner of Baseline Road & Margo Lane

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

Ace General Contractors, Inc. (Owner/Applicant)

SURVEYOR/ENGINEER:

Harbor
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 1.5 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

PLANNING COMMISSION ACTION: (March 12, 2026)

The application was placed on the Consent Agenda for deferral to the May 14, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

STAFF UPDATE:

On April 20, 2026, the applicant requested this application be deferred to the June 11, 2026 agenda. Staff supports the deferred request.

PLANNING COMMISSION ACTION: (May 14, 2026)

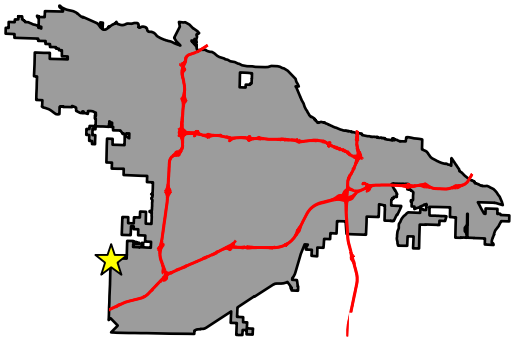
The application was placed on the Consent Agenda for deferral to the June 11, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

Z-10264	SEC of W. BASELINE RD. & MARGO LN.	Planning Commission JUNE 11, 2026
Zoning		

Legend

SINGLE FAMILY

Parcel Lines



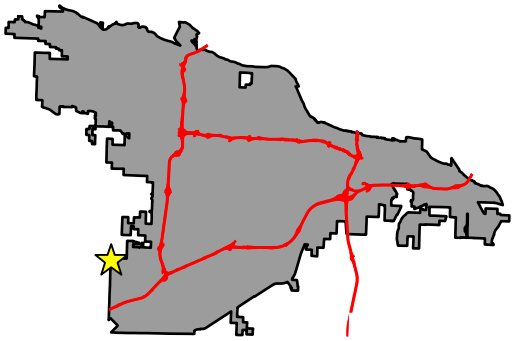
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT

Z-10264	SEC of W. BASELINE RD. & MARGO LN.	Planning Commission JUNE 11, 2026
Land Use		

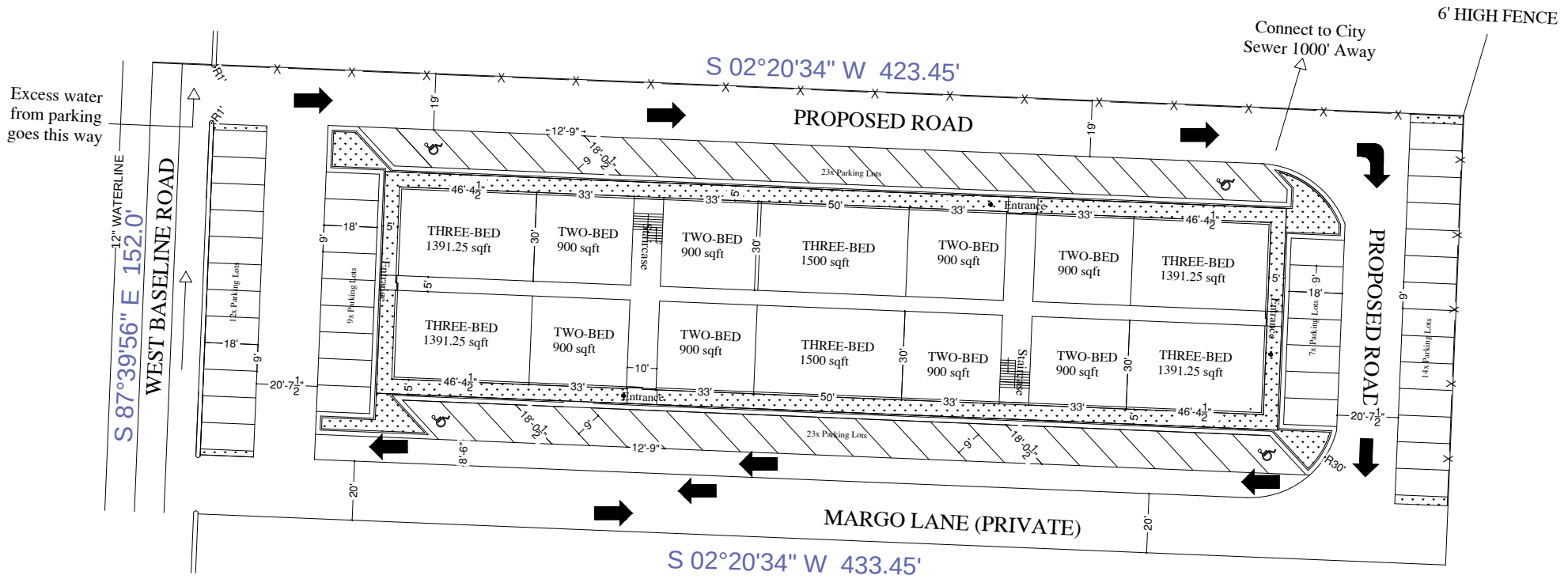
Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10264

Name: Ace General Contractors

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

Title: PD-R

N

June 11, 2026

ITEM NO.: 2 FILE NO.: Z-10131

NAME: King – STR-2 – PD-C

LOCATION: 223 Rosetta Street

AGENT/OWNER:

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

Sarah King (owner)

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .15 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent

neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for an STR 2.

Surrounding the application area is area designated for Residential Low Density (RL) and is characterized by primarily single-family homes and several duplexes. This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

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

G. ANALYSIS:

The applicant is requesting to rezone a 0.15-acre property located at 223 Rosetta Street from R-3 to PD-C to allow the property to operate as a short-term rental 2

(STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The residence has not been previously operated as an STR and will be rented out as a whole unit.

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

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

Development Standards.

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

in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.

7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.

8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars ($1,000,000.00) per occurrence.

9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.

10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.

12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.

13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.

14. Principal renter shall be at least eighteen (18) years of age.

15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire
Prevention Code.

16. Simultaneous rental to more than one party under separate contracts shall not be allowed.

17. The owner shall not receive any compensation or

remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

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

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

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

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

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (March 12, 2026)

The application was placed on the Consent Agenda for deferral to the May 14, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

STAFF UPDATE

After reviewing the original application, it came to staff's attention that the applicant's parking plan was inaccurate. The garage in the parking plan had been turned into an office in 2025 (Building Permit #202411281). After multiple attempts

to get a revised parking plan, the applicant supplied a parking plan proposing parking to the north of West 3rd Steet. The applicant intended to gravel this area for off street parking. Staff informed the applicant that this was city right-of-way and could not be used as off-street parking. Staff further informed the applicant that they could not gravel this area as it was city right of way and not the applicant's property. On March 23, 2026, staff was informed that the area had been graveled for parking.

Staff is not supportive of the requested PD-C zoning. The proposed STR-2 application has not provided an accurate parking plan indicating off-street parking. Furthermore, the one proposed parking spot outside the renovated garage is also in the right of way.

J. STAFF RECOMMENDATION:

Staff recommends denial of the PD-C.

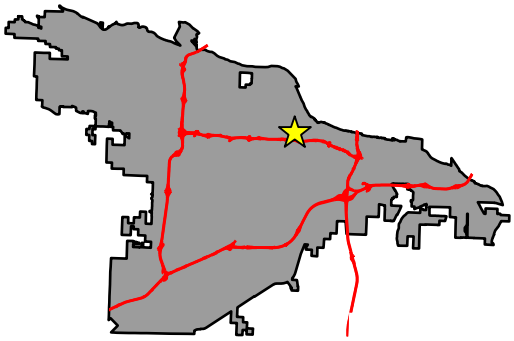
PLANNING COMMISSION ACTION: (May 14, 2026)

The application was placed on the Consent Agenda for deferral to the June 11, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

Z-10131	223 ROSETTA ST.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

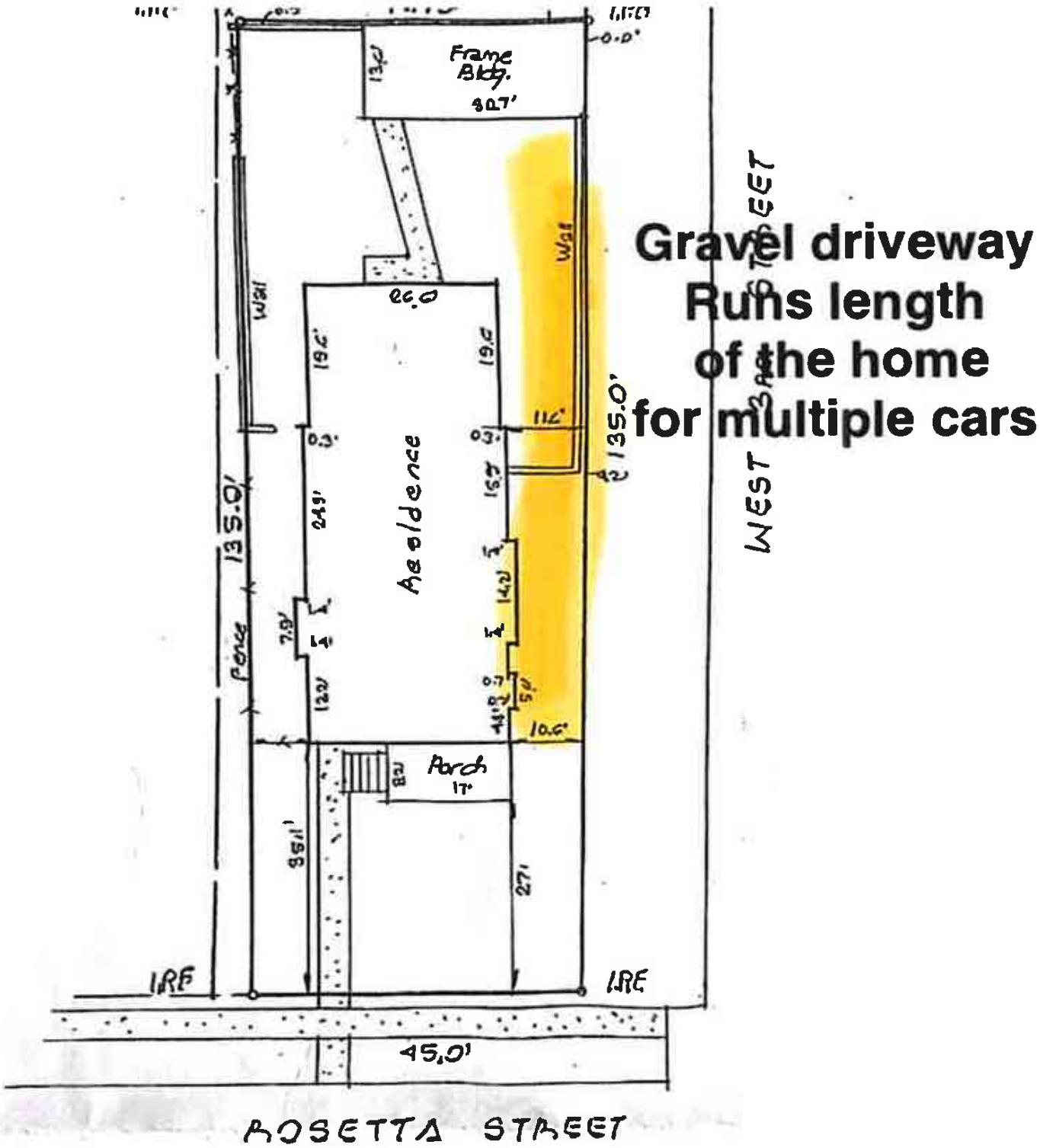
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10131

Name: King - STR-2

Location: 223 Rosetta St.

Title: PD-C

N

June 11, 2026

ITEM NO.: 3 FILE NO.: S-2016

NAME: World View Properties – Replat

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 0.17 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

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

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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

This site is not located in an Overlay District.

Master Street Plan:

East 4th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50’. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

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

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

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

Section 31-232(b) of the City's Zoning Subdivision Ordinance states that no residential lot shall be more than three (3) times as deep as it is wide. The applicant is requesting a variance from this requirement for the two (2) proposed lots. Staff is supportive of the requested variances. All of the variances are relatively minor issues.
The applicant submitted additional information to staff as requested. To staff's knowledge, there are no outstanding issues associated with this application. Staff supports the requested replat.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (April 9, 2026)

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

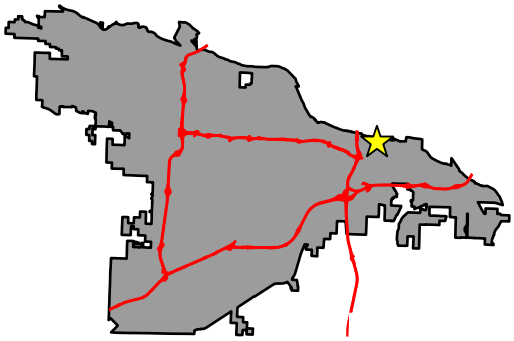
PLANNING COMMISSION ACTION: (May 14, 2026)

The application was placed on the Consent Agenda for deferral to the June 11, 2026 agenda. due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

S-2016	SWC of EAST 4th ST. & KIMBALL ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

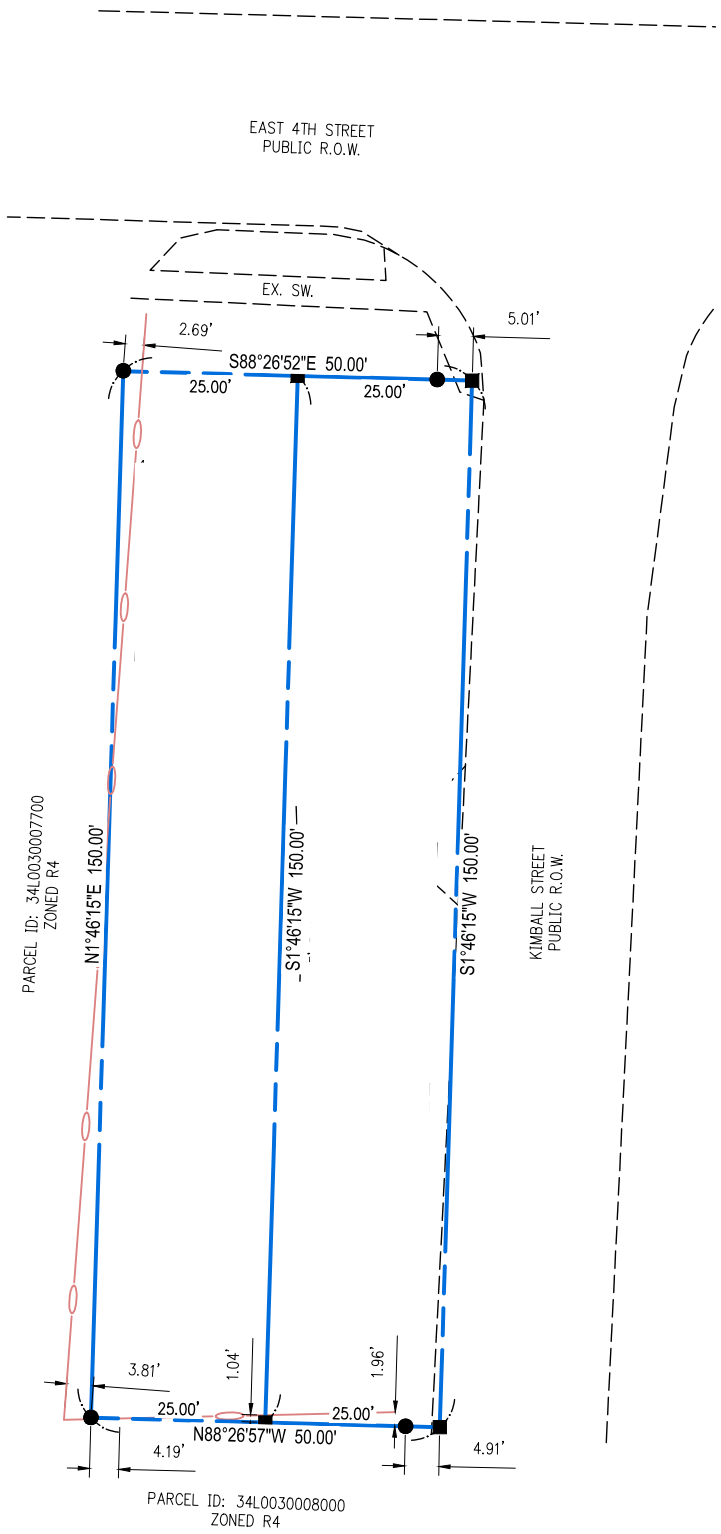
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2016

Name: World View Properties

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

Title: Replat

N

June 11, 2026

ITEM NO.: 4 FILE NO.: Z-4768-E

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

LOCATION: NWC of Mabelvale West Road and Angel Court

DEVELOPER:

ARCare
200 W. Race Street
Searcy, AR 72143

OWNER/AUTHORIZED AGENT:

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

AREA: 2.28 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: POD

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

The property is undeveloped and partially tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

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

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

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

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

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

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed with 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 places with the approval of the fire code official.

Dead Ends.

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

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

The property is undeveloped and partially tree covered.

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

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

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

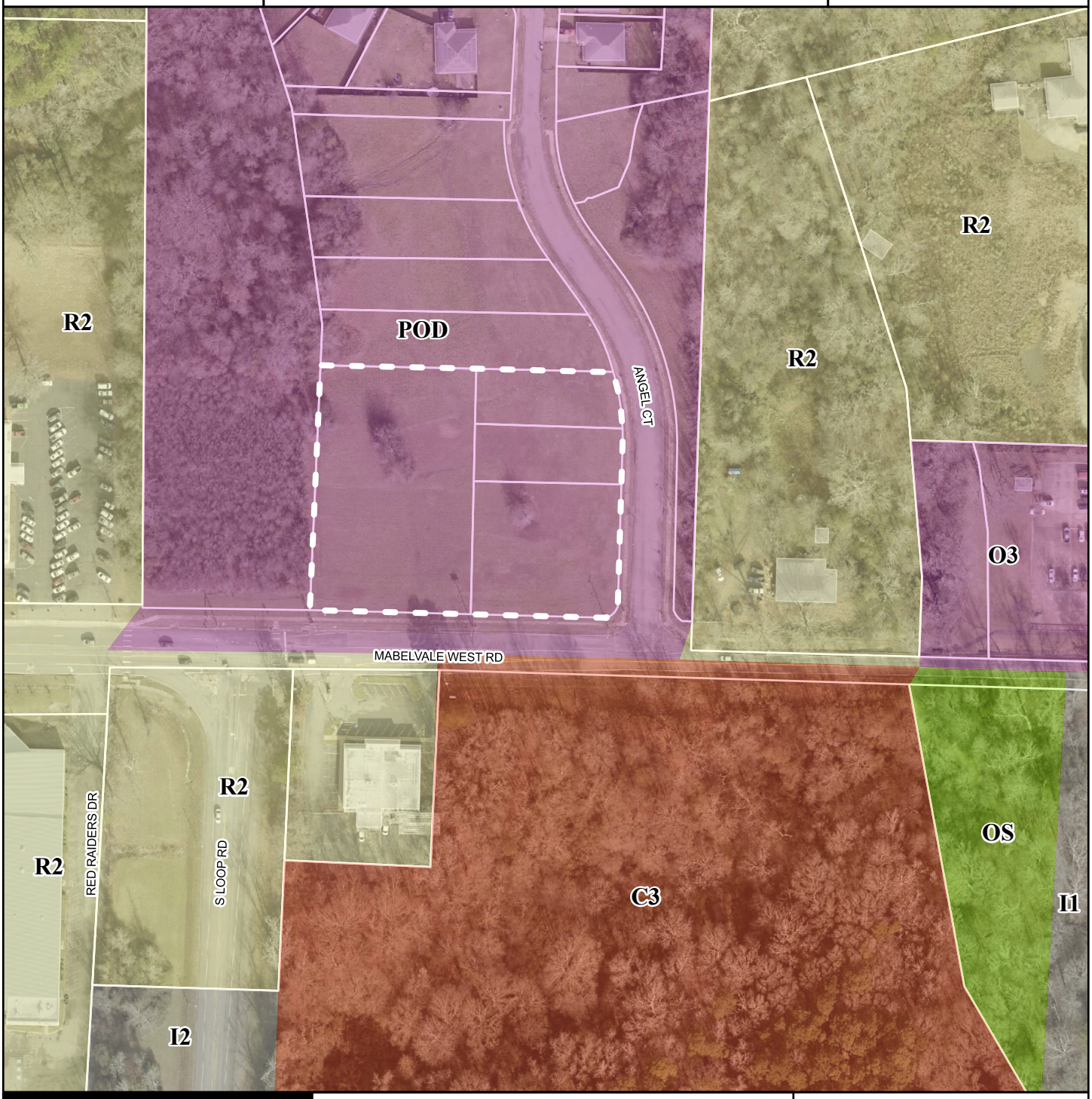
PLANNING COMMISSION ACTION: (April 9, 2026)

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

PLANNING COMMISSION ACTION: (May 14, 2026)

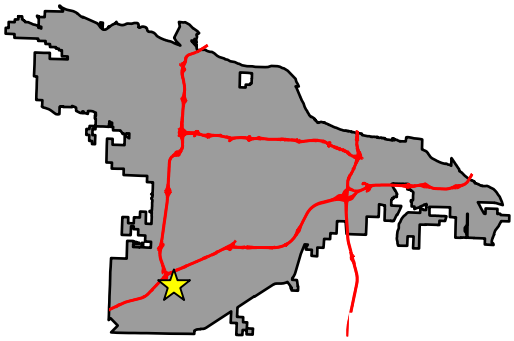
The application was placed on the Consent Agenda for deferral to the June 11, 2026 at the request of the applicant. There was a motion to approve the request. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred

Z-4768-E	NWC of MABELVALE WEST RD. & ANGEL COURT	PLANNING COMMISSION JUNE 11, 2026
Zoning		



Legend

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



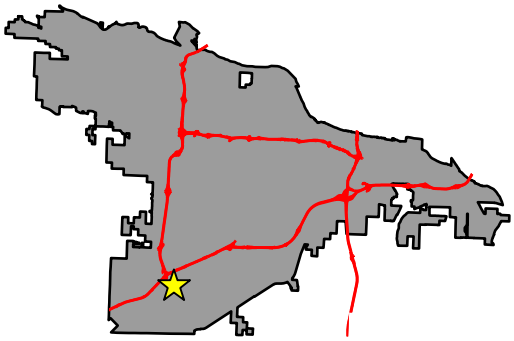
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-4768-E	NWC of MABELVALE WEST RD. & ANGEL COURT	PLANNING COMMISSION JUNE 11, 2026
Land Use		

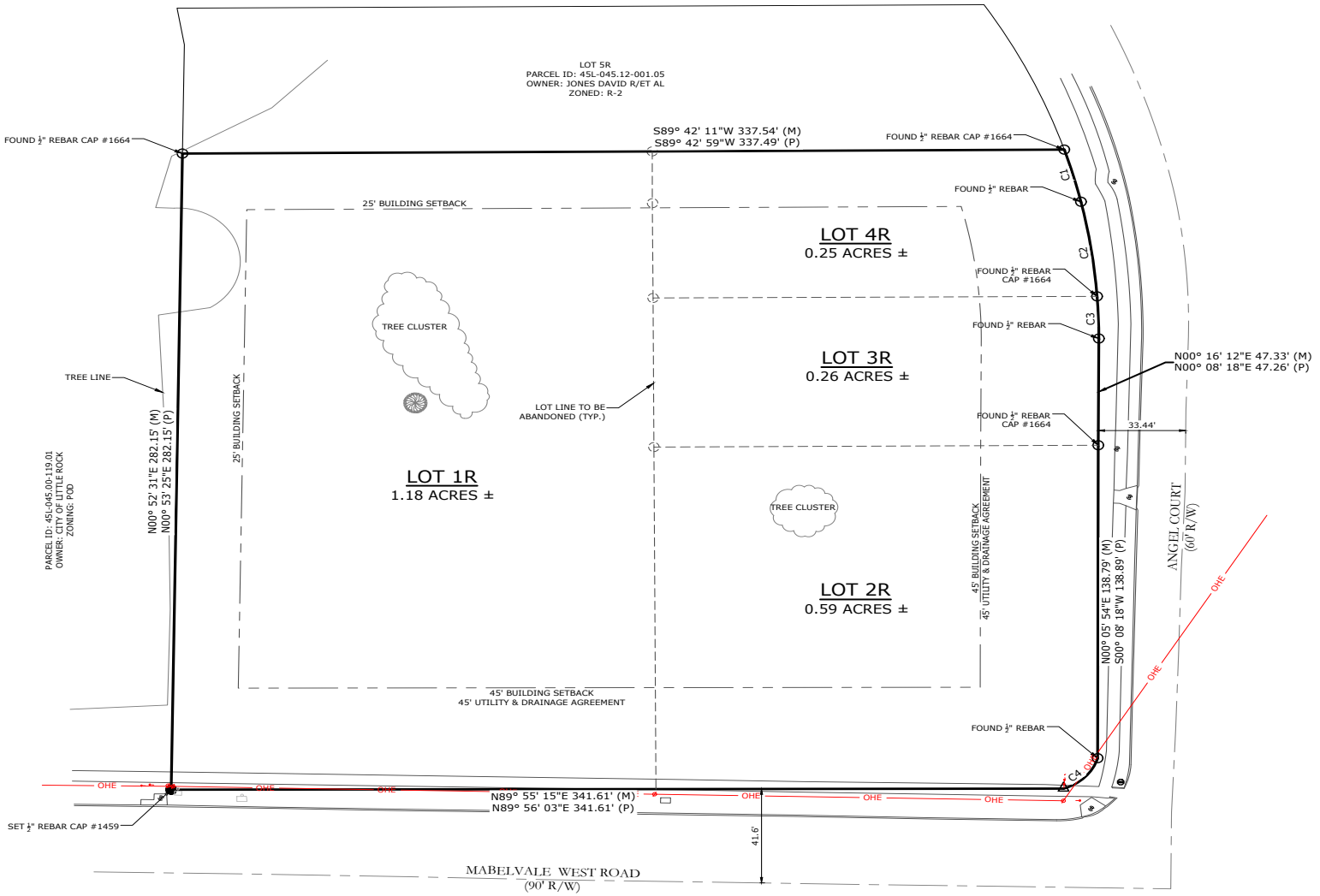
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-4768-E

Name: Valley Oaks Court

Location: NWC of Mabelvale West Road & Angel Court

Title: Revised POD

N

June 11, 2026

ITEM NO.: 5 FILE NO.: Z-10236-A

NAME: Grulke – PCD

LOCATION: 218 Kings Row Drive

OWNER/AUTHORIZED AGENT:

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

AREA: 0.71 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a Planned Commercial District.

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

Staff recommends denial of the proposed PCD rezoning.

PLANNING COMMISSION ACTION: (April 9, 2026)

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

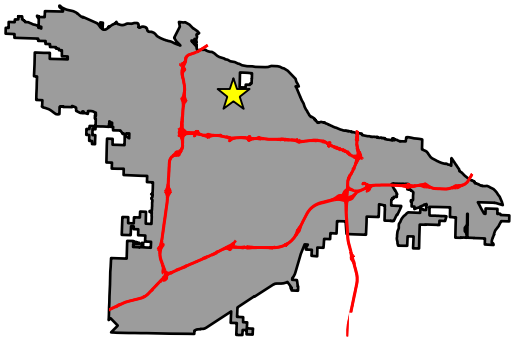
PLANNING COMMISSION ACTION: (May 14, 2026)

The application was placed on the Consent Agenda for deferral to the June 11, 2026 agenda due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

Z-10236-A	218 KINGS ROW DR.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

Legend

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



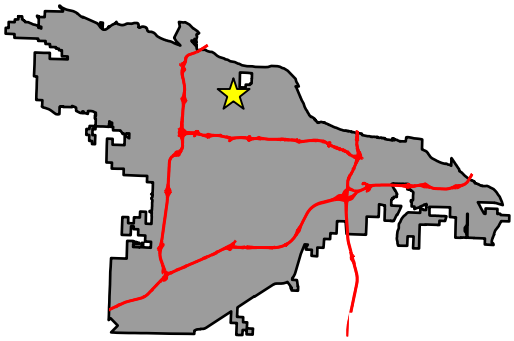
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10236-A	218 KINGS ROW DR.	PLANNING COMMISSION
Land Use		JUNE 11, 2026

Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

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

Sketch Map
City of Little Rock Planning & Development

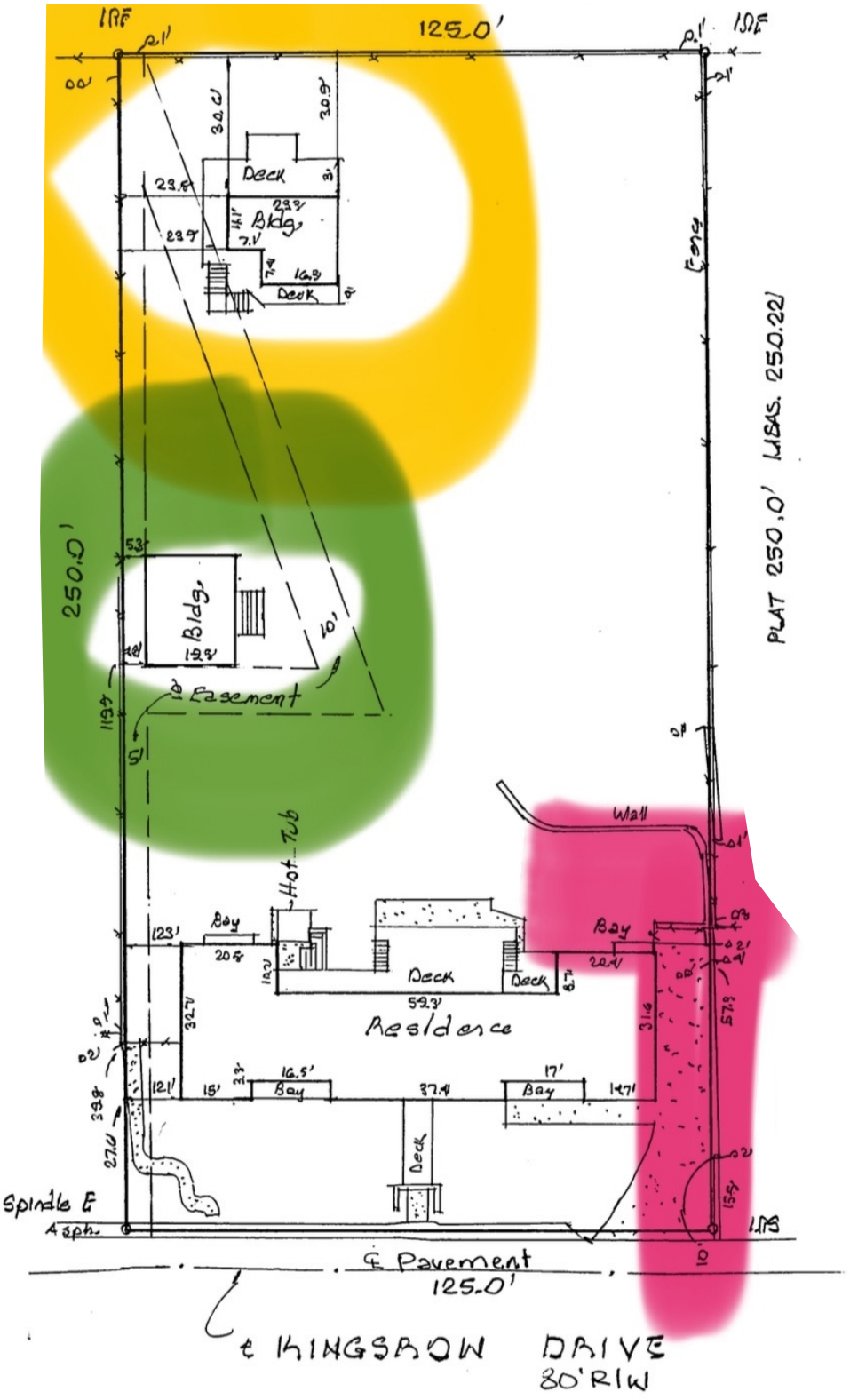
Case No: Z-10236-A

Name: Grulke

Location: 218 Kings Row Dr.

Title: PCD

N



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10236-A

Name: Grulke

Location: 218 Kings Row Dr.

Title: PCD

N

June 11, 2026

ITEM NO.: 6 FILE NO.: Z-10283

NAME: Common Ground Properties – PD-R

LOCATION: 2219/2223 S. Commerce Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

AREA: 1.2 acres NUMBER OF LOTS: 5 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better define single-family and non-residential use areas by

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

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

The applicant also provided the following description of the project:

> *"The residential development will include the construction of eleven (11) detached single family homes and five (5) town homes. Each structure will be on a separate platted lot. The homes will be constructed using an asphalt shingle roof and clad siding or brick veneer.*
>
> *Two homes will face Commerce Street reflecting the existing development pattern along Commerce. These two homes will have a minimum setback of fifteen (15) feet from the property boundary along Commerce. Between those two homes there will be a celebrated entrance into the courtyard. The celebrated entrance will double as a fire access lane, permitting greater access for fire protection and emergency services from the western extent of the property.*
>
> *On the eastern edge of the property, there will be a parking lot with thirteen (13) parking stalls on the east, and the drive lane on the west of the paved area. Five (5) town homes will be constructed to the west of the drive lane, and four (4) of the five (5) town homes will have garages that load from the drive lane. The townhomes are to be clustered as one two-unit and one three-unit building. A walk path will cross from the drive lane to the courtyard between the two (2) townhouse buildings, and the curb of the drive lane adjoining the walk path will be designated as a fire lane to provide access for fire protection and emergency services from the eastern extent of the property. The drive lane will have a width of not less than twenty feet (20') and will connect to 23rd Street.*

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

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

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

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

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

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

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

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (April 9, 2026)

The applicant was present. The applicant requested to defer the item to the May 14, 2026 Planning Commission. There was a motion to approve the deferral. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

Staff Update: (June 1, 2026)

The applicant submitted revisions to the PD-R application to staff on May 15, 2026. The revisions change the concept from detached single family residences to a townhouse concept. The applicant proposes a total of 18 townhomes, with two (2) three (3) unit buildings and three (3) four (4) unit buildings. Each Unit will be on a separate platted lot. The applicant submitted the following detailed description of the Revised PD-R request.

“ I am submitting a revised PRD application by email for the referenced residential development that will include the construction of eighteen (18) townhomes. Each unit will be on a separate platted lot. The homes will be constructed using an asphalt shingle roof and clad siding or brick veneer.

Three townhomes (A, B & C) will face Commerce Street reflecting the existing development pattern along Commerce. These three townhomes will have a minimum setback of fifteen (15) feet from the property boundary along Commerce to the building face, and the open porch will extend into the setback area six (6) feet. South of the three townhomes, a shared drive will provide access to a rear drive connecting to a driveway and garage for each townhome. The drive from Commerce will double as a fire access lane, permitting greater access for fire protection and emergency services from the western extent of the property. A sidewalk will extend from the east terminus of the drive to provide pedestrian access to the common lawn at the center of this development. An additional three (3) townhomes (D, E & F) will share the rear drive serving Townhomes A, B & C. Townhomes D, E & F will face east toward the common lawn.

On the eastern edge of the property, there will be a parking lot with six (6) parking stalls and two (2) parallel parking slots on the east, and the drive lane on the west of the parking area. The drive lane extends toward the northern edge of the property and T's. The right arm of the T, will ease turnarounds. The left arm of the T extends as a continued drive land serving to provide vehicular access to eight (8) townhouses (G, H, I, J, K, L, M & N), each having a driveway and single car garage. Four (4) townhomes will be constructed to the west of the drive lane that runs north from 23rd Street. All the townhomes (O, P, Q & R) will have driveways and garages that load from the drive lane. The townhomes are to be clustered as three or four unit buildings. A walk path will cross from the drive lane to the courtyard between two (2) of the townhouse buildings, and the curb of the drive lane adjoining the walk path will be designated as a fire lane to provide access for fire protection and emergency services from the eastern extent of the property. The drive lane will have a width of not less than twenty feet (20') and will connect to 23rd Street.

Each townhome will be required to contain at least a one-car garage, and an additional parking area is available behind each garage. Townhomes A-F each have sixteen (16) foot driveways. All other townhomes are connected to drive lanes by driveways of a length not less than twenty (20) feet in length. Accordingly, the planned development provides on-site parking for forty-two (42) vehicles.

Trash service will be provided via an enclosed dumpster to be accessed via the drive lane from Commerce Street. Mail for the units facing Commerce Street is to be received by mailbox affixed to the structures. Mail for the remaining units is to be received by a cluster mailbox.

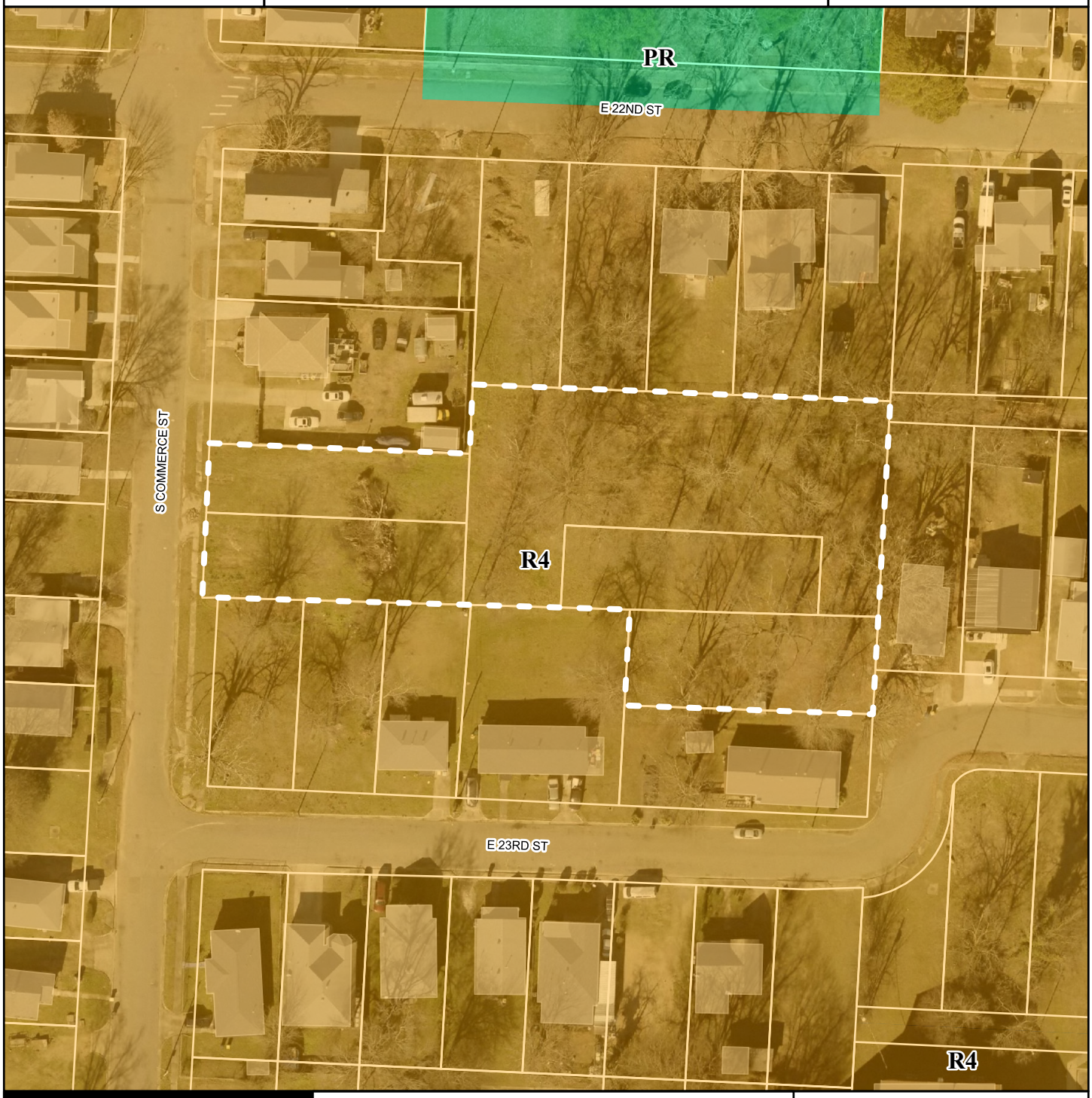
Five (5) of the exiting platted lots within this development area are landlocked as the result of the City authorizing additions to the City that immediately adjoin the platted lots and without requiring direct street access or other provisions for access. Duval's Addition was platted in 1872. Braggs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

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

This revision is being submitted to satisfy the requests of neighboring property owners to provide greater on-site parking and in-unit garages."

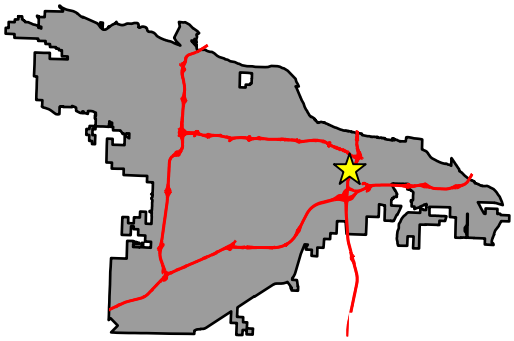
Staff continues to recommend approval of the PD-R zoning as noted in paragraph I, of the agenda staff report.

Z-10283	2219 / 2223 S. COMMERCE ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		



Legend

- PARKS AND RECREATION
- MULTI FAMILY
- Parcel Lines



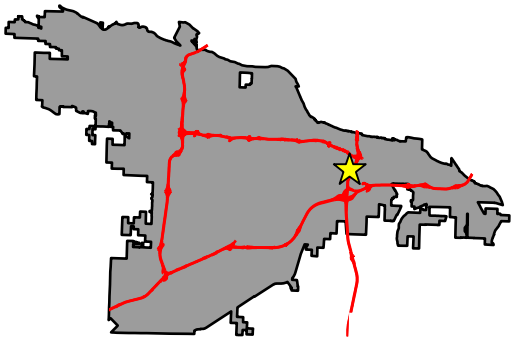
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

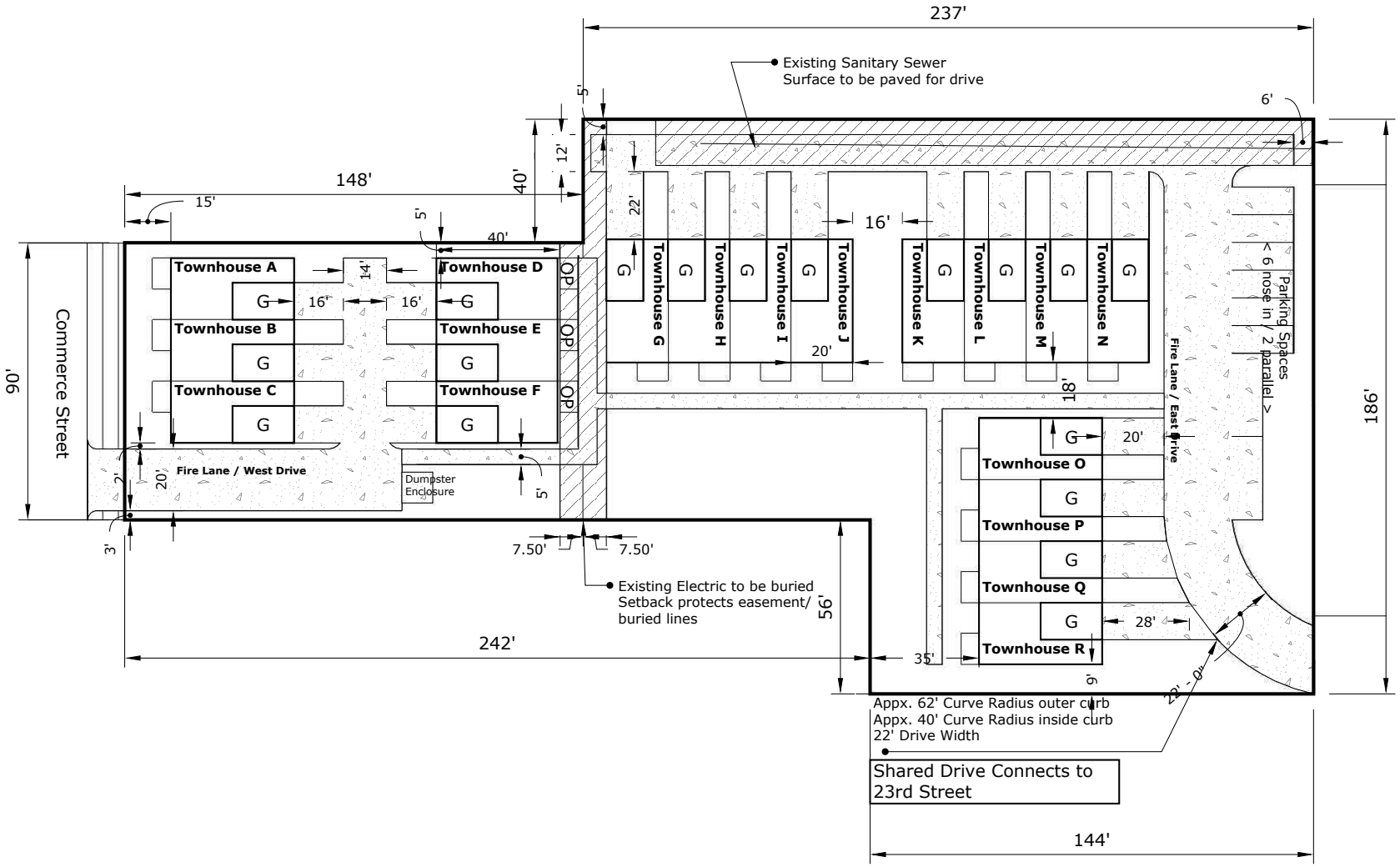
Z-10283	2219 / 2223 S. COMMERCE ST.	PLANNING COMMISSION JUNE 11, 2026
Land Use		

Legend

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



DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

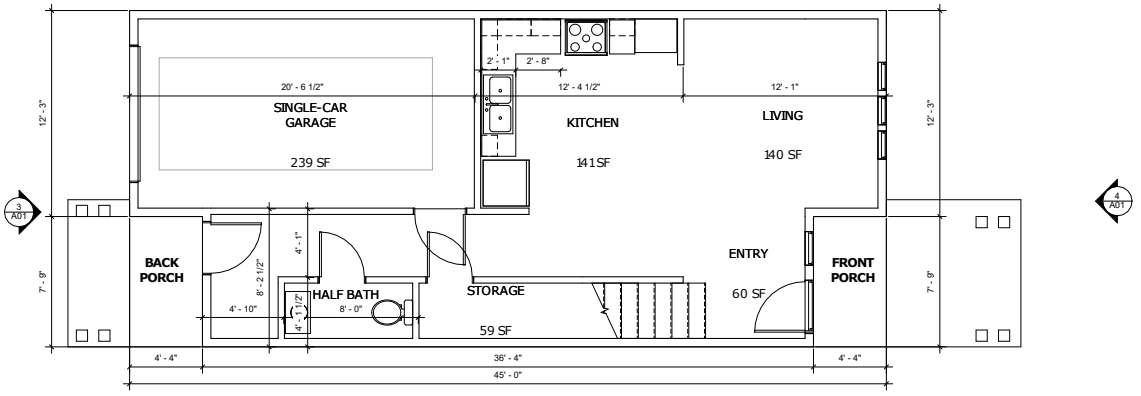
Case No: Z-10283 Sketch Map

Name: Common Ground Properties

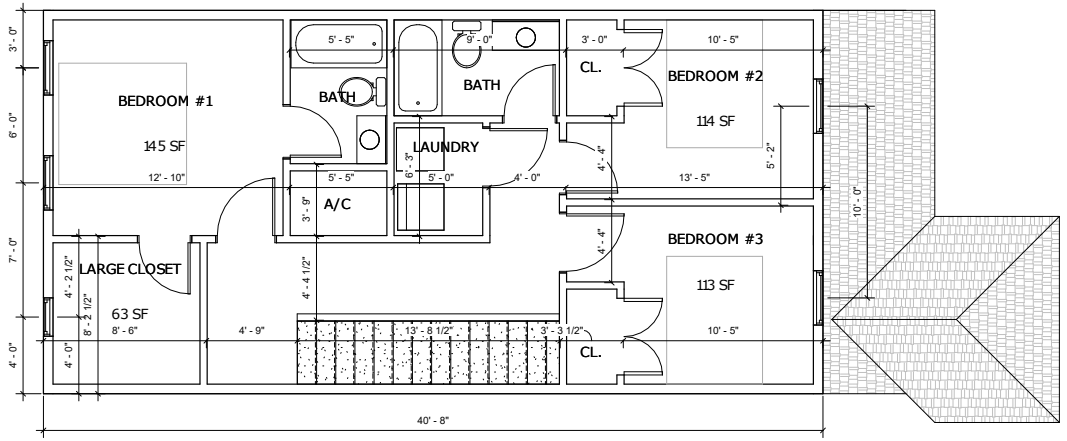
Location: 2219 / 2223 S. Commerce St.

Title: PD-R

N



1 **FIRST FLOOR PLAN**
1/4" = 1'-0"



2 **SECOND FLOOR PLAN**
1/4" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

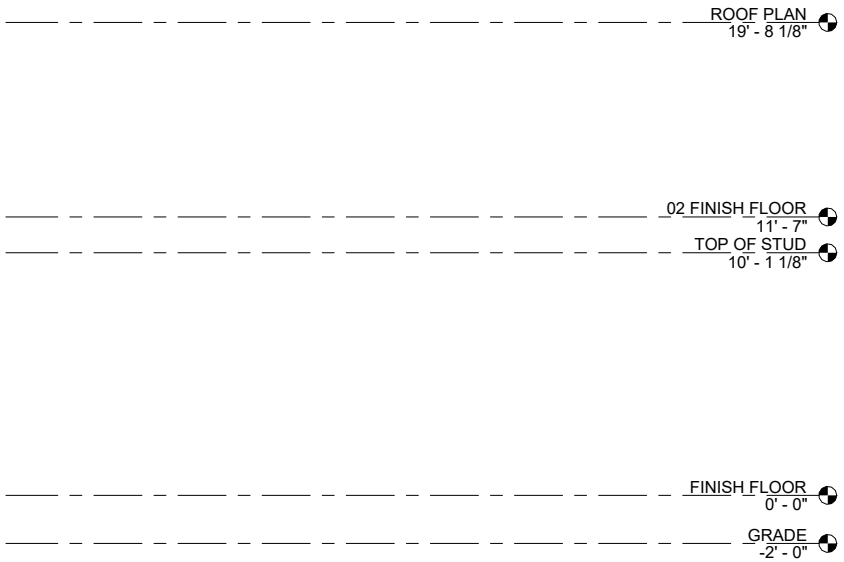
Case No: Z-10283 (1st & 2nd Floor Plan)

Name: Common Ground Properties

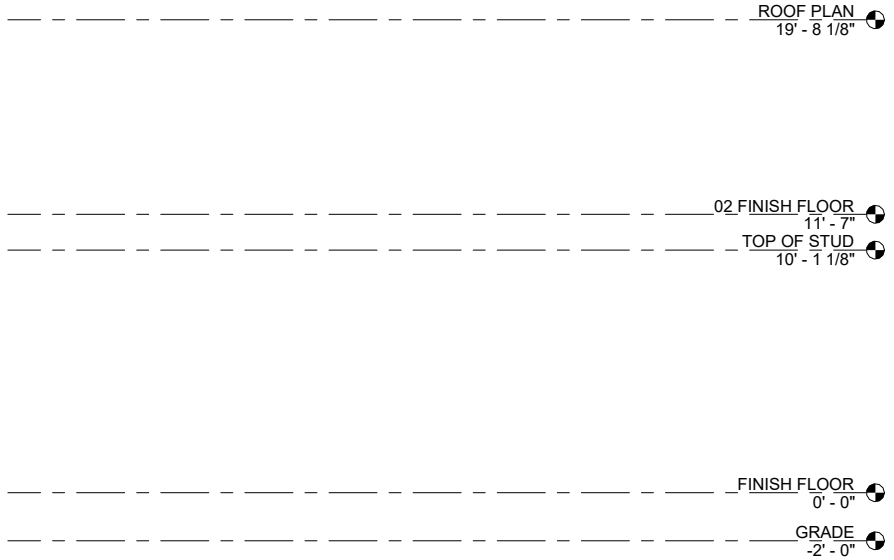
Location: 2219 / 2223 S. Commerce St.

Title: PD-R

N



3 BACK ELEVATION
1/4" = 1'-0"



4 BACK ELEVATION
1/4" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

Case No: Z-10283 (Back Elevations)

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 7 FILE NO.: Z-10294

NAME: Rezoning from R-2 to R-4

LOCATION: 8406 Dreher Lane

DEVELOPER:

Genesis Properties, LLC.
1119 Edison Avenue
Benton, AR 72015

OWNER/AUTHORIZED AGENT:

Genesis Properties, LLC - owner
Bianca Gonzalez - applicant

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.21 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.21-acre property from "R-2" Single Family District to "R-4" Two Family District. The rezoning is requested to allow future lot development.

B. EXISTING CONDITIONS:

The property is currently vacant.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. The Land Survey to be no older than five (5) years prepared, stamped, and signed by an Arkansas Licensed Professional Land Surveyor.
4. Provide complete parking spaces layout including accessible parking spaces based on Arkansas Fire Prevention Code and City of Little Rock Municipal Code section 36-511
5. 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.
6. All streets to meet the current City of Little Rock Master Street Plan.
7. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43
8. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
9. Prior to issuance of Certificate of Occupancy; the applicant shall provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system to Planning and Development Dept., Civil Engineering Private Development by email to CEPermits@littlerock.gov

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Dreher Lane is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline is required if not existing. The lot survey does not show the adjacent right-of-way width.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of this district include protection and stabilization of existing neighborhoods and limit commercial strip development along major roads. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone to R-4.
To the north and west of application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes. South and east of application area are areas designated for Residential High Density (RH) uses and are characterized by apartment complexes.
This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

.
Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to rezone the 0.21-acre property located at 8406 Dreher Lane from "R-2" Single Family District to "R-4" Two-Family District. The rezoning is requested to allow for future development. The property is currently vacant.

The City's Future Land Use Plan designates this property as "RL" Residential Low. The proposed R-4 zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested R-4 zoning. Staff views the request as reasonable. The property is in an area of mixed residential uses and zoning. A multifamily development is located immediately southwest of the site. An additional multifamily development is located across Dreher Lane to the east. Single family lots and residences are located to the north.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

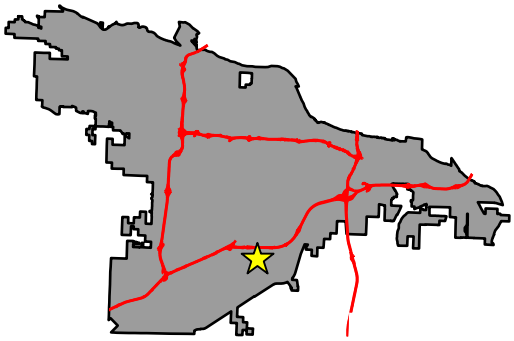
PLANNING COMMISSION ACTION: (May 14, 2026)

The application was placed on the Consent Agenda for deferral to the June 11, 2026 due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

Z-10294	8406 DREHER LN.	Planning Commission JUNE 11, 2026
Zoning		

Legend

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



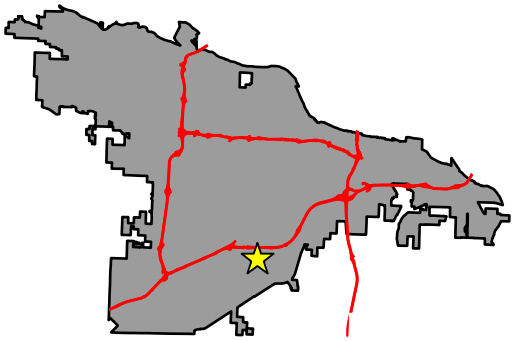
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10294	8406 DREHER LN.	Planning Commission JUNE 11, 2026
Land Use		

Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

June 11, 2026

ITEM NO.: 8 FILE NO.: Z-9257-B

NAME: Big Rock Plaza (Tract B) - Revised PCD

LOCATION: Southwest Corner of Vimy Ridge Road and Village Run Parkway

DEVELOPER:

Big Rock Development, LLC
4514 Cole Avenue, Suite 300
Dallas, TX 76092

OWNER/AUTHORIZED AGENT:

Big Rock Development, LLC - owner
Zac Mowery - agent

SURVEYOR/ENGINEER:

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

AREA: 2.40 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

None requested

BACKGROUND

On November 7, 2017, the Board of Directors passed Ordinance No. 21,507 which established the Big Rock Plaza Long-Form PCD. The PCD was approved for a multi-lot mixed use development including commercial, office and residential. To date, residential components of the PCD have been developed. The area shown as Tract B, at the southwest corner of Vimy Ridge Road and Village Run Parkway, was approved for a commercial building (C-3 uses) and associated parking.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to revise the previously approved PCD for Tract B only, to allow mixed commercial and multifamily building and associated parking.

B. EXISTING CONDITIONS:

The lot is currently undeveloped. Some site work has taken place in preparation of new development.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. The Land Survey to be no older than five (5) years prepared, stamped, and signed by an Arkansas Licensed Professional Land Surveyor.
4. Provide complete parking spaces layout including accessible parking spaces based on Arkansas Fire Prevention Code and City of Little Rock Municipal Code section 36-511
5. 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.
6. Along with the Grading application (GLA), The applicant to submit traffic impact study (TIA) showing the additional, projected traffic expected to be generated by the proposed development.
7. All streets to meet the current City of Little Rock Master Street Plan.
8. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
9. Driveways shall meet all City Standard Details and City Code Sec. 30-43.
10. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
11. Prior to issuance of Certificate of Occupancy; the applicant shall provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system to Planning and Development Dept., Civil Engineering Private Development by email to CEPermits@littlerock.gov

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e) for Tract B showing the proposed structure, parking area, and the existing/proposed detention area.
2. 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.

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:

SWC of Vimy Ridge Road and Village Run Pkwy – Contact CAW at (501) 377-1241 and include all utility easements included in this plat.

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 replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

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

One- or Two-Family Residential Developments.

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

Exceptions:

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

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Section 15-84
Developments with fewer than one hundred fifty (150) parking spaces shall have:

(1)Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or

(2)Multitrunked trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: *A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.*

15-95 states: *Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened so as to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance.*

15-95(4) states that *screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties.*

Sec. 15-96. - Perimeter planting strips.

a) A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.
b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.
c) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.
b) In order to apply toward the required eight (8) percent landscape area, the minimum size of an interior landscape area shall be one hundred fifty (150)

square feet for developments with one hundred fifty (150) or fewer parking spaces.

15.98

b) One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
c) For buildings greater than forty (40) feet in height at least one-third (⅓) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.
b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.
c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.
d) An irrigation system shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.

Consult Zoning Code 15-87 for allowable trees.

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 the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation, the preservation of natural sound barriers, open spaces and wetlands, 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. The application is for a revised PCD to build a 40-unit, mixed use, multi-family building.

To the north, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes, small apartment buildings, duplexes, a tree service business, undeveloped woodlands, and cleared lots for development. South of the application area is area designated for Residential Medium Density (RM) uses and is characterized by a faith-based institution and a single-family home. Farther south of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes and undeveloped woodlands.

This site is not located in an Overlay District.

Master Street Plan:

Vimy Ridge 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:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to revise the previously approved PCD for Tract B only, to allow mixed commercial and multifamily building and associated parking. Tract B is currently undeveloped. Some site work has taken place in preparation of new development.

The applicant proposes to construct a four (4) story building with the east half of the property. The building will be approximately 42,000 square feet in area. A

paved parking area containing approximately 186 parking spaces will be located along all sides of the building. A driveway from Village Run Parkway at the northwest corner of the site will serve as access to the development.

The applicant is proposing C-3 permitted uses for the first floor of the building, with 40 multifamily residential units on the upper three (3) floors. A condition placed on the original PCD eliminated convenience stores, liquor stores and pawn shops as permitted uses.

The applicant provided the following information for the project:

Tract B, Village at the Gateway, a ±2.4-acre mixed-use pad located at the northwest corner of Vimy Ridge Road and Village Run Parkway. This tract sits directly across Village Run Parkway from the Village at Whispering Valley residential community and is intended to serve as the commercial and residential anchor for that neighborhood. A summary of the proposed use follows.

Proposed Use

A single four-story mixed-use residential development situated on the east side of the tract, fronting Vimy Ridge Road, with surface parking wrapping the north, west, and south sides. The ground floor is designed to provide much-needed commercial options along the Vimy Ridge corridor that will serve both the adjacent Village at Whispering Valley community and the broader Vimy Ridge trade area, which is currently underserved by this type of commercial offering. The upper three floors contain residential units above the ground floor commercial, adding housing to the corridor and activating the streetscape throughout the day. The building is positioned to address both the Vimy Ridge corridor and the Village Run Parkway streetscape, creating a walkable, pedestrian-friendly edge between the development and the residential community to the west.

Site Summary

Legal description: Tract B, Village at the Gateway (an addition to the City of Little Rock)

Site area: ±2.4 acres

Frontage: Vimy Ridge Road (east) and Village Run Parkway (north)

Building: One (1) four-story mixed-use building (ground-floor commercial with residential above)

Parking spaces: Approximately 186 surface spaces (as shown on site plan)

Parking is distributed around the building in perimeter bays with landscape islands and pedestrian connections to the building entrances.

Access, Streetscape & Common Elements

Primary vehicular access to the site is taken from Village Run Parkway along the north frontage, with all drives, curb cuts, and fire-apparatus access configured per the attached plan. Landscape buffers are provided along both street frontages. The Village Run Parkway frontage is treated as part of the broader parkway streetscape being developed in coordination with the Village at Whispering Valley community, which includes placemaking elements such as pocket seating areas, landscape features, common gardens, and decorative fencing. The Tract B streetscape will tie into that character along the shared edge.

The proposed building is designed to be compatible with the existing PCD in architectural character, materials, height, and site organization. Building placement and orientation have been planned to maintain internal connectivity, preserve established circulation patterns, and support pedestrian access within the development.

Importantly, all public roads requiring dedication within the PCD have already been dedicated, and all necessary utility mains serving the site have been approved and installed. The requested buildings will connect to the existing, approved infrastructure without requiring new public right-of-way dedications or off-site utility extensions. As such, we do not anticipate adverse impacts to surrounding streets or municipal services.

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

If a dumpster is placed on the site it must be oriented away from the adjacent streets and screened as per ordinance requirements.

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

Staff is supportive of the Revised PCD for Tract B. Staff feels that the proposed development is reasonable and appropriate for the area. Staff believes that the development of Tract B will be compatible with the overall Village at the Gateway/Village at Whispering Valle development, as well as the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Revised PCD subject to the following conditions:

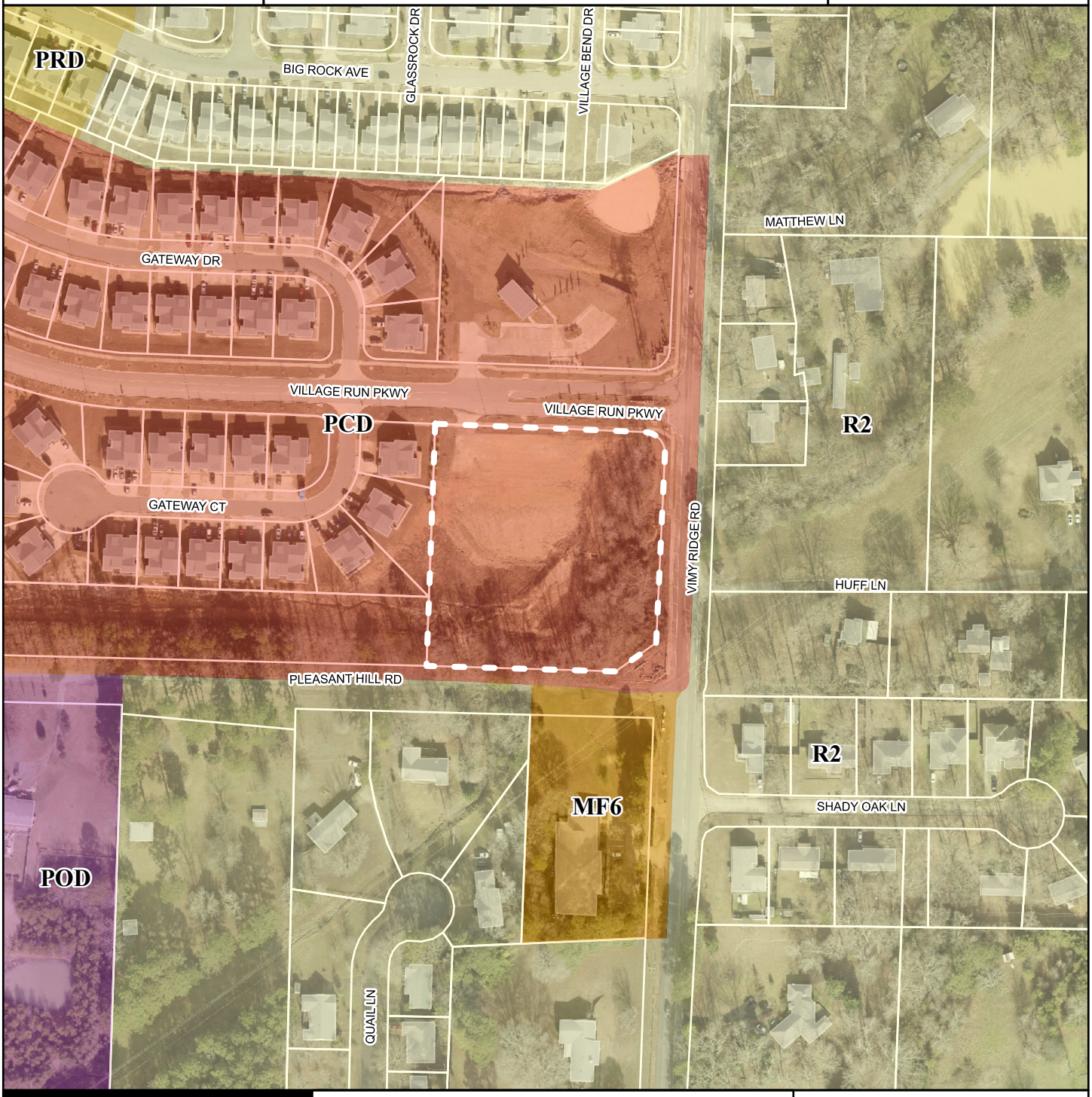
1. Compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis of the agenda staff report.

2. No use within the PCD shall include a convenience store, a liquor store or a pawn shop, and no tenant or owner shall permit such use (condition from original PCD approval).

PLANNING COMMISSION ACTION: (May 14, 2026)

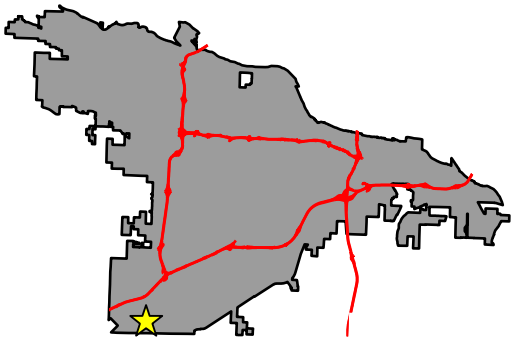
The application was placed on the Consent Agenda for deferral to the June 11, 2026, due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

Z-9257-B	SWC of VIMY RDGE RD. & VILLAGE RUN PKWY.	PLANNING COMMISSION JUNE 11, 2026
Zoning		



Legend

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



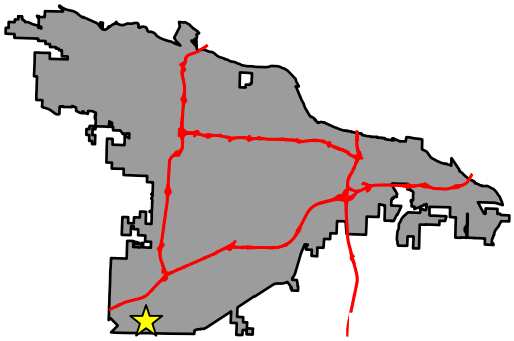
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

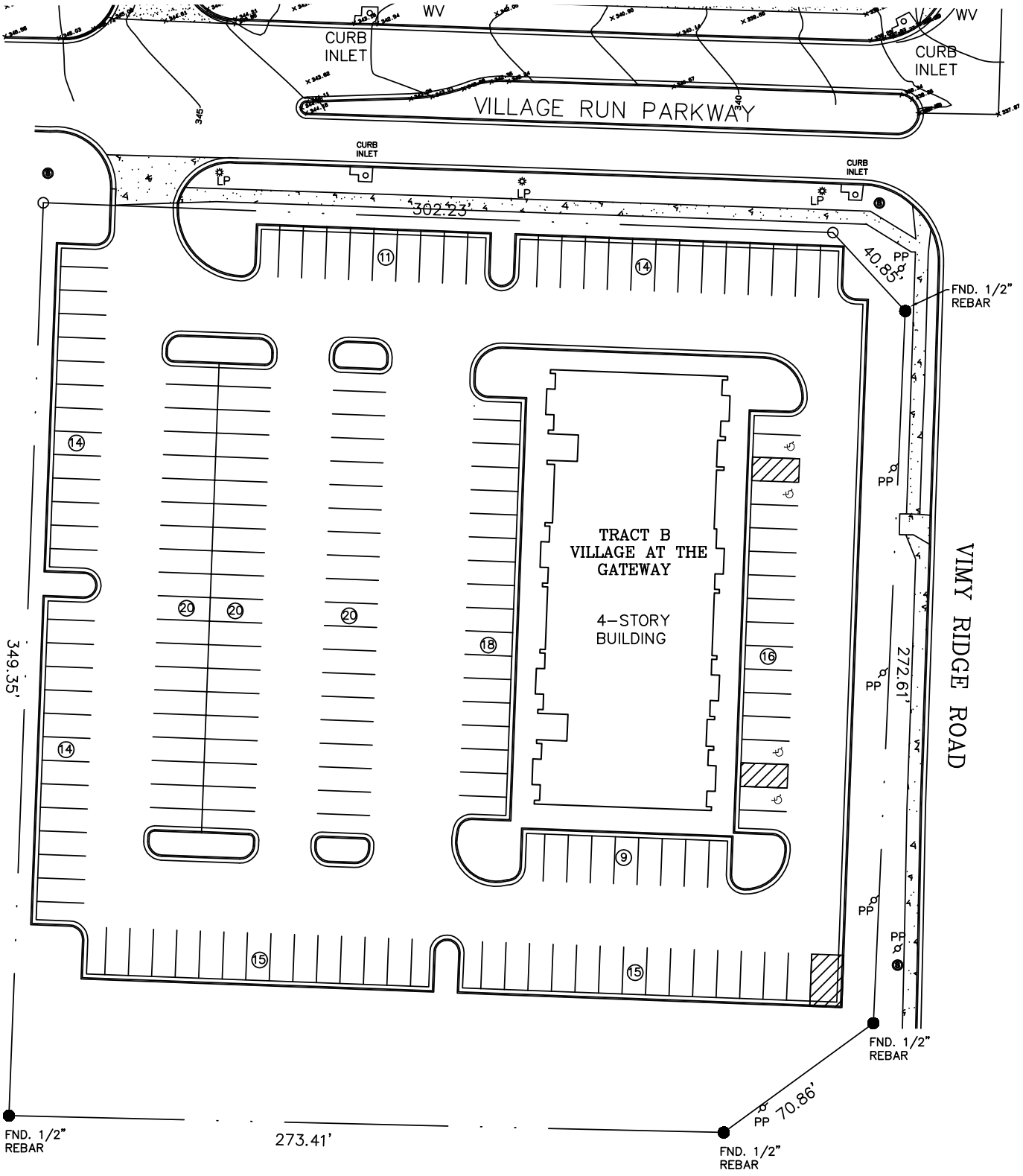
Z-9257-B	SWC of VIMY RDGE RD. & VILLAGE RUN PKWY.	PLANNING COMMISSION JUNE 11, 2026
Land Use		

Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-9257-B Sketch 1

Name: Big Rock Plaza (Tract B)

Location: SWC of Vimy Ridge Rd & Village Run Pkwy

Title: Revised PCD

N

Sketch Map
City of Little Rock Planning & Development

Case No: Z-9257-B Sketch 2
Name: Big Rock Plaza (Tract B)
Location: SWC of Vimy Ridge Rd. & Village Run Pkwy

Title: Revised PCD

N

June 11, 2026

ITEM NO.: 9 FILE NO.: Z-9407-E

NAME: Village at Whispering Valley/The Beverly - Revised PRD

LOCATION: West of Village Run Parkway, South of Alexander Road

DEVELOPER:

Big Rock Development, LLC
4514 Cole Avenue, Suite 300
Dallas, TX 76092

OWNER/AUTHORIZED AGENT:

VD2, LLC - owner
Zac Mowery - agent

SURVEYOR/ENGINEER:

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

AREA: 40+ acres NUMBER OF LOTS: Multiple FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PRD

VARIANCE/WAIVERS:

None requested

BACKGROUND

On April 25, 2019, the Planning Commission approved the rezoning of 12.70 acres from R-2 to PRD to allow for the development of 48 lots for residential development titled Village at the gateway. On June 6, 2019, the Board of Directors adopted Ordinance no. 21,742 (Z-9407) for th4e proposed multi-family development containing 3-plex & 4-plex apartment buildings.

On July 8, 2021, the Planning Commission approved the rezoning of 42.51 acres from R-2 to PRD to allow for the development of Phase 8, containing 117 lots, titled Village at the Gateway for residential development. On August 17, 2021, the

Board of Directors adopted Ordinance No. 22,032 (Z-9407-A) for the proposed 351-unit, multi-family apartment buildings.

On September 12, 2024, the Planning Commission approved adding 2.04 acres to the previously approved PRD to add twelve (12) lots with a 4-plex on each lot. On October 15, 2024, the Board of Directors adopted Ordinance No. 22,533 (Z-9407-C)

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to revise the previously approved PRD zoning by adding a small amount of acreage, as well as additional lots, multi-family building/units and associated parking.

B. EXISTING CONDITIONS:

The area of the PRD zoning for the Village at Whispering Valley si partially developed with multi family building and infrastructure. The general area along Alexander Road and Vimy Ridge Road contains a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. The Land Survey to be no older than five (5) years prepared, stamped, and signed by an Arkansas Licensed Professional Land Surveyor.
4. Provide complete parking spaces layout including accessible parking spaces based on Arkansas Fire Prevention Code and City of Little Rock Municipal Code section 36-511
5. 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.
6. Along with the Grading application (GLA), The applicant to submit traffic impact study (TIA) showing the additional, projected traffic expected to be generated by the proposed development.
7. All streets to meet the current City of Little Rock Master Street Plan.

8. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
9. Driveways shall meet all City Standard Details and City Code Sec. 30-43.
10. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
11. Prior to issuance of Certificate of Occupancy; the applicant shall provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system to Planning and Development Dept., Civil Engineering Private Development by email to CEPermits@littlerock.gov

ENGINEERING COMMENTS (PUBLIC WORKS):

1. With the proposed denser residential land use, grading and drainage plans with additional detention may be required to be submitted than originally permitted based on the previous approved density at the time of plan review.

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:

W. of Village Run Pkwy – Show and reference existing 15’ wide easement on the existing 12” waterline on the east side of the property – Instrument # 56 14531

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide 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 building 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 exceed 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 with 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 places with the approval of the fire code official.

Dead Ends.

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

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.

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

Multi-Family Residential Developments

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

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

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

Parks and Recreation: No Comments Received.

County Planning: No Comments Received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Section 15-84
Developments with fewer than one hundred fifty (150) parking spaces shall have:
(1) Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or

(2) Multi-trunked trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: *A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.*

15-95 states: *Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened so as to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance.*

15-95(4) states that *screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties.*

Sec. 15-96. - Perimeter planting strips.

a) A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.
b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.
c) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.
b) In order to apply toward the required eight (8) percent landscape area, the minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces.

15.98

b) One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
c) For buildings greater than forty (40) feet in height at least one-third (⅓) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.
b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.
c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.
d) An irrigation system shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.

Consult Zoning Code 15-87 for allowable trees.

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 the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation, the preservation of natural sound barriers, open spaces and wetlands, 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. The application is for a revised PRD to adjust the boundary line of Whispering Valley Subdivision, to modify the site plan, and to adjust the building and dwelling unit counts.

To the north, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes, small apartment buildings, duplexes, a tree service business, undeveloped woodlands, and cleared lots for development. East of the application area is area designated for Residential Medium Density (RM) uses and is characterized by a faith-based institution, a single-family home, and cleared lots for development. Farther east of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes and undeveloped woodlands.

This site is not located in an Overlay District.

Master Street Plan:

Village Run Parkway 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:

Village Run Parkway is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to revise the previously approved PRD zoning by adding a small amount of acreage, as well as additional lots, multifamily buildings/units and associated parking.

The area of the PRD zoning for the Village at Whispering Valley is partially developed with multifamily building and infrastructure. The general area along Aleander Road and Vimy Ridge Road contains a mixture of zoning and uses.

The applicant provided the following description of the project:

Village at Whispering Valley, a ±48-acre multifamily community in Section 17, T-1-S, R-13-W, Pulaski County. Approximately half of the project has already been constructed, and leasing activity has been strong, with new units coming online every month. This amendment updates the current building mix and adds a new phase, The Beverly, in response to market demand for more affordable housing options. A summary of the proposed use follows.

Proposed Use

Attached townhome-style multifamily residences in eight standardized unit types (D, G, H, K, L, P, Q, and R), arranged along private internal drives with surface parking, stormwater detention, and shared open space. The community will be professionally managed under common ownership.

Buildings, Units & Parking

Village at Whispering Valley (initial phase):
9 buildings, 415 units, 581 parking spaces

The Beverly (subsequent phase, Unit R only):
34 buildings, 476units, 448 parking spaces

Total: 113 buildings, 891 units, 1,029 parking spaces

In addition to the striped spaces shown above, most units have a private driveway apron that accommodates one to two additional vehicles per unit.

Common Areas & Amenities

Common-area tracts (shown on the site plan) provide open space, perimeter landscape buffers, drainage, and utility corridors, and include a scenic detention lake at the north end of the site and a detention pond at the south. Village Run Parkway will be activated with placemaking elements including pocket seating areas, landscape features such as waterfalls, common gardens, and decorative

fencing. Planned resident amenities include a clubhouse with leasing office, swimming pool, fitness center, dog park, walking paths, and a shared mail/package kiosk serving both phases.

The building types throughout the development are as follows:

Type D - 3 units/bldg.
Type G - 4 units/bldg.
Type H - 4 units/bldg.
Type K - 4 units/bldg.
Type L - 4 units/bldg.
Type P - 8 units/bldg.
Type Q - 6 units/bldg.
Type R - 14 units/bldg.

The applicant provided the following additional information with respect to the PRD revision:

"The following points outline the changes reflected in the current PRD Revision from the previously approved PRD.

1. Boundary line of the Whisper Valley Subdivision to be extended south to incorporate space for additional lots and parking. A revised legal description is included in this submission.
2. Total building count of 99 buildings and 411 dwelling units changed to 113 buildings and 891 dwelling units.
3. A new phase called The Beverly was added to the development through the creation of 7 new lots south of Quartz Rock Drive. The existing 12 lots south of Quartz Rock Drive approved by Z-9407-C are reclassified as The Beverly. Additionally, lots fronting Quartz Rock Drive and Big Rock Avenue between Village Run Parkway and Slate Rock Drive are reclassified as The Beverly.
4. All of The Beverly phase lots are designed for Building R plans.
5. Three R Building lots are added the Whisper Valley phase.
6. Whisper Valley lots 104 and 105 are changed to open space/ parking.
7. Whisper Valley lots 37 and 28 are changed to L Plan lots.
8. Whisper Valley lots 10 through 15 are changed to R Building lots.
9. Slate Rock Drive is extended to connect to the alley behind the lots south of Quartz Rock Drive.
10. The existing detention pond is relocated to the south of the new lots south of Quartz Rock Drive."

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

Any signage placed on the site must comply with Section 36-552 of the code (sins allowed in multifamily zones.

Staff is supportive of the PRD revision. Staff feels that the additional units/buildings proposed will be compatible with the overall PRD development. The developer owns additional land surrounding the PRD zoning. Therefore, the additions proposed will be interior to the overall ownership and should have no adverse impact on the area.

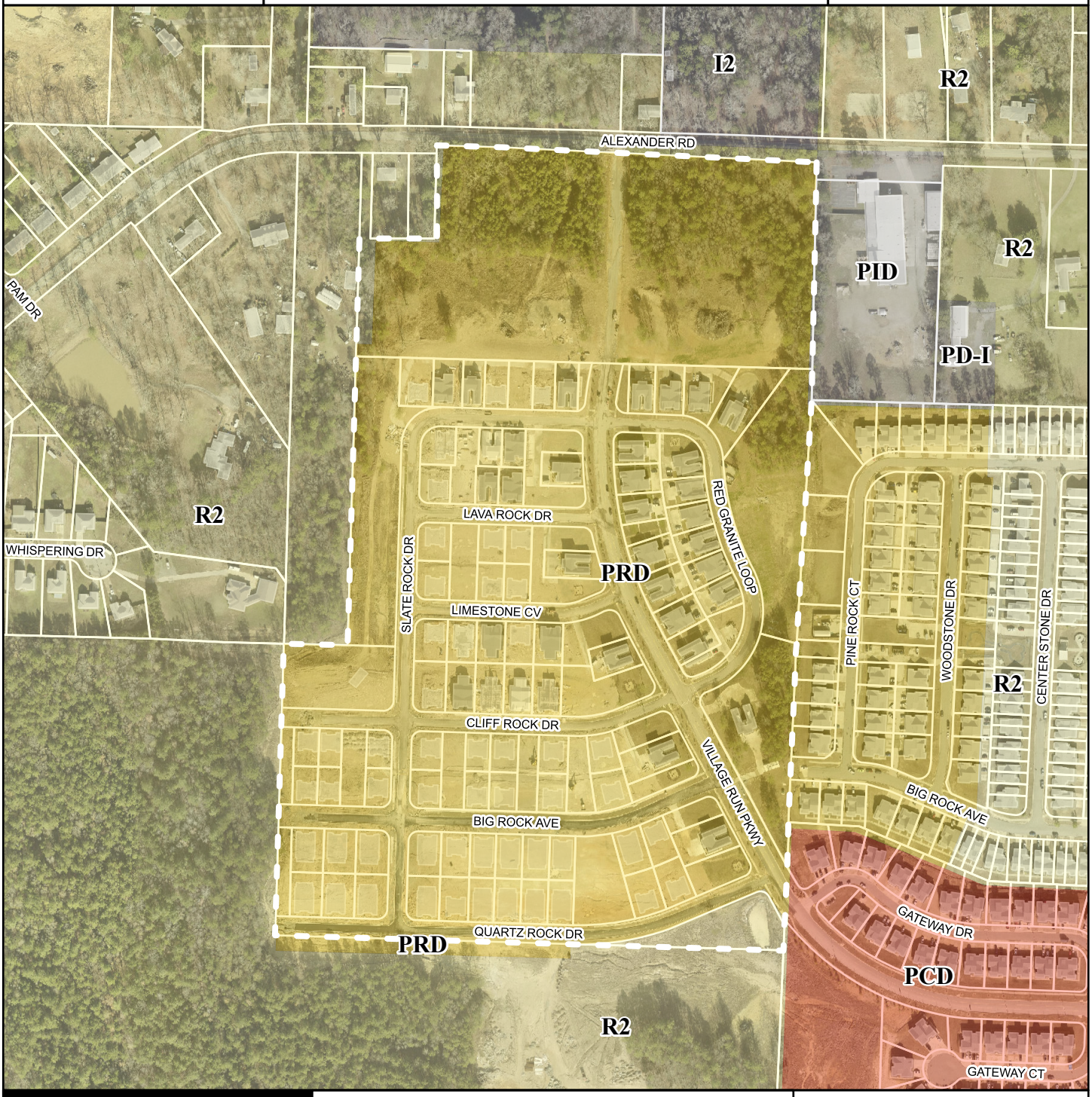
I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (May 14, 2026)

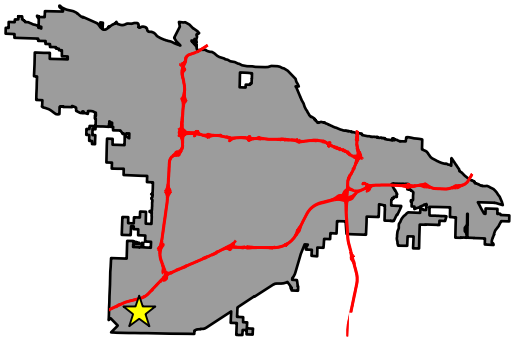
The application was placed on the Consent Agenda for deferral to the June 11, 2026 agenda due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

Z-9407-E	W. of VILLAGE RUN PKWY., S. of ALEXANDER RD.	PLANNING COMMISSION JUNE 11, 2026
Zoning		



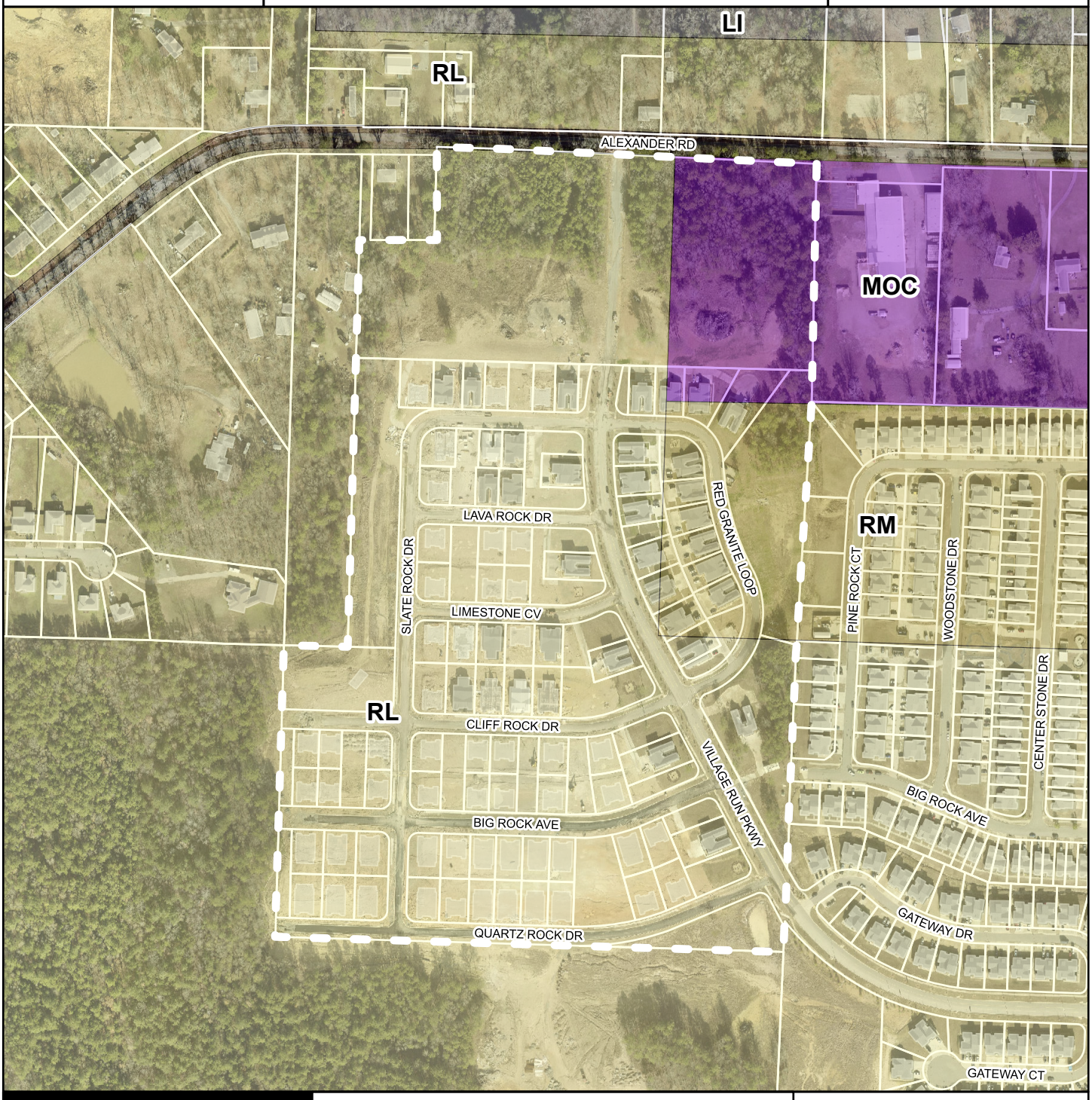
Legend

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



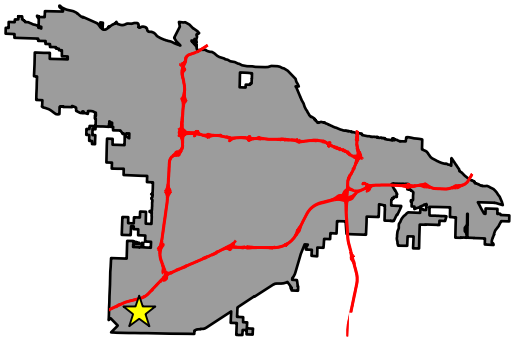
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-9407-E	W. of VILLAGE RUN PKWY., S. of ALEXANDER RD.	PLANNING COMMISSION JUNE 11, 2026
Land Use		



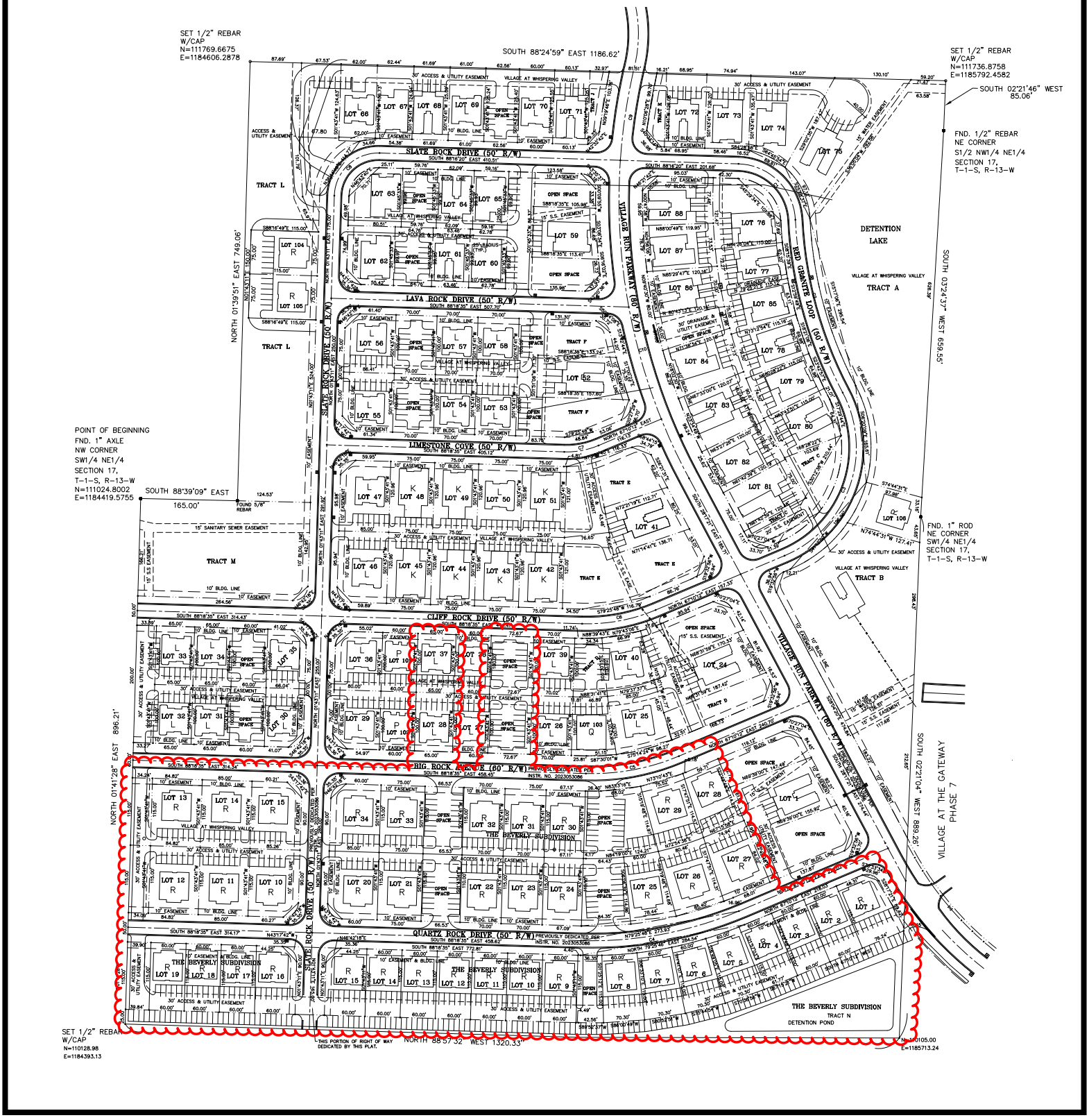
Legend

- Parcel Lines
- LIGHT INDUSTRIAL
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- MIXED OFFICE AND COMMERCIAL



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-9407-E Sketch 1

Name: Village at Whispering Valley/The Beverly

Location: W. of Village Run pkwy., S. of Alexander Rd.

Title: Revised PRD

Sketch Map
City of Little Rock Planning & Development

Case No: Z-9407-E Sketch 2

Name: Village at Whispering Valley/The Beverly

Location: W. of Village Run Pkwy., S. of Alexander Rd.

Title: Revised PRD

N

June 11, 2026

Item NO.: 10 File NO.: G-23-500

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

LOCATION: Adjacent to 5100 Country Club Blvd

DEVELOPER:

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

OWNER/AUTORZED AGENT:

Keith Gallegos – Applicant

SURVEYOR/ENGINEER:

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

Area: N/A Number of Lots: N/A Ft. New Street: N/A

Ward: 3

Current Zoning: R-2 (adjacent zoning)

Staff Update:

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

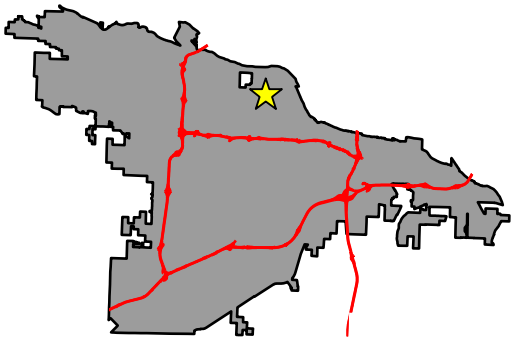
The applicant failed to respond in comments raised by staff during the review of this application, which included meeting with Public Works to discuss the issue. Therefore Staff recommends the application be deferred to the July 9, 2026 agenda.

G-23-500	ADJACENT TO 5100 COUNTRY CLUB BLVD.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend

SINGLE FAMILY

Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

June 11, 2026

ITEM NO.: 11 FILE NO.: S-867-E(11)

NAME: Lot 9, Tract 1 and Lots 1-6, Tract 3, Chenal Valley - Preliminary Plat

LOCATION: East side of Chenal Parkway, between La Marche Road and Chenal Valley Drive

DEVELOPER:

Potlatch Deltic, LLC
2 Chenal Club Blvd.
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Deltic Real Estate, LLC - owner
Tim Daters - agent

SURVEYOR/ENGINEER:

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

AREA: 41.98 acres NUMBER OF LOTS: 7 FT. NEW STREET: 1,400 L.F.

WARD: 5

CURRENT ZONING: O-2, C-1 and C-3

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 41.98 acres of property into seven (7) lots for future office and commercial development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The nose of the proposed median should not extend beyond the projection of the back of existing sidewalk crossing the proposed street.
2. Due to the curvature of Chenal Valley Drive, provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with the latest version of the AASHTO Green Book standards.
3. A franchise permit is required to be issued by the City of Little Rock for any private improvements proposed to be placed within the right-of-way, islands and medians.
4. The proposed Lamarche Road shall be constructed to the Master Street Plan standards as a commercial collector with sidewalks on both sides.

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

Little Rock Water Reclamation Authority: Submit Plans for sewer.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department:

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

Maintain Access:
Fire Hydrants.
Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
Grade
Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**
Loading
Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1
Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide 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 building 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 exceed 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 with 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 places with the approval of the fire code official.

Dead Ends.

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

Gates

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

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

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

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of the district include developing roads for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Office (O) and Neighborhood Commercial (NC) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The Neighborhood Commercial (NC) category includes limited small-scale commercial development near a neighborhood, providing goods and services to that neighborhood market area.

To the north of the application area is area designated for Office (O) uses and is characterized by undeveloped woodlands and Little Rock Fire Station 21. East of the application area is area designated for Residential High Density (RH) uses and

is characterized by an apartment complex. South of the application area is area designated for Commercial (C) uses and is characterized by a bank, a sit-down restaurant, two strip office building, and a hotel. West of the application area, across from Chenal Parkway, is area designated for Residential Low Density (RL) and Park/Open Space (PK/OS) uses and are characterized by single-family residences and the Chenal Country Club Golf Course.

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

Master Street Plan:

Chenal Valley Drive 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.

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

Bicycle Plan:

Chenal Valley Drive 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.

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to subdivide 41.98 acres of property into seven (7) lots for future office and commercial development. The property is zoned O-2, C-1 and C-3. The property is located along the east side of Chenal Parkway, between La Marche Road and Chenal Valley Drive. The property is currently undeveloped and mostly wooded.

The applicant is proposing the following seven (7) lots:

Lot 9, Tract 1 - 7.91 acres (C-3)
Lot 1, Tract 3 - 2.92 acres (C-3)
Lot 2, Tract 3 - 2.87 acres (C-1 & C-3)
Lot 3, Tract 3 - 2.71 acres (C-1)
Lot 4, Tract 3 - 6.98 acres (C-1 & O-2)
Lot 5, Tract 3 - 7.52 acres (C-1 & C-3)
Lot 6, Tract 3 - 8.96 acres (O-2)

The remainder of LaMarche Road will be constructed between Chenal Parkway and Chenal Valley Drive with this project. Several of the lots will have street frontage along LaMarche Road and Chenal Valley Drive. There will be a private street running between Lot 1, Tract 3 and Lot 5, Tract 3, which will serve as internal cross-access between these lots.

All the proposed lots will have 25-foot building lines along the LaMarche Road and Chenal Valley Drive frontages and 50-foot building lines along the Chenal Parkway Frontage. All the proposed lots will conform with the minimum lot area and size requirements found in Sections 36-280, 36-299 and 36-301 of the City's Zoning Ordinance.

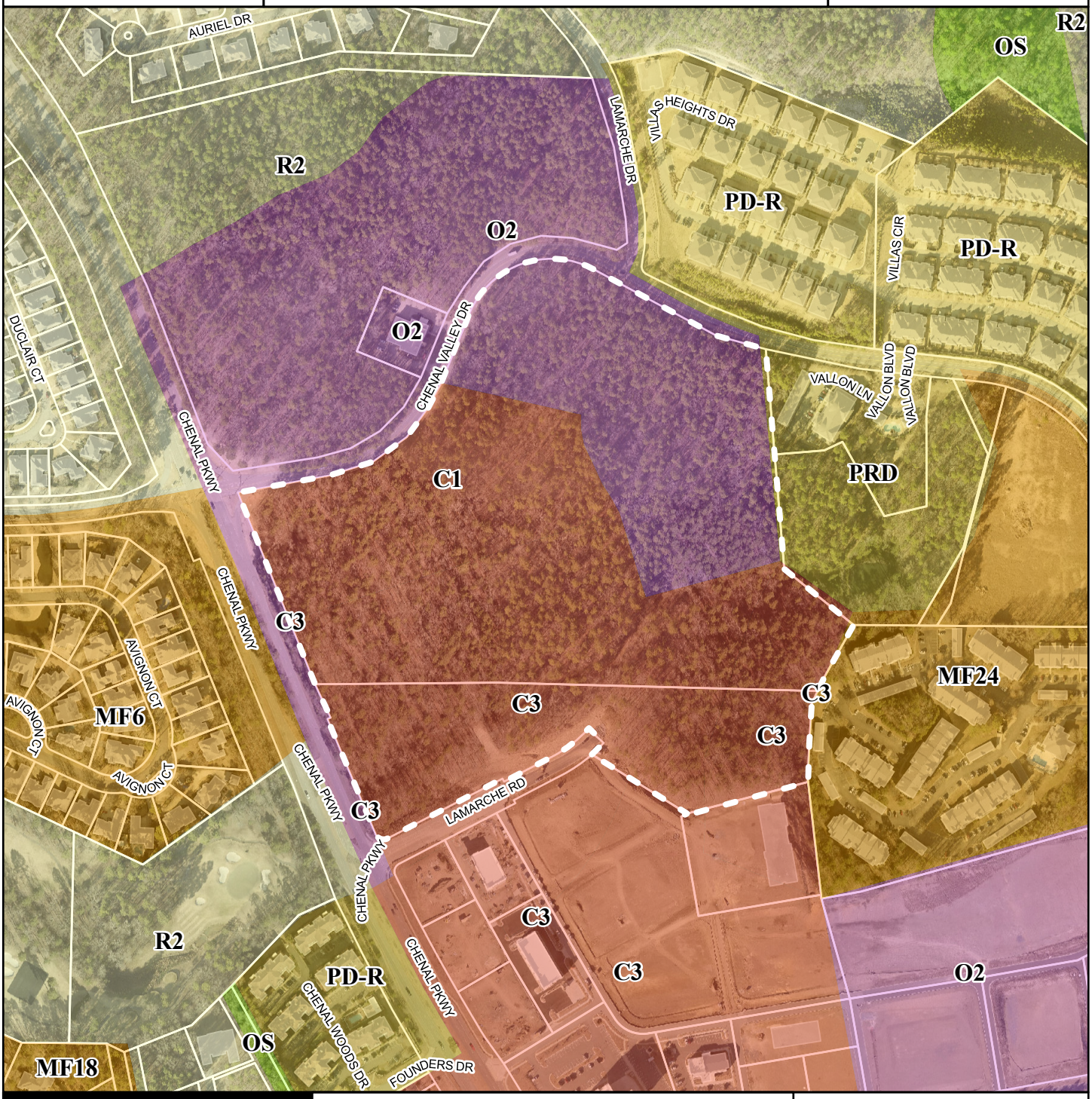
The applicant plans to grade the lots with the construction of LaMarche Road. This will allow the balancing of the cuts and fills throughout the site. All required stormwater/drainage information for a preliminary plat must be submitted to the engineering division prior to a grading permit being issued.

Staff is supportive of the requested preliminary plat. The applicant is requesting no variances with this request.

I. STAFF RECOMMENDATION:

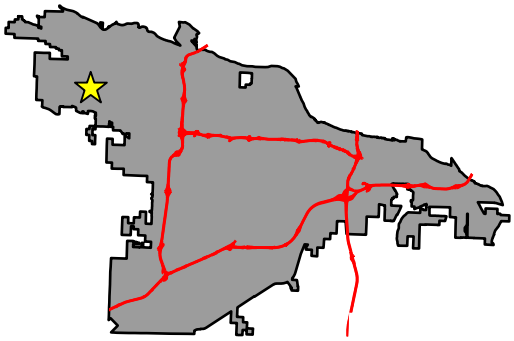
Staff recommends approval of the requested preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

S-867-E(11)	E. SIDE of CHENAL PKWY., BETWEEN LAMARCH RD. & CHENAL VALLEY DR.	PLANNING COMMISSION JUNE 11, 2026
Zoning		



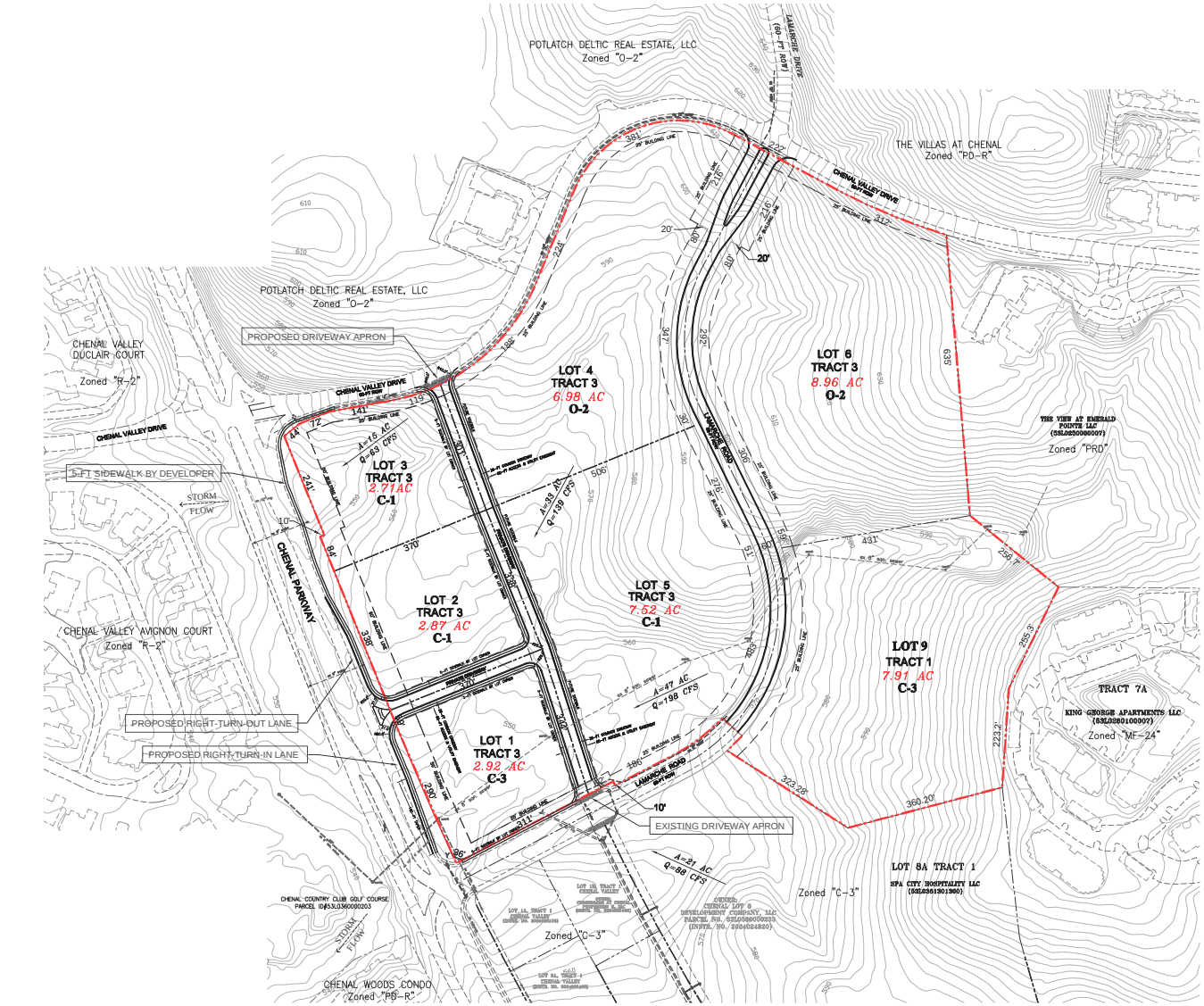
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-867-E(11)

Name: Lot 9, Tract 1 & Lots 1-6, Tract 3, Chenal Valley

Location: E. side of Chenal Pkwy., between LaMarch Rd. & Chenal Valley Dr.

Title: Preliminary Plat

N

June 11, 2026

ITEM NO.: 12 FILE NO.: S-2018

NAME: Lots 4A & 4B, C & P Johnson's Addition - Replat

LOCATION: 3022 W 16th Street

DEVELOPER:

Stanley Phillips
6204 Sandy Lane
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Nomel Properties, LLC – owner
Stanley Phillip – agent

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorance Dr
Little Rock, AR 72206

AREA: 0.25 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0l.f

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

1. Variance for reduced lot width.
2. Variance for reduced lot area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide the 0.25 acre property located at 3022 W. 16th street into two (2) lots for the construction of two (2) duplex structures. The property is located at the northeast corner of W. 16th and Johnson Streets.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly grass covered. There are a few trees around the perimeter of the site.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

.

ENGINEERING COMMENTS (PUBLIC WORKS):

A 20 feet radial dedication of right-of-way is required at the intersection of Johnson St. and W. 16th St.

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

Little Rock Water Reclamation Authority:

Submit plans for sewer.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

S-2018 - Lots 4A & 4B, C&P Johnson's Addition – Replat, 3022 W. 16th Street - NO OBJECTIONS; 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds

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Parks and Recreation:
No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

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

Master Street Plan:

West 16th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to subdivide the 0.25 acre property located at 3022 W. 16th Street into two (2) lots for the construction of two (2) duplex structures. The property is located at the northeast corner of W. 16th and Johnson Streets. The property is currently undeveloped and mostly grass covered. The are a few trees around the perimeter of the site.

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

Lot 4A – 44 ft by 125 ft
5,500 square feet

Lot 4 B – 44 ft by 125 ft
5,500 square feet

The applicant is requesting two (2) variances with the proposed replat. Section 36-255 (d) (4) of the city's Zoning Ordinance requires a minimum lot width of fifty (50) feet and a minimum lot area of seven thousand (7,000) feet, for lots proposed for two-family developments. Therefore, the applicant is requesting variances for the reduced lot width and reduced lot area.

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

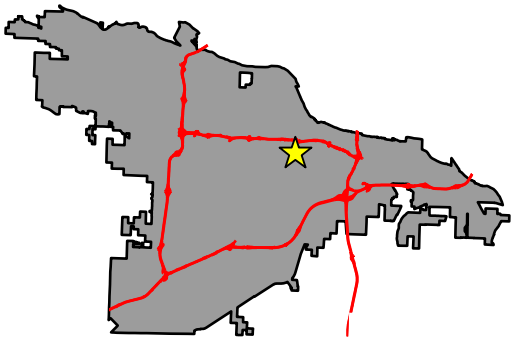
The applicant is also requesting a conditional use permit to allow for the construction of a duplex on each of the proposed lots. This will be item 15. (Z-10300) on this agenda.

I. STAFF RECOMMENDATION:

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

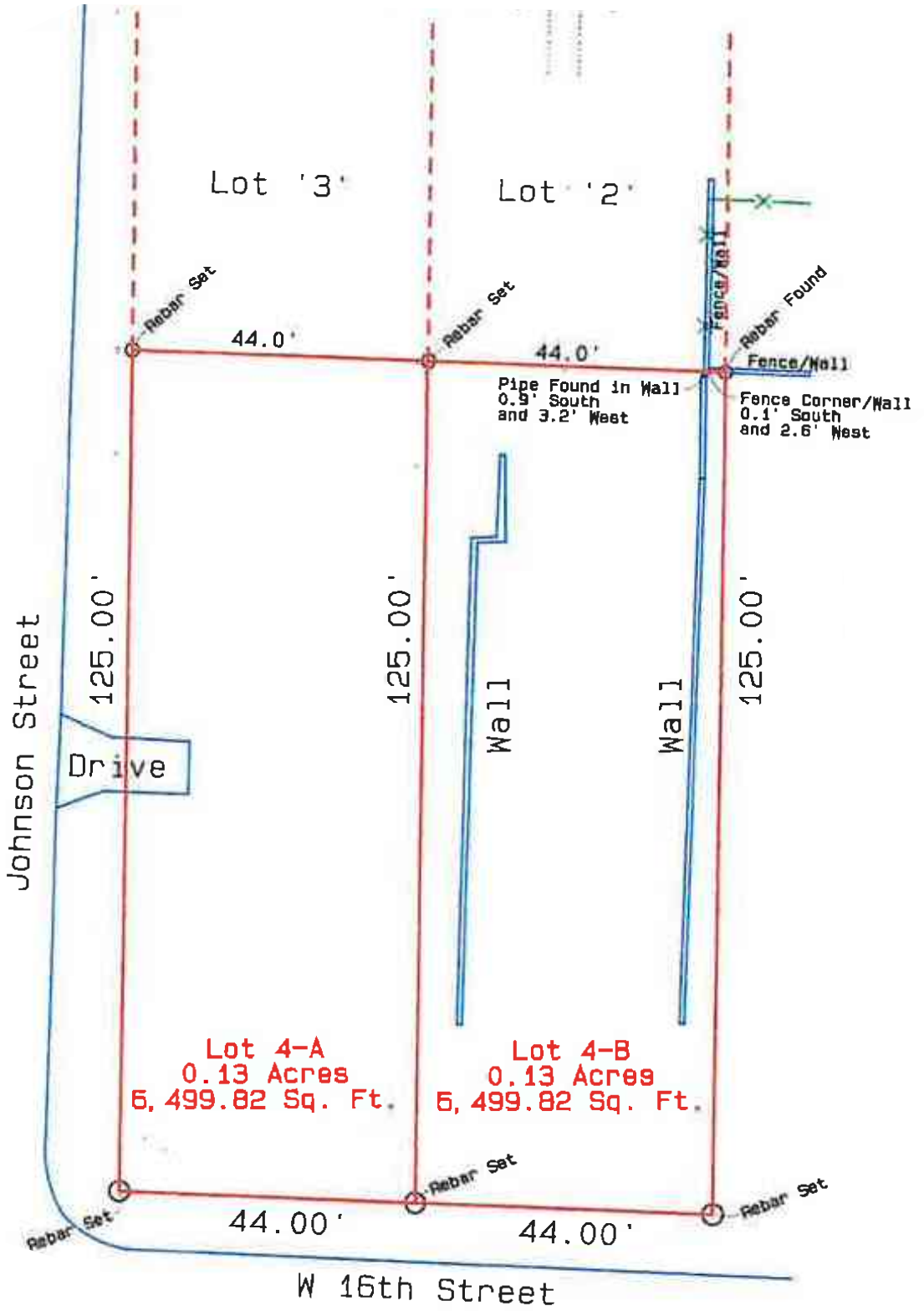
S-2018	3022 W. 16th ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- SINGLE FAMILY
- MULTI FAMILY
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2018

Name: Lots 4A & 4B, C & P Johnson's Add.

Location: 3022 W.16th St.

Title: Replat

N

June 11, 2026

ITEM NO.: 13 FILE NO.: S-2019

NAME: Myriad Addition - Minor Subdivision - Preliminary Plat/Final Plat

LOCATION: Immediately south of 11100 Legion Hut Road

DEVELOPER:

Kerry Weathers
Cabot, AR

OWNER/AUTHORIZED AGENT:

Carlili Valladares/Jesus Rayes - owners
Nick Tucker - agent

SURVEYOR/ENGINEER:

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

AREA: 1.16 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 L.F.

WARD: 2

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow an increased lot width to depth ratio.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 1.16 acres of property into four (4) lots for single family residential development.

B. EXISTING CONDITIONS:

The property is currently undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged, missing, and not in compliance with ADA recommendations in the public right-of-way prior to approval of final plat.
2. Legion Hut Road is classified as a collector street. Right-of-way should be dedicated to 30 ft from right-of-way centerline.
3. 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.

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

Little Rock Water Reclamation Authority: No comment.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: Show and reference existing 25 ft wide utility easement centered on the existing 6" and 8" main. Book # 1285 Page #269-270.

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 15, the Geyer Springs West Planning District. The development principles of this district seek to minimize potential negative impacts between industrial and residential usage, and to improve traffic circulation. The Land Use Plan shows 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, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes. East of the application area is area designated for Residential Medium Density (RM) and is characterized by a mobile home park.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to subdivide 1.16 acres of property into four (4) lots for single family residential development. The property is located on the west side of Legion Hut Road, immediately south of 11100 Legion Hut Road. The property is currently undeveloped.

The approximate sizes for the four (4) proposed lots will be as follows:

Lot 1 - 58.89 feet by 187.59 feet (11,047 sq. ft.)
Lot 2 - 58.70 feet by 187.6 feet (11,012 sq. ft.)
Lot 3 - 58.79 feet by 187.7 feet (11,034 sq. ft.)
Lot 4 - 58.88 feet by 187.85 feet (11,060 sq. ft.)

The property is being subdivided as per the minor subdivision requirements as found in Section 31-142 of the City's Subdivision Ordinance as follows:

"Sec. 31-142. - Minor subdivisions.

(a) The staff may authorize a combined preliminary and final review procedure for minor subdivisions. All plats submitted as minor subdivisions shall require review and approval by the planning commission.

(b) In order to qualify as a minor subdivision, a proposed subdivision must meet the following requirements:

(1) The proposed plat does not create more than four (4) lots, tracts or parcels of land.

(2) The proposed plat is intended for residential or commercial use only and is not more than five (5) acres in size.

(3) The proposed plat does not involve dedication of public street or access easement through rather than adjacent to the lot, tract or parcel proposed for subdivision.

(c) Request for minor subdivision approval shall be made by the owner of the land to the department of planning and development. Subdivision requirements shall be the same as those required for the final plat. The planning commission shall review the plat at their nest regularly scheduled monthly meetings. If the final plat is in conformance with the objectives and standards of this chapter and all required information is contained thereon, the planning commission shall certify its approval of the plat, making proper notation on the original tracing of the plat, making proper notation on the original tracing of the plat, and permit the plat's recording in the office of the circuit clerk."

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

To staff's knowledge, there are no outstanding issues associated with the proposed minor subdivision plat. Staff is supportive of the proposed plat with variance, as the requested variance is very minor in nature.

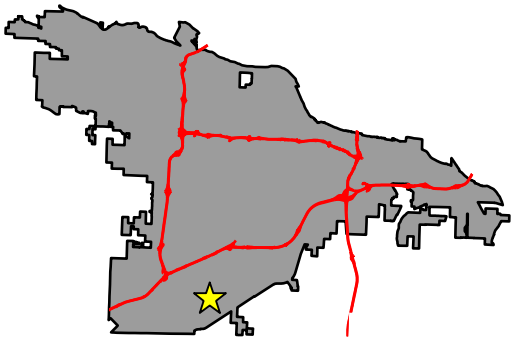
I. STAFF RECOMMENDATION:

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.

S-2019	IMMEDIATELY S. of 11100 LEGION HUT RD.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

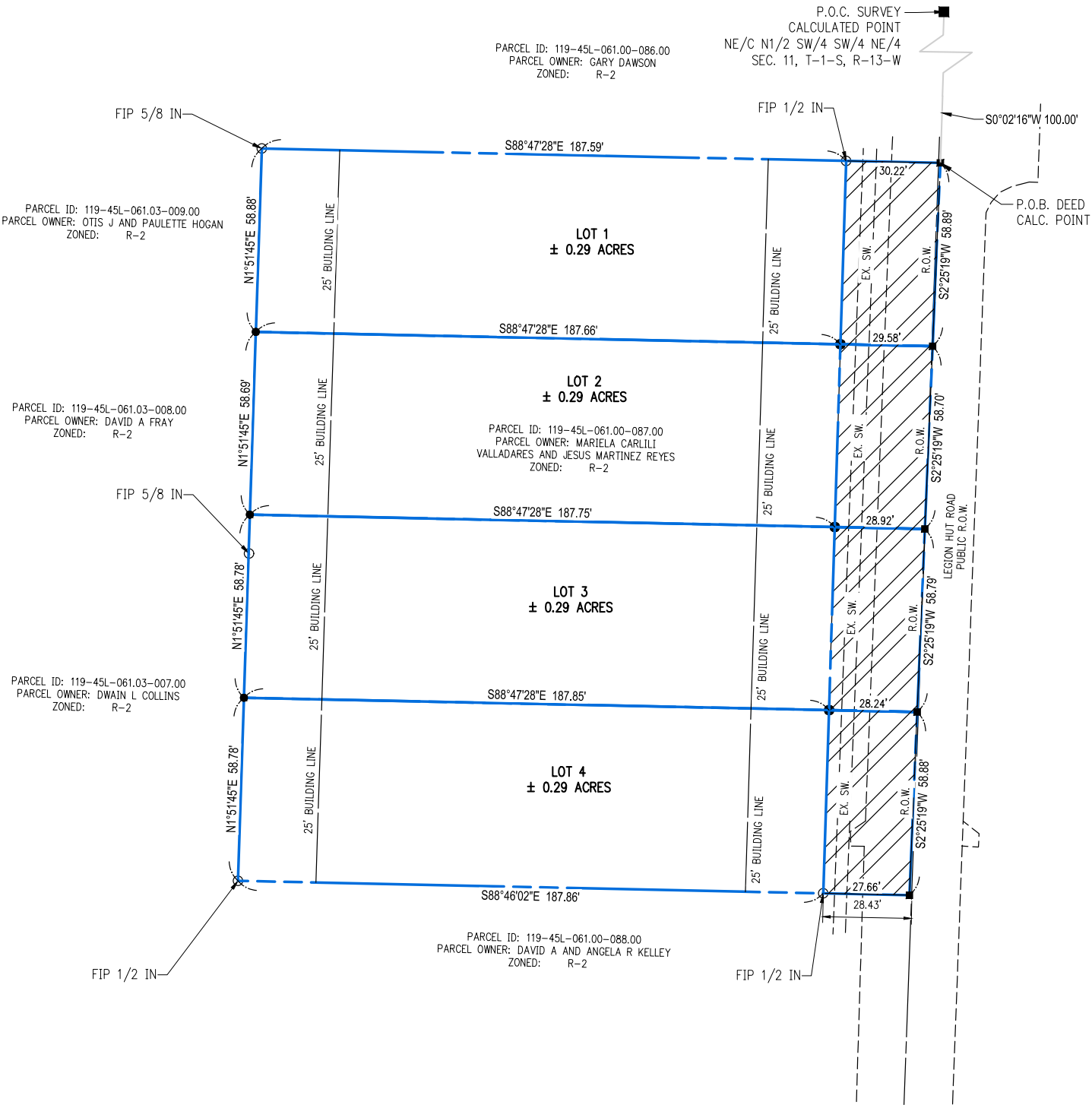
Legend

- MOBILE HOME
- SINGLE FAMILY
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2019

Name: Myriad Addition-Minor Subdivision

Location: Immediately S. of 11100 Legion Hut Rd.

Title: Preliminary/Final Plat

N

June 11, 2026

ITEM NO.: 14 FILE NO.: Z-10228-A

NAME: CKM Group Home – Special Use Permit

LOCATION: 15 Brookhaven Drive

DEVELOPER:

CKM Holdings, LLC.
5 Country Oaks Drive
Little Rock, AR 72223

OWNER/AUTHOURIZED AGENT:

CKM Holdings, LLC - owner
Carl Caple - applicant

AREA: .24 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: R-2

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit to allow for a group home to operate within an existing two-story 2,312 square-foot, four (4) bedroom, single-family residence. The home, located at 15 Brookhaven Drive, will be a residence for eight (8) disabled men.

B. EXISTING CONDITIONS:

The site sits on the corner of Brooklawn Drive and Brookhaven Drive. Brooklawn Drive is a Cul De Sac. The proposed site resides within a residential neighborhood consisting of single-family residences. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-2.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department: **Full Life Safety Inspection**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation, preserving greenways and open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by developed subdivisions with single-family homes.

This site is not located in an Overlay District.

Master Street Plan:

Brookhaven 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:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home to operate within an existing two-story 2,312 square foot, four (4) bedroom, single-family residence. The home, located at 15 Brookhaven Drive, will be a residence of eight (8) disabled men.

The site sits on the corner of Brooklawn Drive and Brookhaven Drive. Brooklawn Drive is a Cul De Sac. The proposed site resides within a residential neighborhood consisting of single-family residences. The Future Land Use shows Residential Low Density, “RL”. The current zoning is R-2.

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

1. Family care facility, group care facility, group home, parolee or probationer housing facility, rooming, lodging and boarding facility.

    a. Separation, spacing and procedural requirements for family care facilities, group care facilities, group homes, parolee or probationer housing facilities and rooming, lodging and boarding facilities will be determined by the planning commission so as not to adversely impact the surrounding properties and neighborhood. Unless the commission determines that a different area is more appropriate, a neighborhood shall be defined as an area incorporating all properties lying within one thousand five hundred (1,500) feet of the site for which the permit is requested.

    b. There shall be a presumption that a special use permit for a group home of 5, 6, 7, *or* 8 handicapped persons will be granted if all ordinance requirements are met, except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals of whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.

    c. Issues that the planning commission will consider during its review of a family care facility, group care facility, group home, parolee or probationer housing facility, or rooming, lodging and boarding facility include, but are not limited to:

        1. Spacing of existing similar facilities.

        2. Existing zoning and land use patterns.

3. The maximum number of individuals proposed to be served, the number of employees proposed and the type of services being proposed.

4. The need and provision for readily accessible public or quasi-public transportation.

5. Access to needed support services such as social services agencies, employment agencies and medical service providers.

6. Availability of adequate on-site parking.

d. The fire marshal must approve the use of any structure proposed as a family care facility, group care facility, group home, parolee or probation housing facility or rooming, lodging and boarding facility.

e. Family care facilities, group care facilities, group homes and parole or probation housing facilities shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

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

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residence occupied by eight (8) persons is 850 square feet. As noted, the residence contains 2,312 square feet in area.

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

The home will have one (1) "house dad" which will be one (1) of the eight (8) residents. Staff at Magnolia Recovery Community is available by phone Monday through Sunday at any given time and is immediately available between 7:00 am and 7:00 pm Monday through Friday, and on Saturdays from 8:00 am until 12:00 pm.

The home has a four-car driveway and a two-car garage. Most of the residents drive. For any resident that is not driving, they will carpool with the residents who drive or utilize public transportation via Rock Region Metro.

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

It was brought to Staff's attention by a resident and confirmed by the applicant that there are 3 sex offenders (registered by the State of Arkansas) currently living in the Group Home.

In response to concerns raised by staff, the applicant is proposing the following condition for the proposed group home:

"If our group home application is approved, we will move any registered sex offenders off the site within 30 days. Also, we will not place any registered sex offenders living there after that."

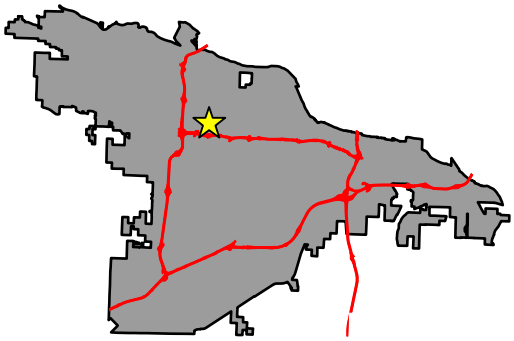
Staff believes that a group home for eight (8) disabled persons at this location will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

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

Z-10228-A	15 BROOKHAVEN DR.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

June 11, 2026

ITEM NO.: 15 FILE NO.: Z-10300

NAME: Phillips Duplexes #1 – Conditional Use Permit

LOCATION: 3022 W. 16th Street

DEVELOPER:

Stanley Phillips
6204 Sandy Lane
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Nomel Properties, LLC (Owner)
Stanley Phillips (Agent)

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.25 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow for the construction of two (2) duplex structures on R-3 zoned property located at 3022 W. 16th Street.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly grass covered. There are a few trees around the perimeter of 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:

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

Maintain Access:

Fire Hydrants.

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

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by primarily single-family residences interspersed with duplexes, vacant lots, and small apartment buildings.

This site is not located in an Overlay District.

Master Street Plan:

West 16th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 16th 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 construction of two (2) duplex structures on R-3 zoned property located at 3022 W. 16th Street. The property is located at the northeast corner of W. 16th and Johnson Streets and is 0.25 acre in size. The applicant proposes to replat the property into two (2) lots to allow a duplex on each lot. The replat is a separate item (Item 12, S-2018) on this agenda. The property is currently undeveloped.

The proposed duplex structures will be located over fifty (50) feet back from the front (south) property lines, twenty-five (25) feet from the rear (north) property lines and five (5) feet from the side property lines.

A shared driveway from W. 16th street will serve as access to the development. There will be four (4) parking spaces located in the front yard of each lot, with cross-access between the lots. A sidewalk will be located from the parking lot areas to each duplex. The number of parking spaces will comply with Section 36-502 of the City's Zoning Ordinance.

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

"The new units (2x attached units with four (4) separate tenants), approximately 2,348 sf each duplex unit, shall be a two-story flat reinforced concrete slab; thermal

insulated wood-framed Structure; clad with vinyl siding, vinyl clad-thermal glazed windows and a hip roof clad with asphalt shingles."

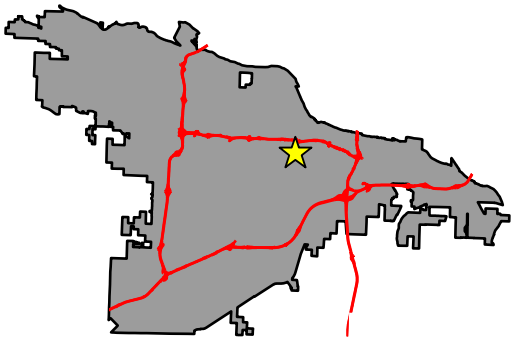
Staff is in support of the requested Conditional Use Permit. The applicant is requesting no variances. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location.

I. STAFF RECOMMENDATION:

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

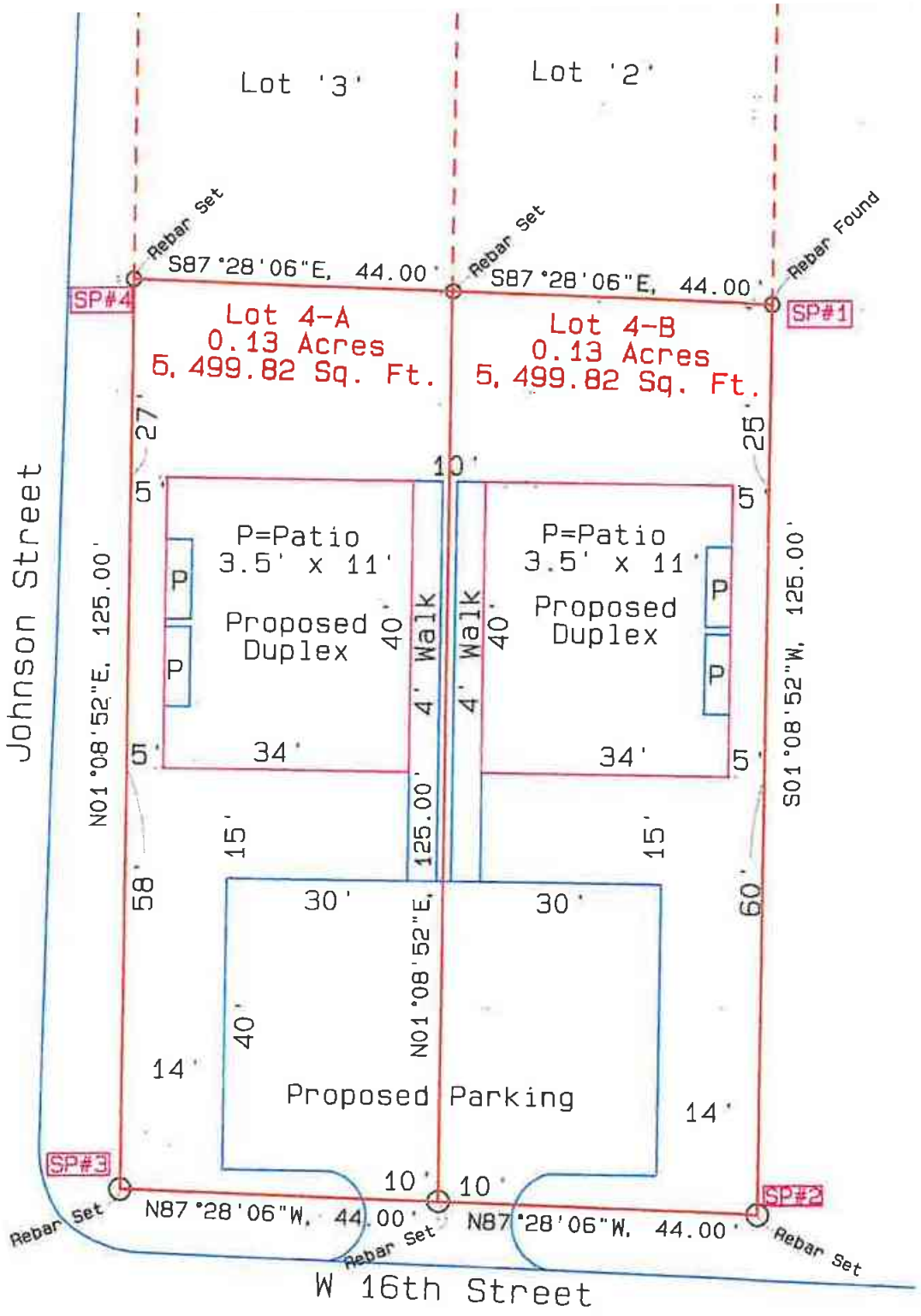
Z-10300	3022 W. 16th ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- SINGLE FAMILY
- MULTI FAMILY
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10300

Name: Phillips Duplexes #1

Location: 3022 W. 16th St.

Title: Conditional Use Permit

N

June 11, 2026

ITEM NO.: 16 FILE NO.: Z-10308

NAME: Phillips Duplexes #2 – Conditional Use Permit

LOCATION: 3310 W. 12th Street

DEVELOPER:

Stanley Phillips
6204 Sandy Lane
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Catherine Shank (Owner)
Stanley Phillips (Agent)

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.48 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow for the construction of two (2) duplex structures, one (1) on each of two (2) platted lots, zoned R-3, located at 3310 W. 12th Street.

B. EXISTING CONDITIONS:

The property is undeveloped and partially tree covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS): 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:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Mixed Use (MX) for the application area. The Mixed Use (MX) category provides for a mixture of residential, office and

commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

To the north of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family dwellings interspersed with duplexes. East, south, and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes, small apartment buildings, a two-part commercial block building, and a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

West 12th 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.

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

Bicycle Plan:

West 12th Street is on the Master Bike Plan as an Existing Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles. Brown Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is adjacen to the Owen B. Williams House and the State Printing Company Buildng. Both structures are identified as being eligible for listing to the National Regsiter of Historic Places.

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

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

H. ANALYSIS:

The applicant requests a conditional use permit to allow for the construction of two (2) duplex structures on R-3 zoned property located at 3310 W. 12th Street. The property is comprised of two (2) platted lots; lots 9A and 9B, being a replat of Lot 9, Saxon's addition. The applicant proposes a duplex on each lot. The property ownership also includes a nineteen (19) foot wide sliver of land running from the northeast corner of Lot 9B to Brown Street. This sliver of land was conveyed to the owner of the property a number of years ago, to serve as access to the property, as there is no vehicular access from W. 12th Street because of a retaining wall. The property is currently undeveloped.

The proposed duplex structures will be located over fifty (50) feet from the front (south) property lines, over forty (40) feet from the rear (north) property lines and 7.5 feet to10.7 feet from the side property lines.

A shared drive from Brown Street will serve as access to the development. An access easement will be dedicated from Brown Street to Lot 9A. There will be four (4) parking spaces located in the rear yard of each lot, with cross-access between the lots. The number of parking spaces will comply with Section 36-502 of the City's Zoning Ordinance.

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

"The new units (2x attached units with four (4) separate tenants), approximately 2,348 sf each duplex units, shall be a two-story flat reinforced concrete slab; thermal insulated wood-framed Structure; clad with vinyl siding, vinyl clad-thermal glazed windows and a hip roof clad with asphalt shingles."

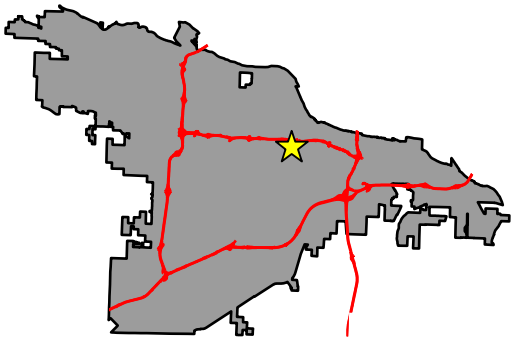
Staff is in support of the requested Conditional Use Permit. The applicant is requesting no variances. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location.

I. STAFF RECOMMENDATION:

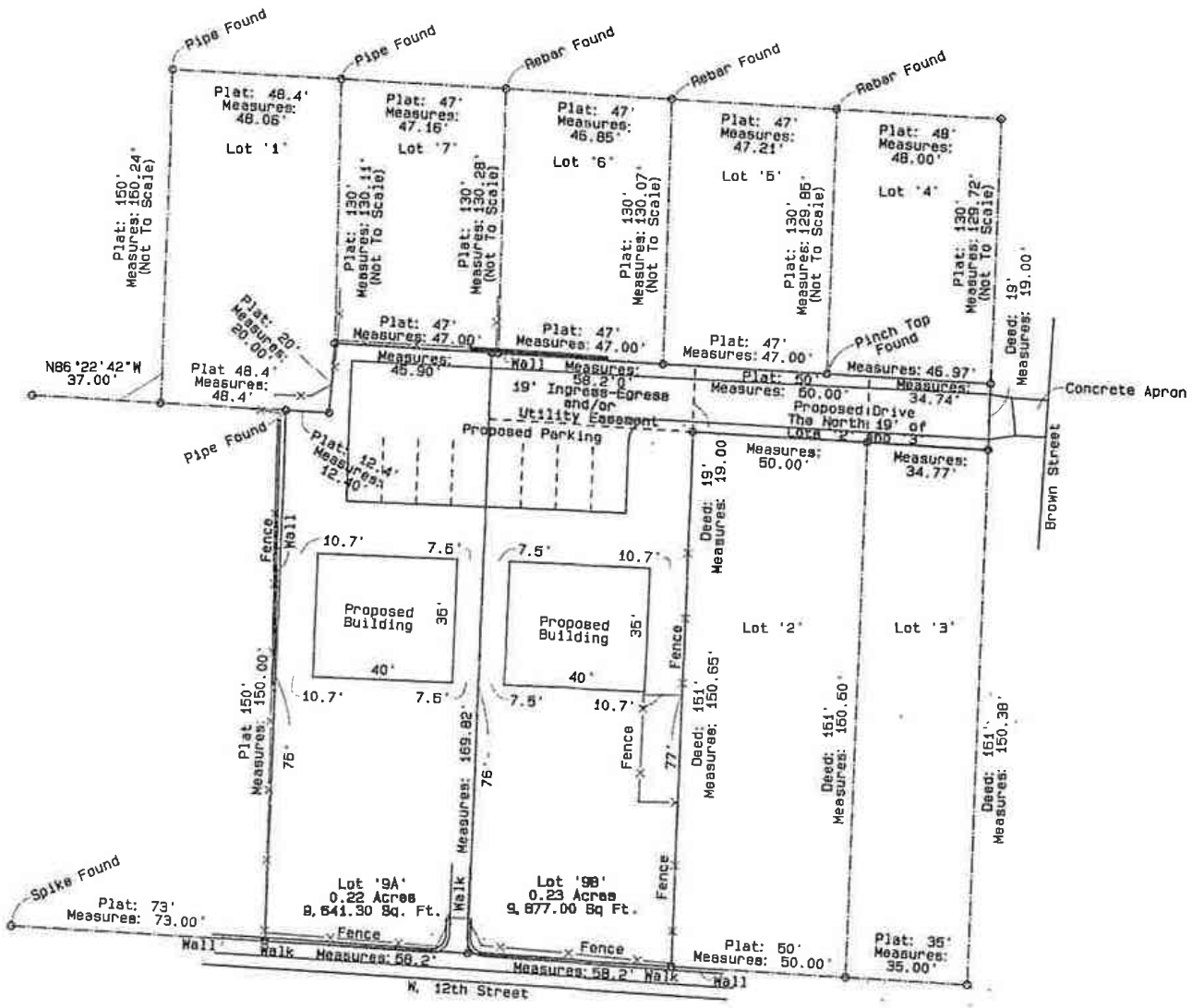
Staff recommends approval of the requested Conditional Use Permit, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

Z-10308	3310 W. 12th ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10308

Name: Duplexes #2

Location: 3310 W. 12th St.

Title: Conditional Use Permit

N

June 11, 2026

Item NO.: 17 File NO.: Z-10302

NAME: Wright Multi-Sectional Manufactured Home
Conditional Use Permit

LOCATION: 10811 Sardis Road

DEVELOPER:
Tammy L. and Robert A. Wright
10811 Sardis Road
Mabelvale, AR 72103

OWNER/AUTORZED AGENT:
Tammy L. and Robert A. Wright

SURVEYOR/ENGINEER:
Brooks Surveying, Inc
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.49 acre NUMBER OF LOTS: 1 FT. NEW STREET: 01.f.

WARD: 7

CURRENT ZONING: R-2

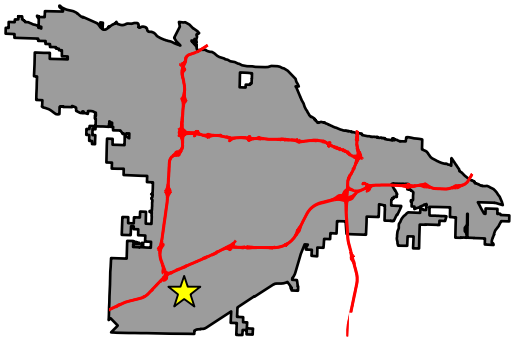
VARIANCE/WAIVERS: None Requested

Staff Update:

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

Z-10302	10811 SARDIS RD.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- INDUSTRIAL
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Sketch Map
City of Little Rock Planning & Development

Case No: Z-10302

Name: Wright Multi-Sectional Manufactured Home

Location: 10811 Sardis Rd.

Title: Conditional Use Permit

June 11, 2026

ITEM NO.: 18 FILE NO.: Z-9260-A

NAME: Rezoning from PD-R to R-2

LOCATION: South side of Alexander Road, Approximately 300 feet west of Hall Lane

DEVELOPER:

Bryan Wahrmund
7310 Davidwood Drive
Little Rock, AR 72019

OWNER/AUTHORIZED AGENT:

Wahrmund Family Trust (Owner)
Bryan Wahrmund (Applicant)

SURVEYOR/ENGINEER:

Laha Engineers, Inc.
6602 Baseline Road, Suite E
Little Rock, AR 72206

AREA: 1.10 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PD-R

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 1.10 acres from PD-R to R-2 to allow for the construction of a single-family dwelling.

B. EXISTING CONDITIONS:

The 1.10 acre property proposed for R-2 zoning is currently undeveloped. The property is surrounded by a mobile home park, also owned by the applicant.

C. NEIGHBORHOOD NOTIFICATIONS:

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

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

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If**

the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation, the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized as a mobile-home park and a general store.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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.

H. ANALYSIS:

The applicant proposes to rezone 1.10 acres of property from "PD-R" Planned Development – Residential to "R-2" Single-Family District to allow for the construction of a single-family residence. The 1.10 acre property is part of a 12.8 acre PD-R zoned mobile home park. A mobile home previously existed on the 1.10 acre site.

The 1.10 acre property is currently undeveloped. The property is surrounded by the mobile home park. A paved driveway from Alexander Road provides access to the property. Separate driveways from Alexander Road and Hall Lane access the mobile home park.

The City's Future Land Use Plan designates this property as "RM" Residential Medium Density. The proposed R-2 zoning will not require an amendment to the plan.

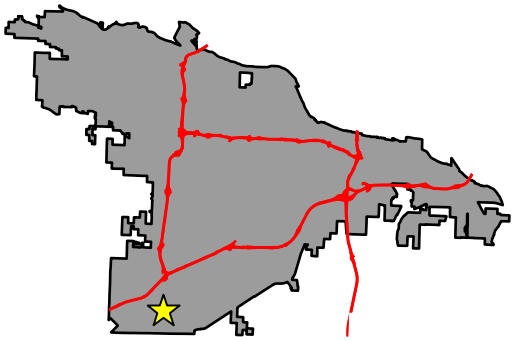
Staff is supportive of the requested R-2 zoning to allow a single-family residence to be constructed on the site. The removal of the 1.10 acres from the PD-R development will have no adverse impact on the continued operation of the mobile home park.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-2 rezoning.

Z-9260-A	S. SIDE of ALEXANDER RD., APPROX. 300' W. of HALL LN.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- INDUSTRIAL
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



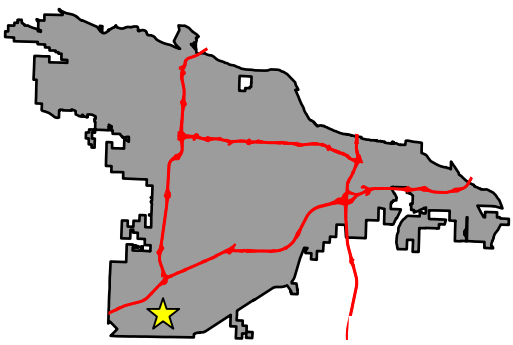
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-9260-A	S. SIDE of ALEXANDER RD., APPROX. 300' W. of HALL LN.	PLANNING COMMISSION JUNE 11, 2026
Land Use		

Legend

- Parcel Lines
- LIGHT INDUSTRIAL
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

June 11, 2026

ITEM NO.: 19 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

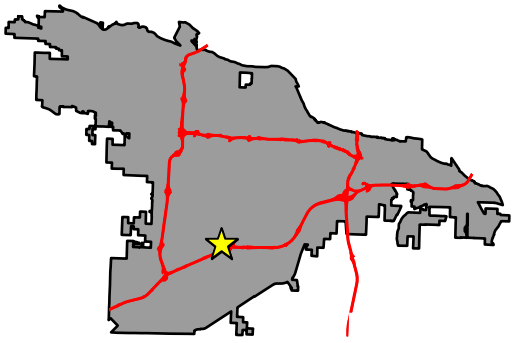
Staff Update:

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.

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

Legend

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



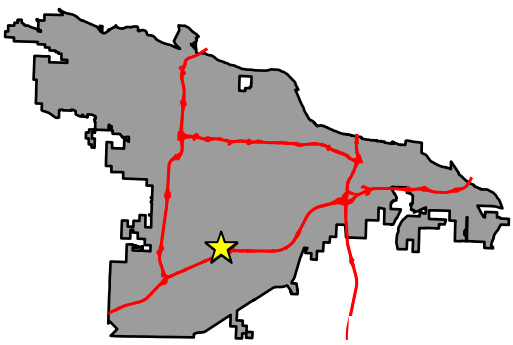
CITY OF LITTLE ROCK ARKANSAS

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

June 11, 2026

ITEM NO.: 20 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: 0.14 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PCD

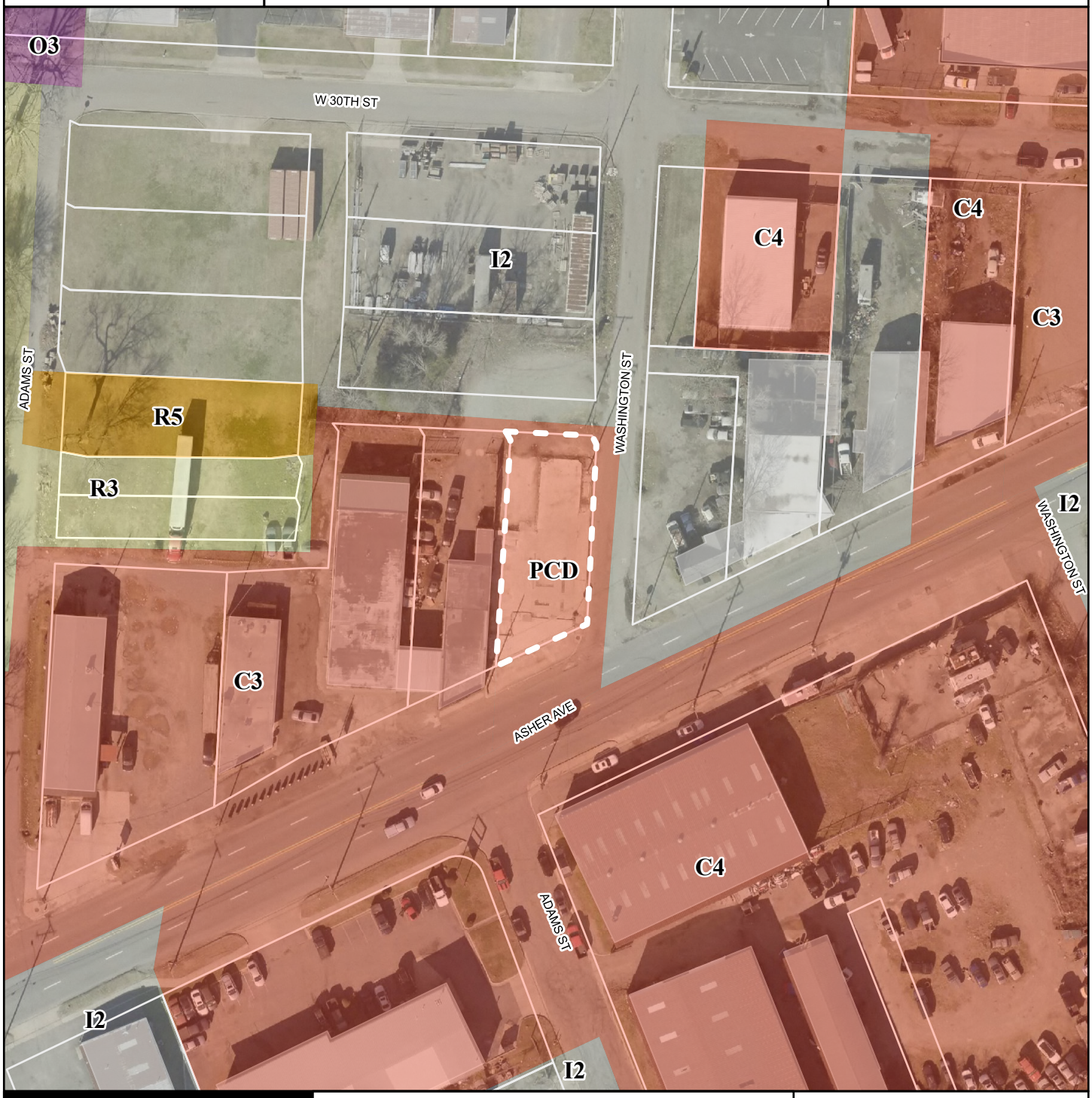
VARIANCE/WAIVERS:

None requested.

STAFF UPDATE:

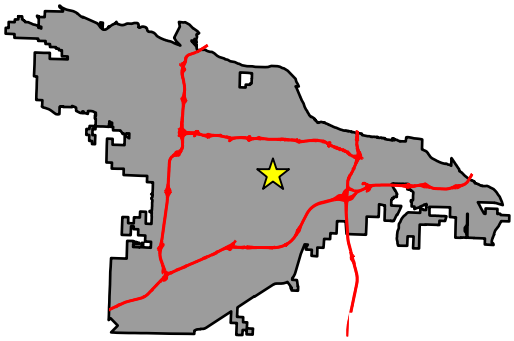
On May 22, 2026, the applicant requested to defer the application to the September 10, 2026 meeting. Staff supports the deferral request.

Z-5519-B	4500 ASHER AVE.	PLANNING COMMISSION JUNE 11, 2026
Zoning		



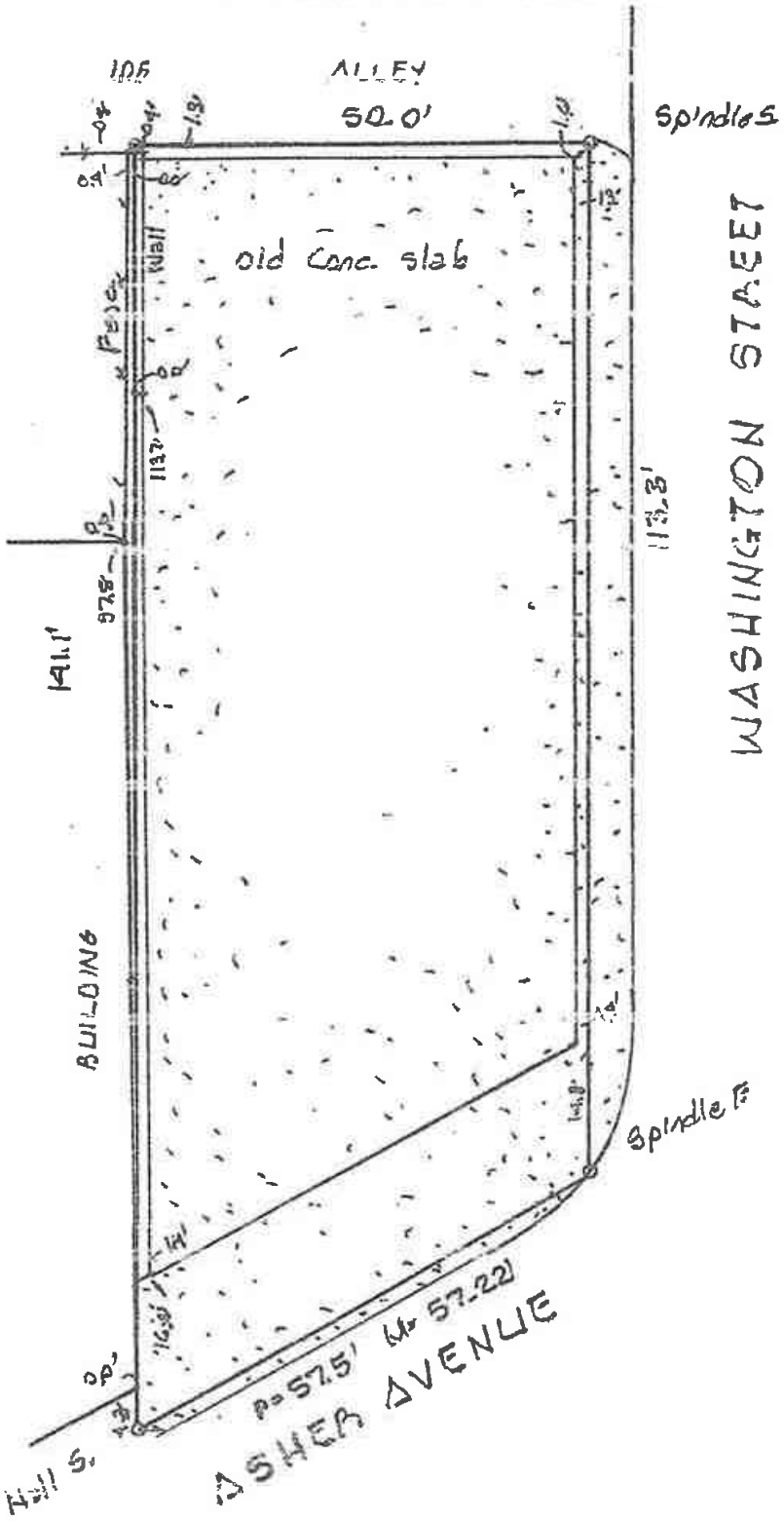
Legend

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



CITY OF LITTLE ROCK ARKANSAS

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

N

June 11, 2026

ITEM NO.: 21 FILE NO.: Z-10301

NAME: Hayes Tri-Plex – PD-R

LOCATION: 309 Bender Street

DEVELOPER:

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

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

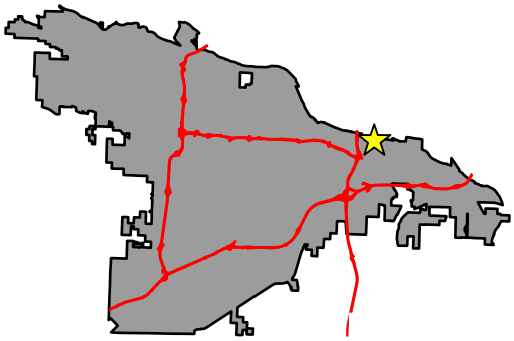
None requested.

STAFF UPDATE:

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

Z-10301	309 BENDER ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- INDUSTRIAL
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



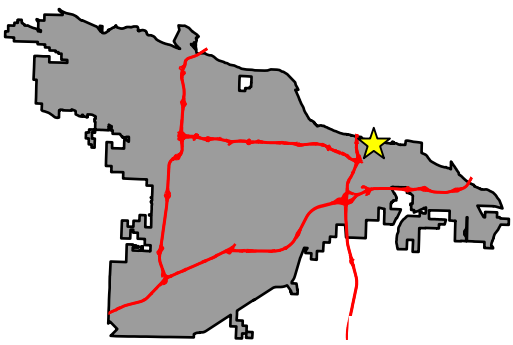
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10301	309 BENDER ST.	PLANNING COMMISSION JUNE 11, 2026
Land Use		

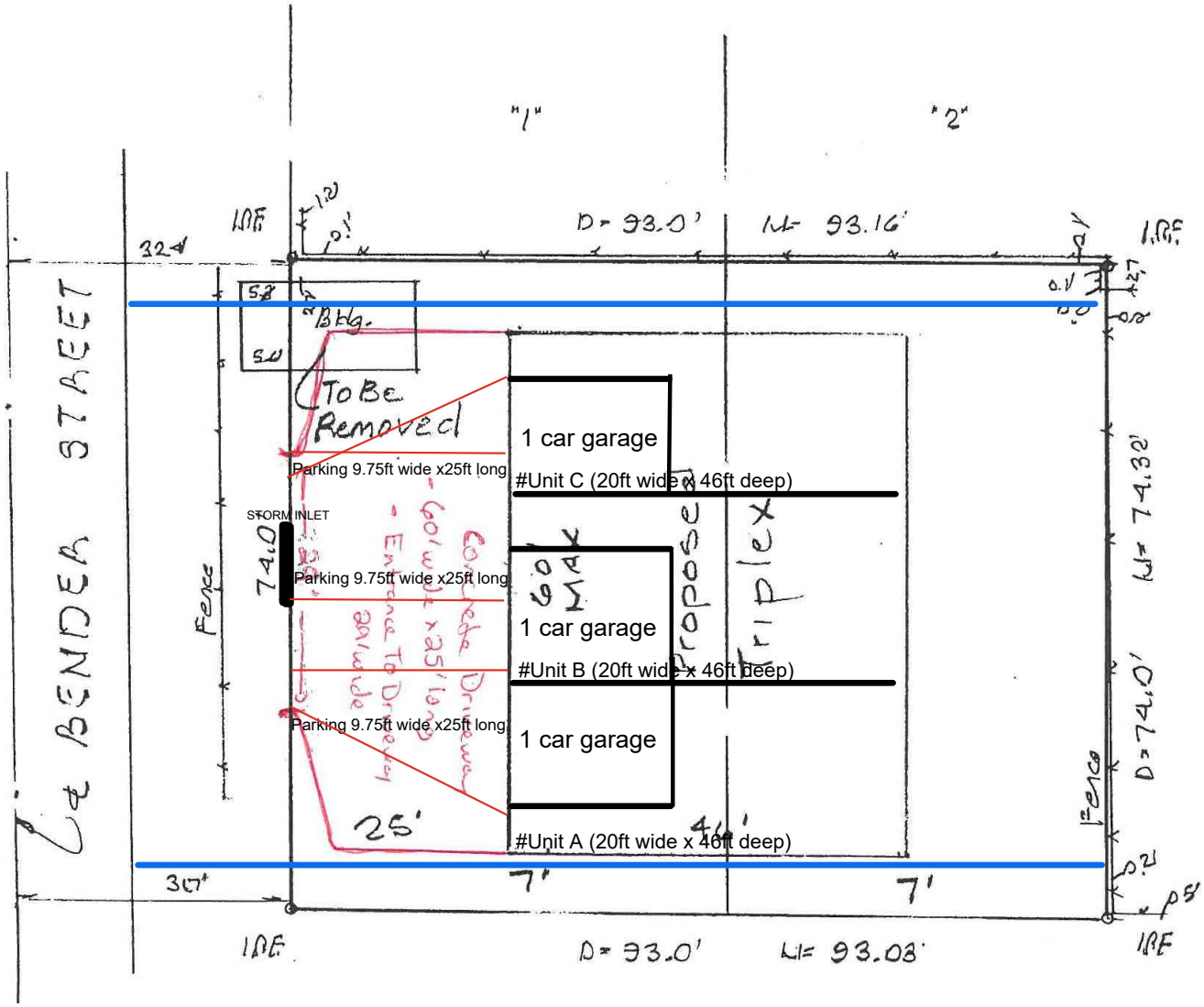
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10301

Name: Hayes Tri-plex

Location: 309 Bender St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 22 FILE NO.: Z-10304

NAME: Orndorff #1 – PD-R

LOCATION: SWC of E. 10th and College Streets

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.10 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.10 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The development will include a single family attached residence on Lots 1R1 and 1R2, one on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A 20 feet radial dedication of right-of-way is required at the intersection of College St. and E. 10th St.
2. Blocking of the public right-of-way or any part of the public right-of-way is not permissible per Sec. 30-5 of City code. At least 20 ft of space must be provided for vehicle parking from the proposed face of the structure to the right-of-way. Blocking of the sidewalk should be considered when reviewing building setback variances. If approved building setbacks variances do not provide at least 20 ft spacing, the sidewalk should be required to be reconstructed to provide the required spacing to prevent blocking of the sidewalk.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a PD-R.

To the north of the application area is area designated for Mixed Use Urban (MXU) uses and is characterized by single-family homes, a metal storage building, and duplexes. East and south of the application areas are areas designated for Residential Medium Density (RM) uses and are characterized by single-family residences, duplexes, and triplexes.

This site is not located in an Overlay District.

Master Street Plan:

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

East 10th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

Bicycle Plan:

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

East 10th Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is proposing to rezone a 0.10 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The development will include a single family attached residence on Lots 1R1 and 1R2, one on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

Properties surrounding the site contain a mixture of zoning and uses.

Lot 1R1 is 2,108 square feet in area. Setbacks for the proposed residence are shown as twelve (12) feet from the front property line, 5.2 feet from the rear property line, and more than twenty (20) feet from the side property line.

The proposed residence will be 1,968 square feet in area and shall not exceed thirty-five (35) feet in height.

Lot 1R2 is shown as 2,193 square feet in area. Setbacks for the proposed residence are shown as twelve (12) feet from the front property line, 5.2 feet from the rear property line, and more than twenty (20) feet from the side property line.

The proposed residence will be 1,968 square feet in area and shall not exceed thirty-five (35) feet in height.

Section 36-502 requires one (1) off-street parking space for each residence. Each residence will have a twelve (12) foot wide driveway extending from College Street leading to a 635 square foot, one car garage. The driveways are shown to have a separation of 3.5 feet.

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

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

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Surrounding properties contain a mixture single-family and higher density residential developments, office,

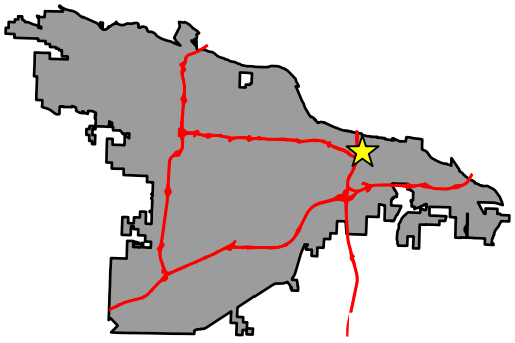
commercial, and industrial zoning and uses. Staff feels the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

Z-10304	SWC of E. 10th ST. & COLLEGE ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend
- INDUSTRIAL
- PLANNED RESIDENTIAL
- MULTI FAMILY
- Parcel Lines

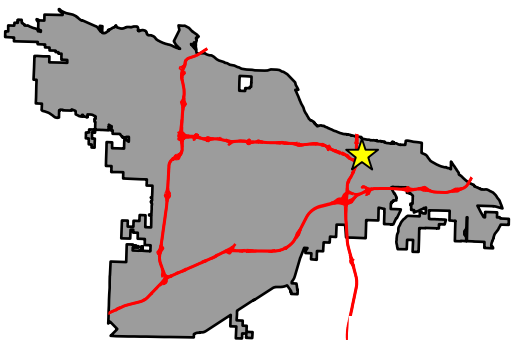


DEPARTMENT OF
PLANNING & DEVELOPMENT

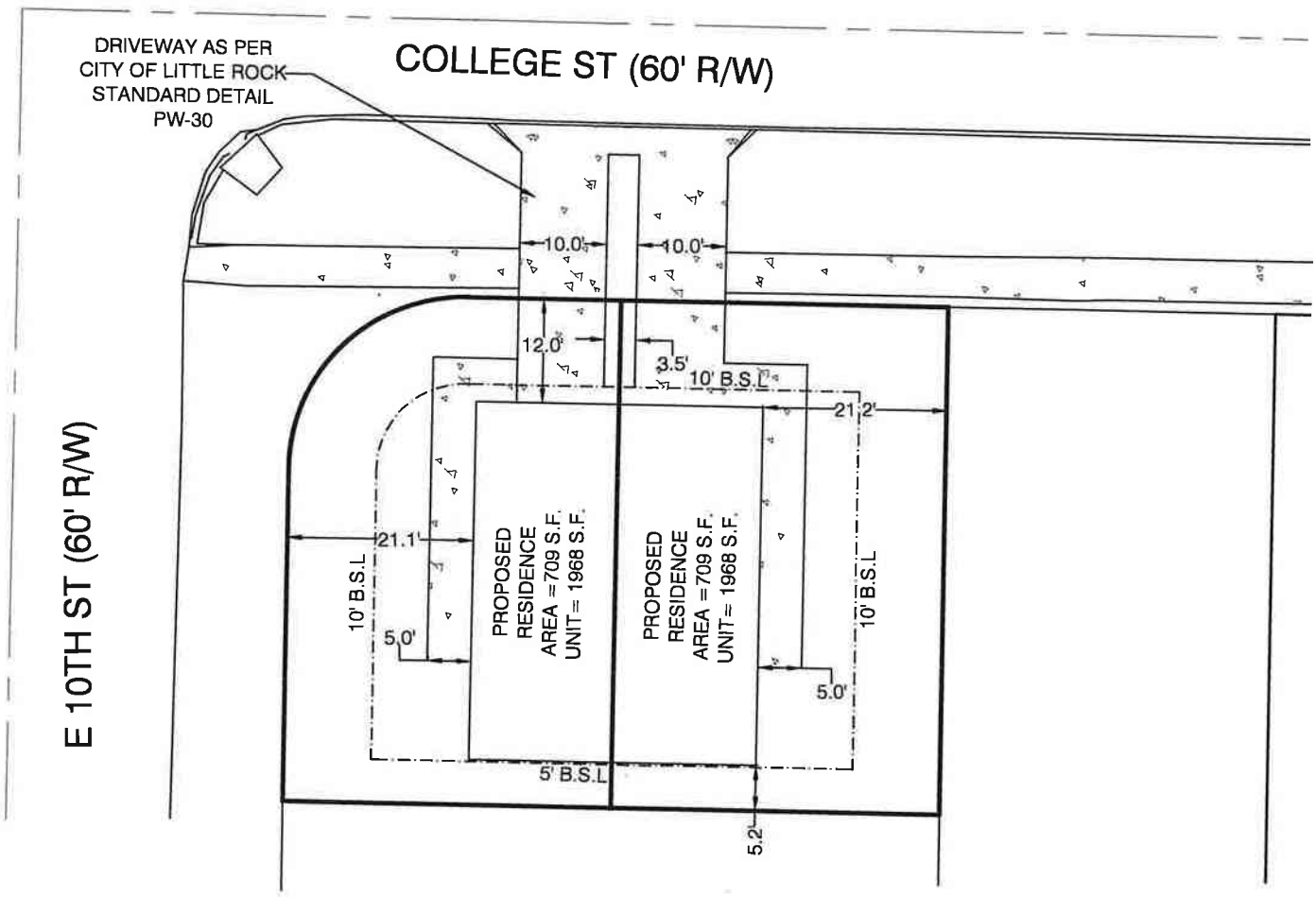
Z-10304	SWC of E. 10th ST. & COLLEGE ST.	PLANNING COMMISSION JUNE 11, 2026
Land Use		

Legend

- Parcel Lines
- RESIDENTIAL MEDIUM DENSITY
- MIXED URBAN USE



DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10304
Name: Orndorff #1
Location: SWC of E. 10th St. and College St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 23 FILE NO.: Z-10305

NAME: Orndorff #2 – PD-R

LOCATION: 1012 College Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.11 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a single-family dwelling on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

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:

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

Maintain Access:

Fire Hydrants.

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

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences, duplexes, and triplexes.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build an attached, single-family dwelling on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

Properties surrounding the site contain a mixture of zoning and uses.

Lot 4R1 is 2,563 square feet in area. Setbacks for the proposed residence are shown as twenty (25) feet from the front property line, over twenty-five (25) feet from the rear property line, and approximately eight (8) feet from the side property line (north). The proposed residence will be 741 square feet in area.

Lot 4R2 is shown as 2,494 square feet in area. Setbacks for the proposed residence are shown as twenty-five (25) feet from the front property line, over twenty-five (25) feet from the rear property line, and five (5) feet from the side property line (south). The proposed residence will be 741 square feet in area.

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

Section 36-502 requires one (1) off-street parking space for each residence. Each residence will have a ten (10) foot wide driveway extending from College Street, for parking for one (1) vehicle.

All vehicles must be parked on the property and at no time shall block the sidewalk, in such a way that will impede pedestrian use.

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

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

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Surrounding properties contain a mixture single-family and higher density residential developments, office, commercial, and industrial zoning and uses. Staff feels the proposed development will have no adverse impact on surrounding properties.

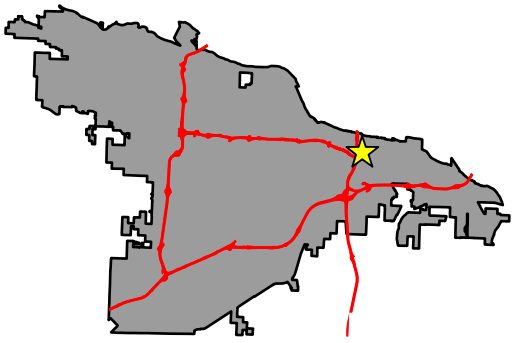
I. STAFF RECOMMENDATION:

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

Z-10305	1012 COLLEGE ST.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

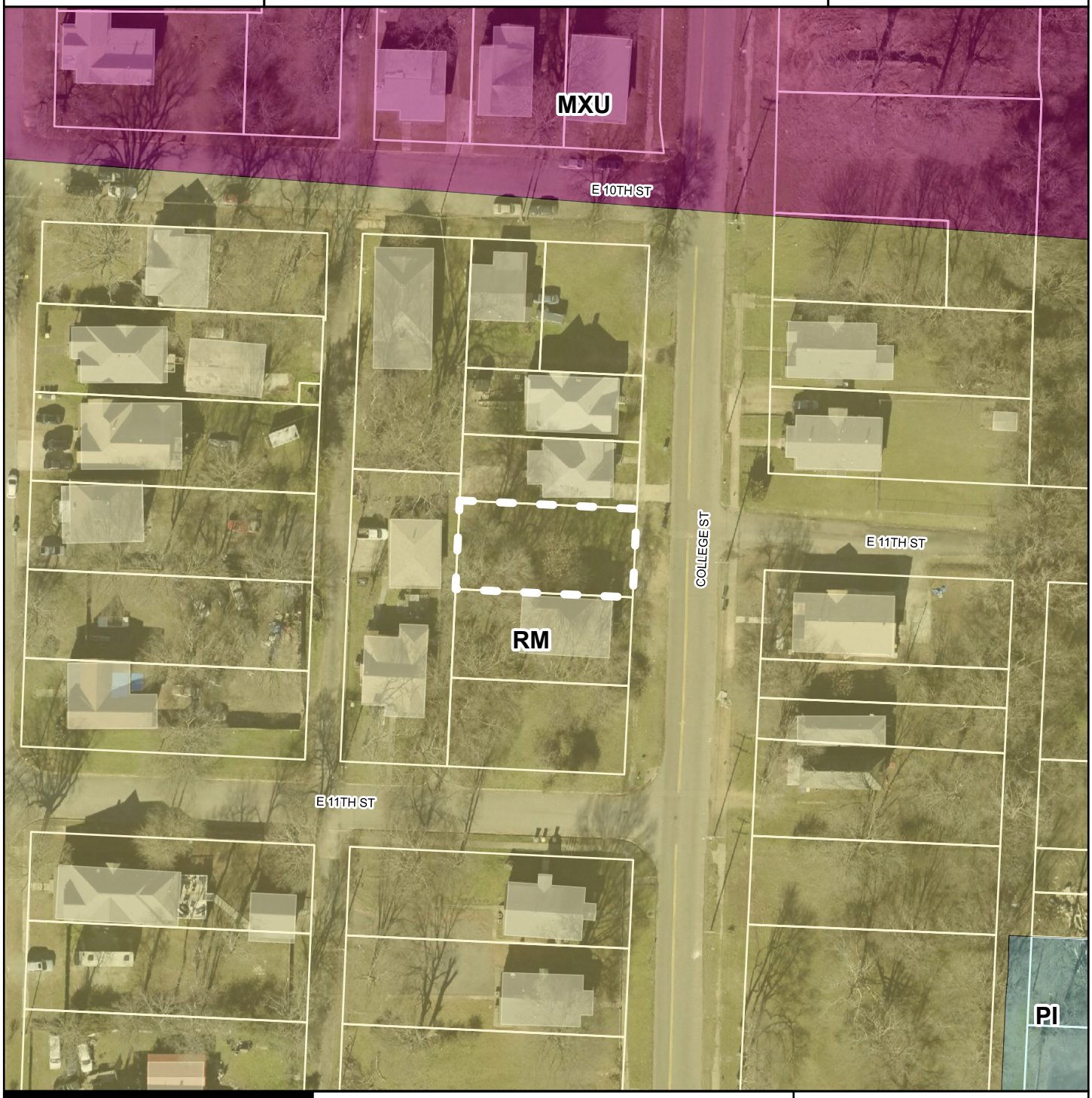
Legend

- INDUSTRIAL
- PLANNED RESIDENTIAL
- MULTI FAMILY
- Parcel Lines



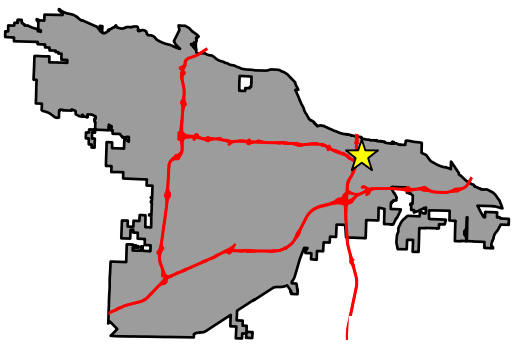
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10305	1012 COLLEGE ST.	PLANNING COMMISSION
Land Use		JUNE 11, 2026



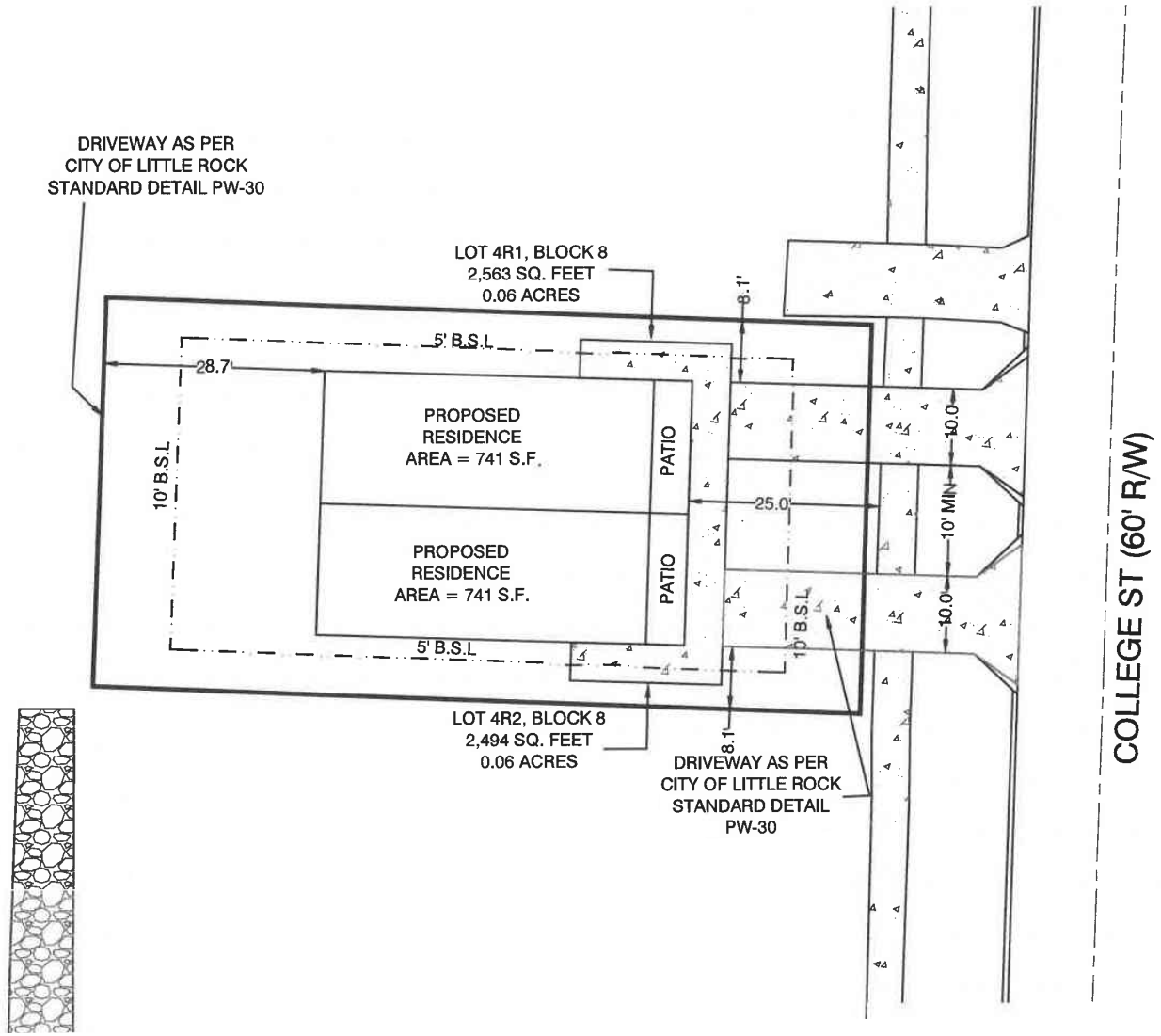
Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL MEDIUM DENSITY
- MIXED URBAN USE



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10305

Name: Orndorff #2

Location: 1012 College St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 24 FILE NO.: Z-10306

NAME: Orndorff #3 – PD-R

LOCATION: 1022 College Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.11 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

CURRENT ZONING: R-4

WARD: 1

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build an attached, single-family dwelling on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A twenty foot radial dedication of right-of-way is required at the intersection of College St. and E. 11th St.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these

and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences, duplexes, and triplexes.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The development will include a single family attached residence on Lots 6R1 and 6R2, one on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

Lot 6R1 is 2,519 square feet in area. Setbacks for the proposed residence are shown as twenty (25) feet from the front property line, approximately twenty-two (22) feet from the rear property line, and approximately eight (8) feet from the side property line (north). The proposed residence will be approximately 819 square feet in area.

Lot 6R2 is shown as 2,400 square feet in area. Setbacks for the proposed residence are shown as twenty-five (25) feet from the front property line, approximately twenty-two (22) feet from the rear property line, 7.8 feet from the side property line (south). The proposed residence will be 819 square feet in area.

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

Section 36-502 requires one (1) off-street parking space for each residence. Each residence will have a ten (10) foot wide driveway extending from College Street, for parking for one (1) vehicle.

All vehicles must be parked on the property and at no time shall block the sidewalk, in such a way that will impede pedestrian use.

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

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

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Surrounding properties contain a mixture single-family and higher density residential developments, office, commercial, and industrial zoning and uses. Staff feels the proposed development will have no adverse impact on the surrounding properties.

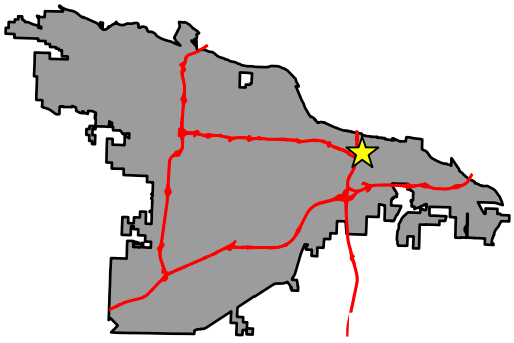
I. STAFF RECOMMENDATION:

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

Z-10306	1022 COLLEGE ST.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

Legend

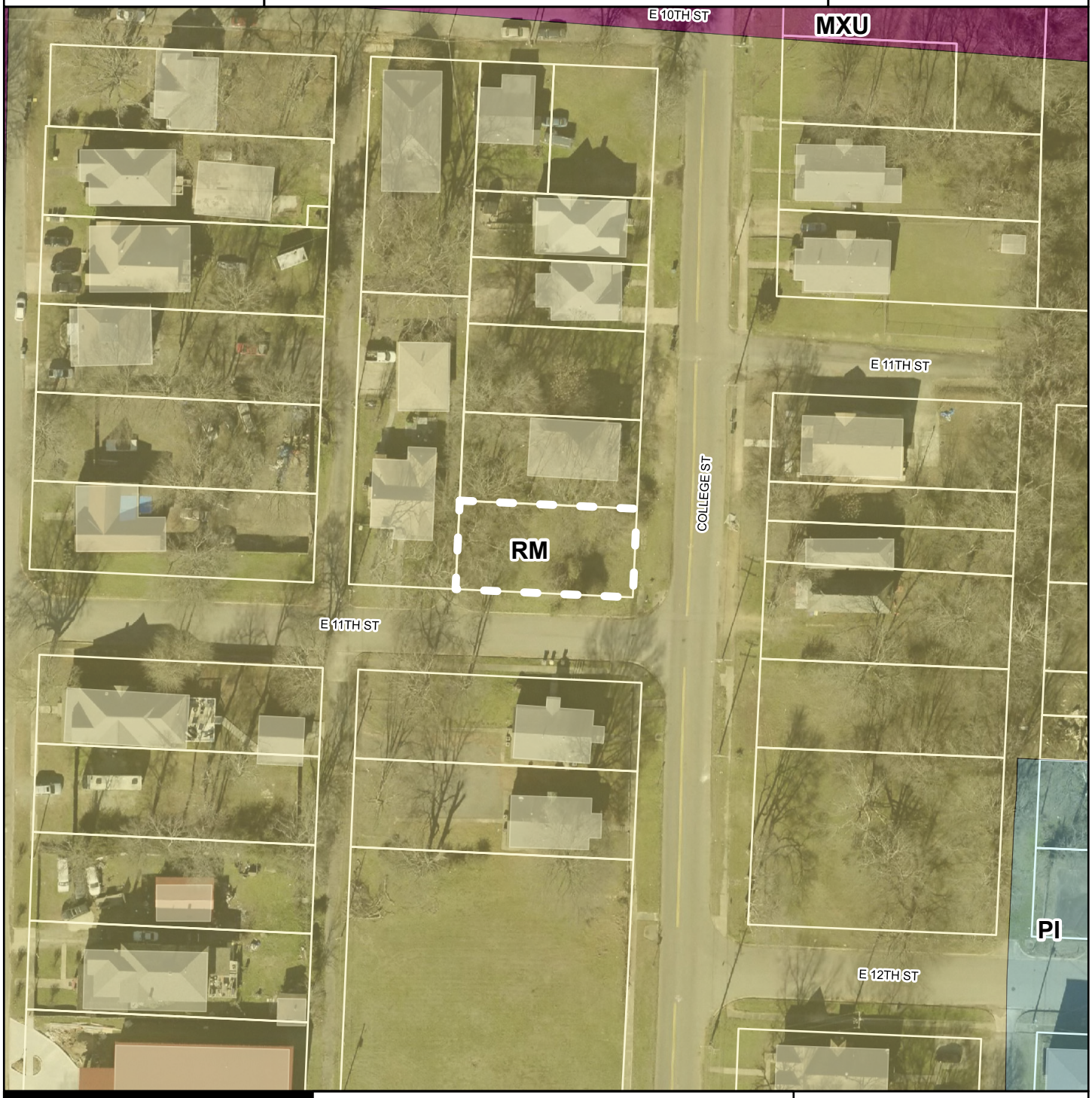
- INDUSTRIAL
- PLANNED RESIDENTIAL
- MULTI FAMILY
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

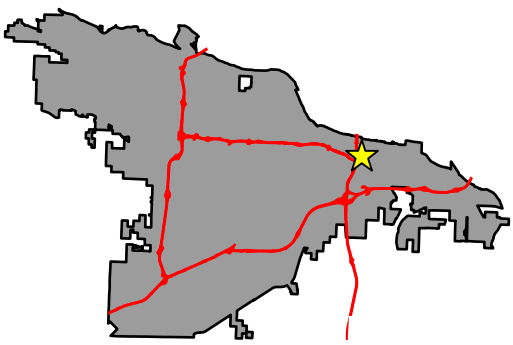
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10306	1022 COLLEGE ST.	PLANNING COMMISSION JUNE 11, 2026
Land Use		



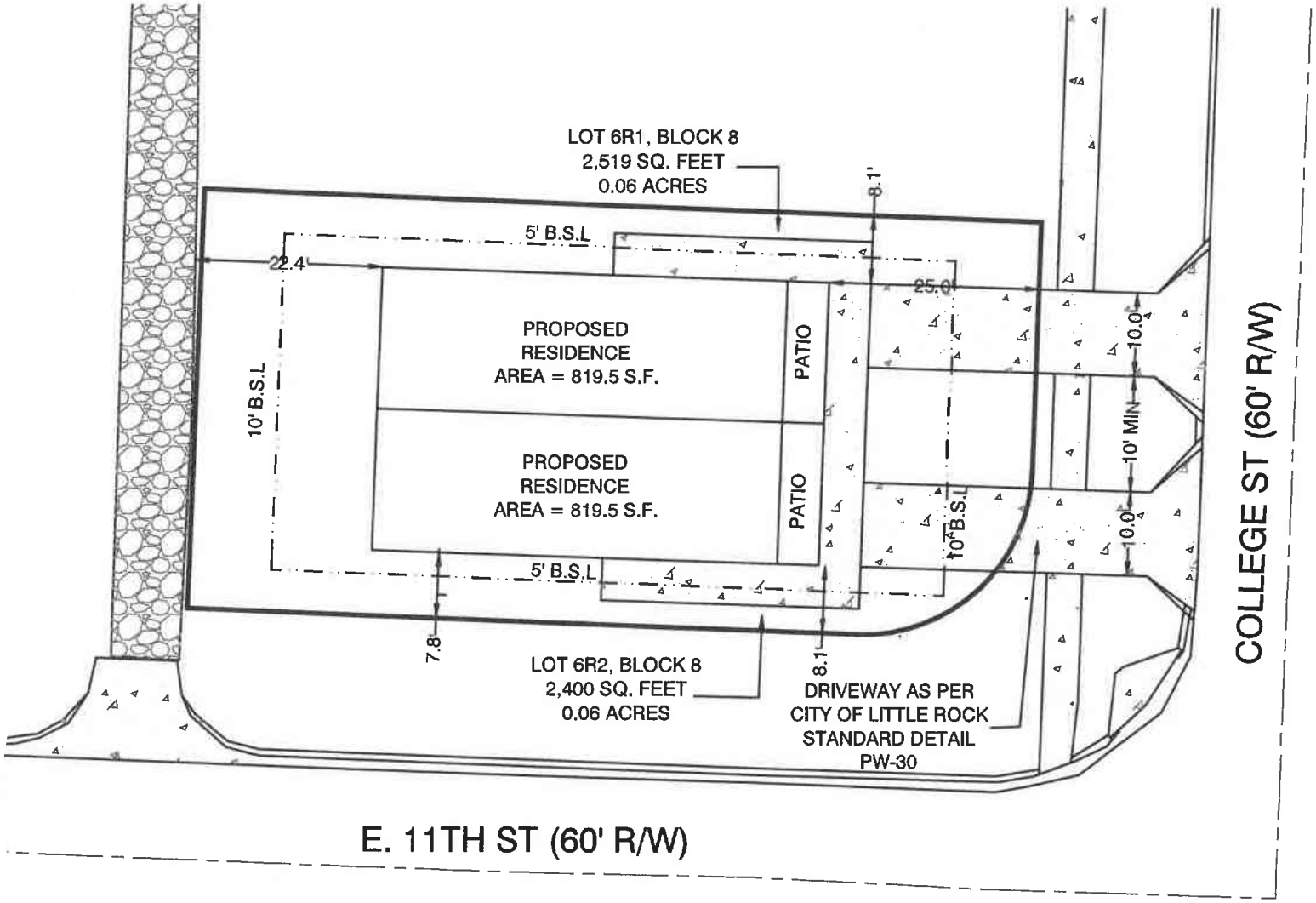
Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL MEDIUM DENSITY
- MIXED URBAN USE



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10306

Name: Orndorff #3

Location: 1022 College St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 25 FILE NO.: Z-10307

NAME: Orndorff #4 – PD-R

LOCATION: 2324 Rock Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.11 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a single-family dwelling on each lot. The development will contain a three-vehicle, shared garage. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

The majority of properties north and east of the proposed site contain R-4 zoning and uses. Medium to high residential zoning and uses is located to the west. South of the proposed site contains a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A twenty foot radial dedication of right-of-way is required at the intersection of College St. and E. 11th St.
2. Blocking of the public right-of-way or any part of the public right-of-way is not permissible per Sec. 30-5 of City code. At least 20 ft of space must be provided for vehicle parking from the proposed face of the structure to the right-of-way. Blocking of the sidewalk should be considered when reviewing building setback variances. If approved building setbacks variances do not provide at least 20 ft spacing, the sidewalk should be required to be reconstructed to provide the required spacing to prevent blocking of the sidewalk.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences interspersed with duplexes. South of the application area is area designated for Mixed Office and Commercial (MOC) uses and is the site of the original Veterans' Administration Hospital, which now serves as a 208-unit apartment building and as a Little Rock Police Department station.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

The subject property is adjacent to the Veterans' Administration Hospital, which has been recently converted to a 208-unit apartment building known as the Flats at SoMa. The Veterans' Administration Hospital is individually listed to the National Register of Historic Places for its representation of nationwide efforts to meet the needs of the increasing veteran population after World War II and for its unique architectural style designed by two notable architecture firms.

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

H. ANALYSIS:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a single-family dwelling on each lot. The development will contain a three-vehicle shared garage. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

The majority of properties north and east of the proposed site contain R-4 zoning and uses. Medium to high residential zoning and uses is located to the west. South of the proposed site contains a mixture of zoning and uses.

Lots 9R1 and Lot 9R2 are 3,498 and 3,799 square feet in area, respectively. The developer will build a 1-story, 668 square foot, single family residence on Lot 9R1. Lot 9R2 will contain a 2-story, 1,488 square foot, single-family residence near the northwest corner of E. 24th and Rock Street.

Section 36-502 requires one (1) off-street parking space for each residence.

Access is provided by a driveway extending from E. 24th Street. Parking is provided by a shared three (3) car garage located in the center portion of the development, approximately fifteen (15) feet from the front property line. A single car garage will be designated for Lot 9R1, with a two-car garage portion for Lot 9R2. There will be a ten (10) foot wide driveway on Lot 9R1 and a twenty (20) foot wide driveway on Lot 9R2

All vehicles must be parked on the property and at no time shall block the sidewalk, in such a way that will impede pedestrian use.

The maximum building height shall not exceed thirty-five (35) feet for any building as part of the overall development.

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

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

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Surrounding properties contain a mixture single-family and higher density residential developments, office, commercial, and industrial zoning and uses. Staff feels the proposed development will not have an adverse impact on the surrounding properties.

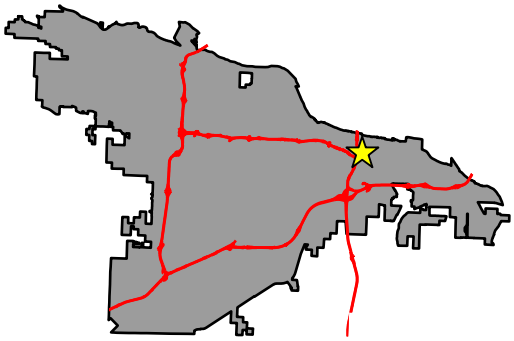
I. STAFF RECOMMENDATION:

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

Z-10307	2324 ROCK ST.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

Legend

- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



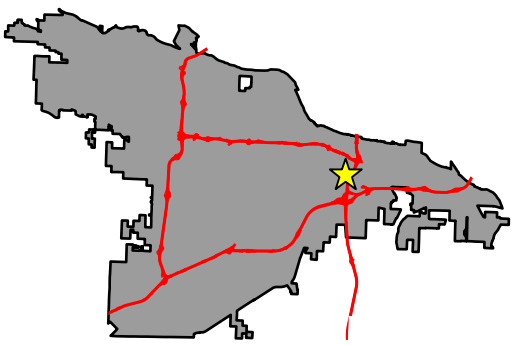
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10307	2324 ROCK ST.	PLANNING COMMISSION
Land Use		JUNE 11, 2026

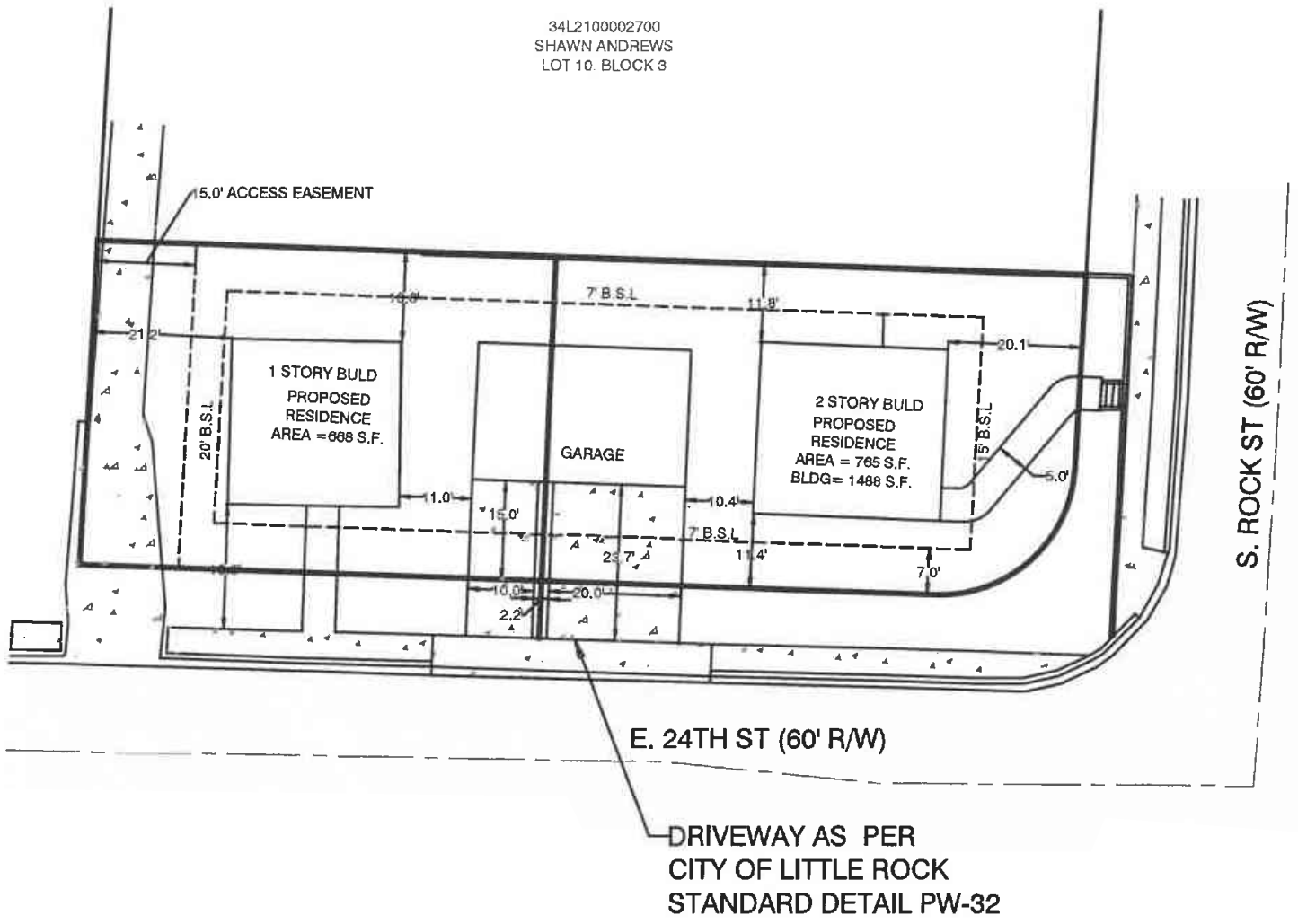
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10307

Name: Orndorff #4

Location: 2324 Rock St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 26 FILE NO.: Z-8987-A

NAME: Orndorff #5 – PD-R

LOCATION: 1609 Geyer Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.11 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots (for the purposes of building setbacks). The development will contain an attached single-family dwelling on Lots 9R1 and Lot 10R1. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

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

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:

Fire Hydrants.

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

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

Grade

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

Loading

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

To the north, south, and west of the application area are areas designated for Residential Medium Density (RM) uses and are characterized by single-family residences and a faith-based institution. Farther south of the application area is area designated for Public/Institutional (PI) uses and is characterized by the Oakland Fraternal Cemetery. East of the application area is area designated for Industrial (I) uses and is characterized by manufacturing companies, an office supply store, and a hardware store.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

The subject property is approximately 480 feet north of the Oakland Fraternal Cemetery, which is a historic district listed to the National Register of Historic Places for the architecture and artistry in the cemetery, its status as a combination of seven separate cemeteries, and its unique history as a public cemetery.

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

H. ANALYSIS:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots (for the purposes of building setbacks). The development will contain an attached single-family dwelling on Lots 9R1 and Lot 10R1. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

Properties surrounding the site contain a mixture of zoning and uses.

Lot 9R1 and 10R1 are each 3,500 square feet in area. Each lot will contain a 741 square foot residence. The lot is considered a double frontage lot with frontage along Geyer Street (west) and E. 17th Street (east). Setbacks for the proposed development are fifteen (15) feet (E. 17th Street) and twenty (20) feet (Geyer Street). Side building setbacks are shown as five (5) feet for both units. All setbacks provided are shown as depicted by the building envelope.

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

Section 36-502 requires one (1) off-street parking space for each residence. Each residence will have a ten (10) foot wide driveway extending from E. 17th Street, for parking for one (1) vehicle. Sidewalks will extend from the driveways to the side of each residence.

All vehicles must be parked on the property and at no time shall block the sidewalk, in such a way that will impede pedestrian use.

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

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

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Properties in the general area contain a mixture single-family and two-family residential zoning and uses. Industrial zoning and uses are located east of the proposed site. Staff feels the proposed development will have no adverse impact on the surrounding properties.

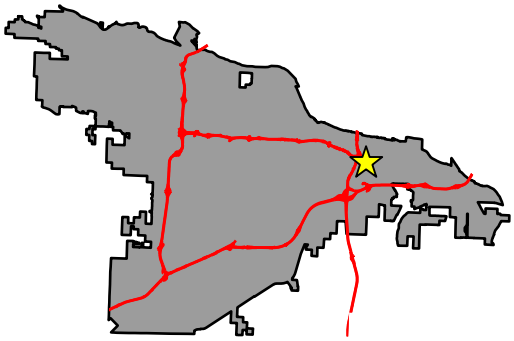
I. STAFF RECOMMENDATION:

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

Z-8987-A	1609 GEYER ST.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

Legend

- INDUSTRIAL
- SINGLE FAMILY
- MULTI FAMILY
- Parcel Lines

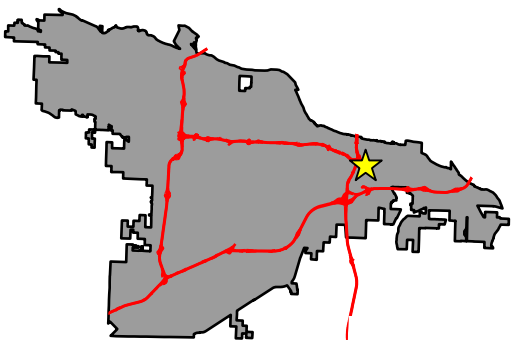


DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-8987-A	1609 GEYER ST.	PLANNING COMMISSION
Land Use		JUNE 11, 2026

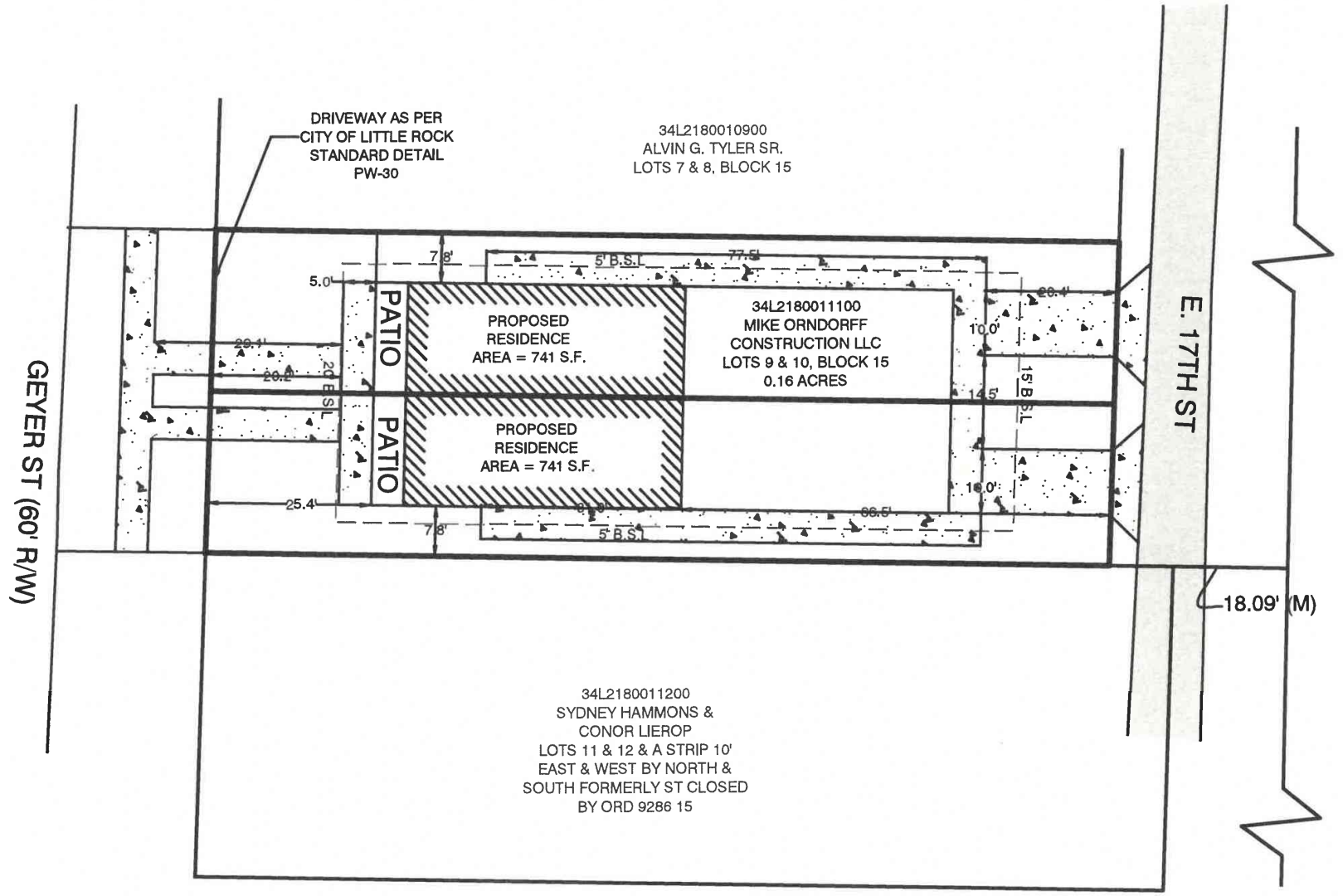
Legend

- Parcel Lines
- INDUSTRIAL
- PUBLIC INSTITUTION
- RESIDENTIAL MEDIUM DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-8987-A

Name: Orndorff #5

Location: 1609 Geyer St.

Title: PD-R

N

June 11, 2026

ITEM NO.: 27 FILE NO.: Z-9964-A

NAME: Sanchez Triplex – PD-R

LOCATION: 1200 S. Taylor Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 0.46 acre NUMBER OF LOTS: 3 FT. NEW STREET: 0 LF

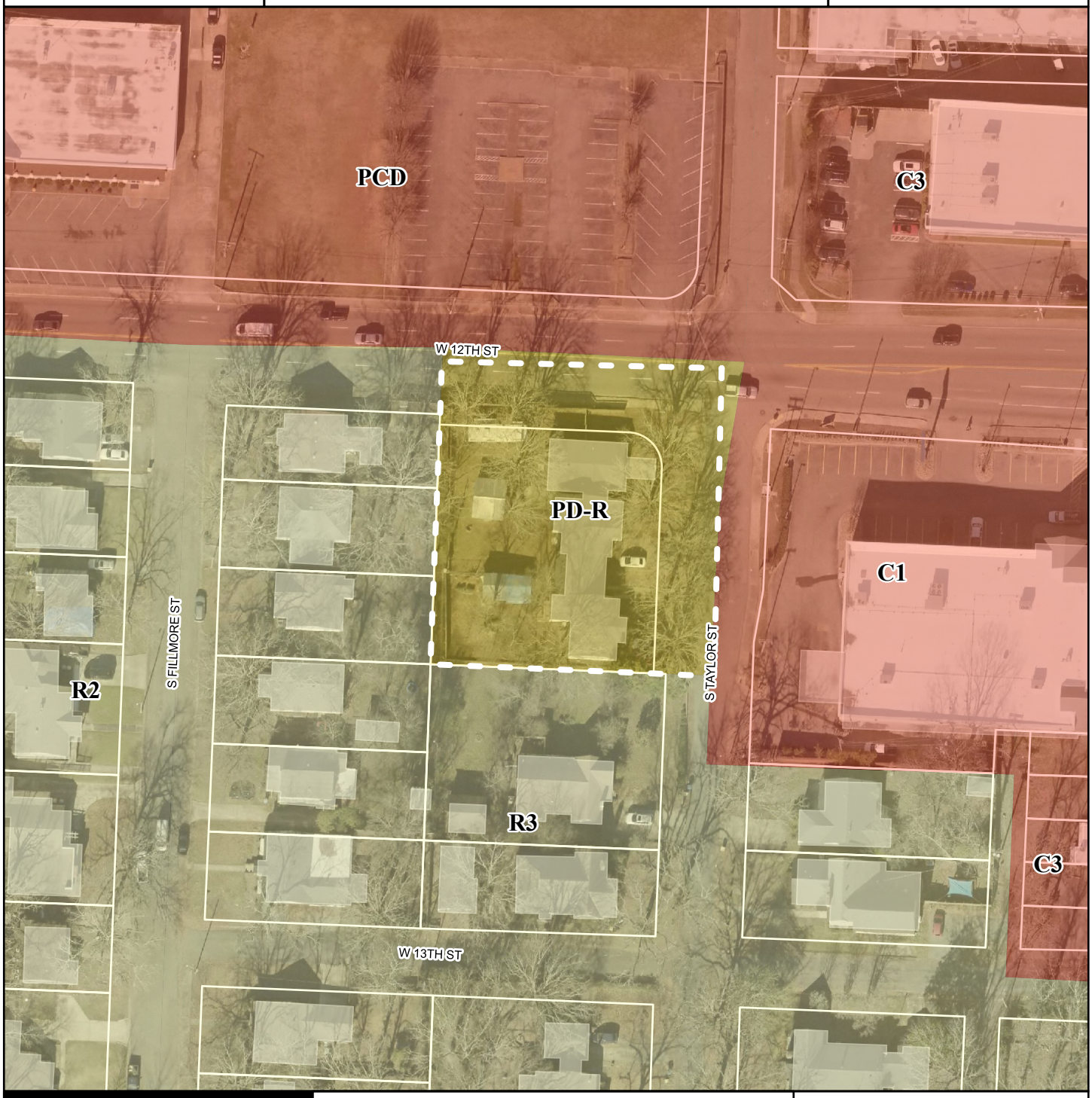
WARD: 1

CURRENT ZONING: PD-R

STAFF UPDATE:

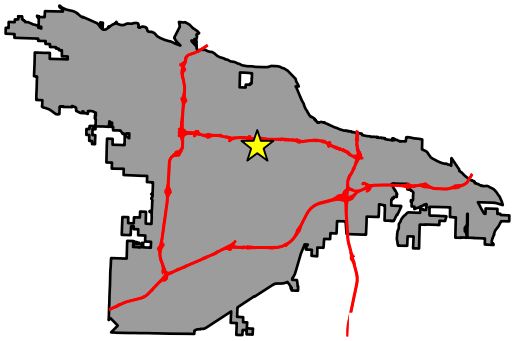
The application is being deferred to the July 9, 2026 agenda as the applicant failed to notify property owners as required.

Z-9964-A	1200 S. TAYLOR ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		



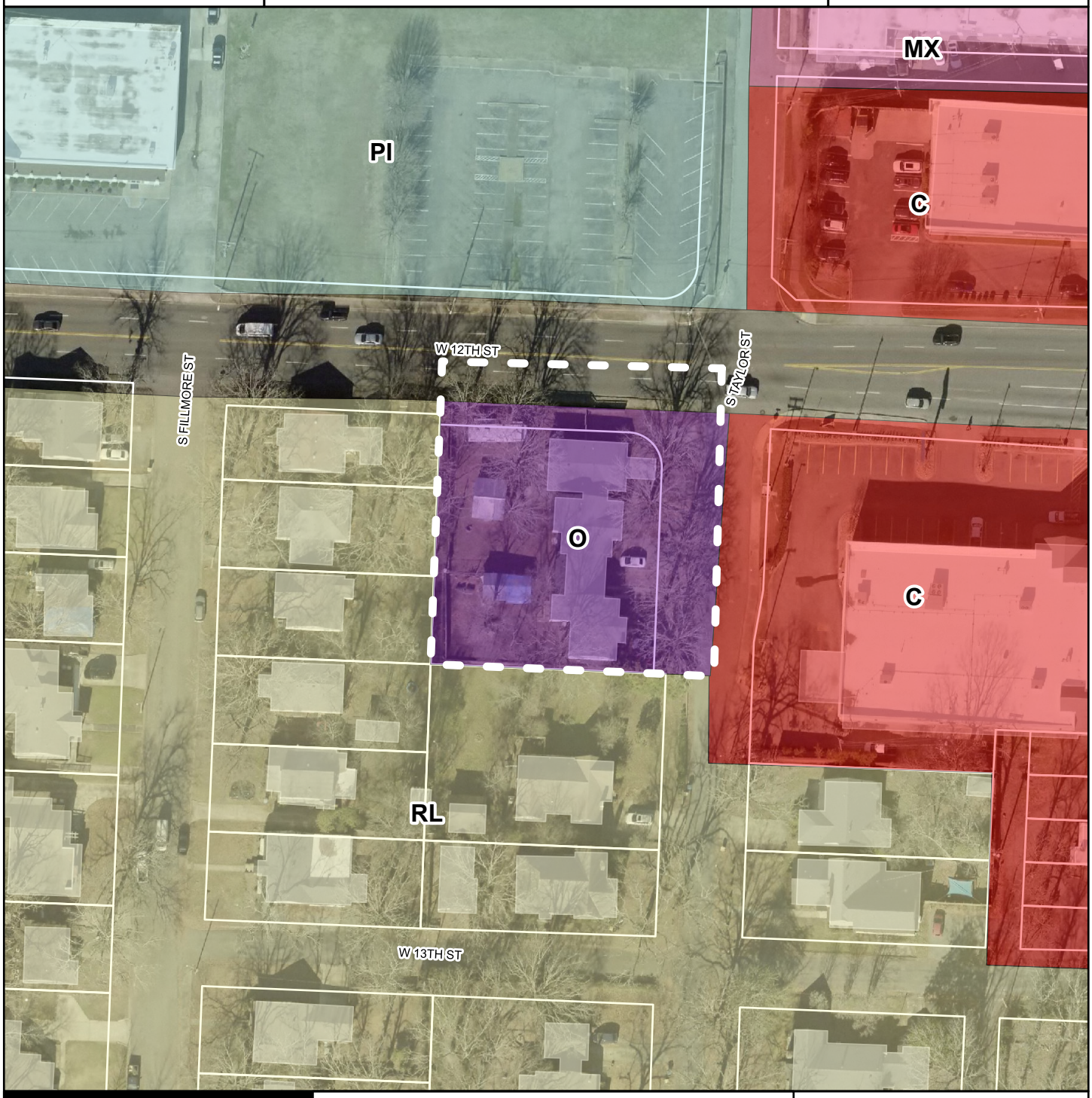
Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- COMMERCIAL
- Parcel Lines



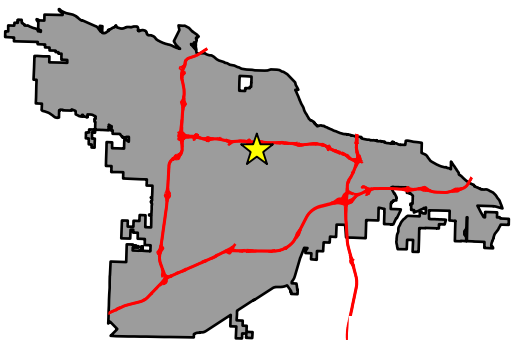
DEPARTMENT OF
PLANNING &
DEVELOPMENT

Z-9964-A	1200 S. TAYLOR ST.	PLANNING COMMISSION
Land Use		JUNE 11, 2026

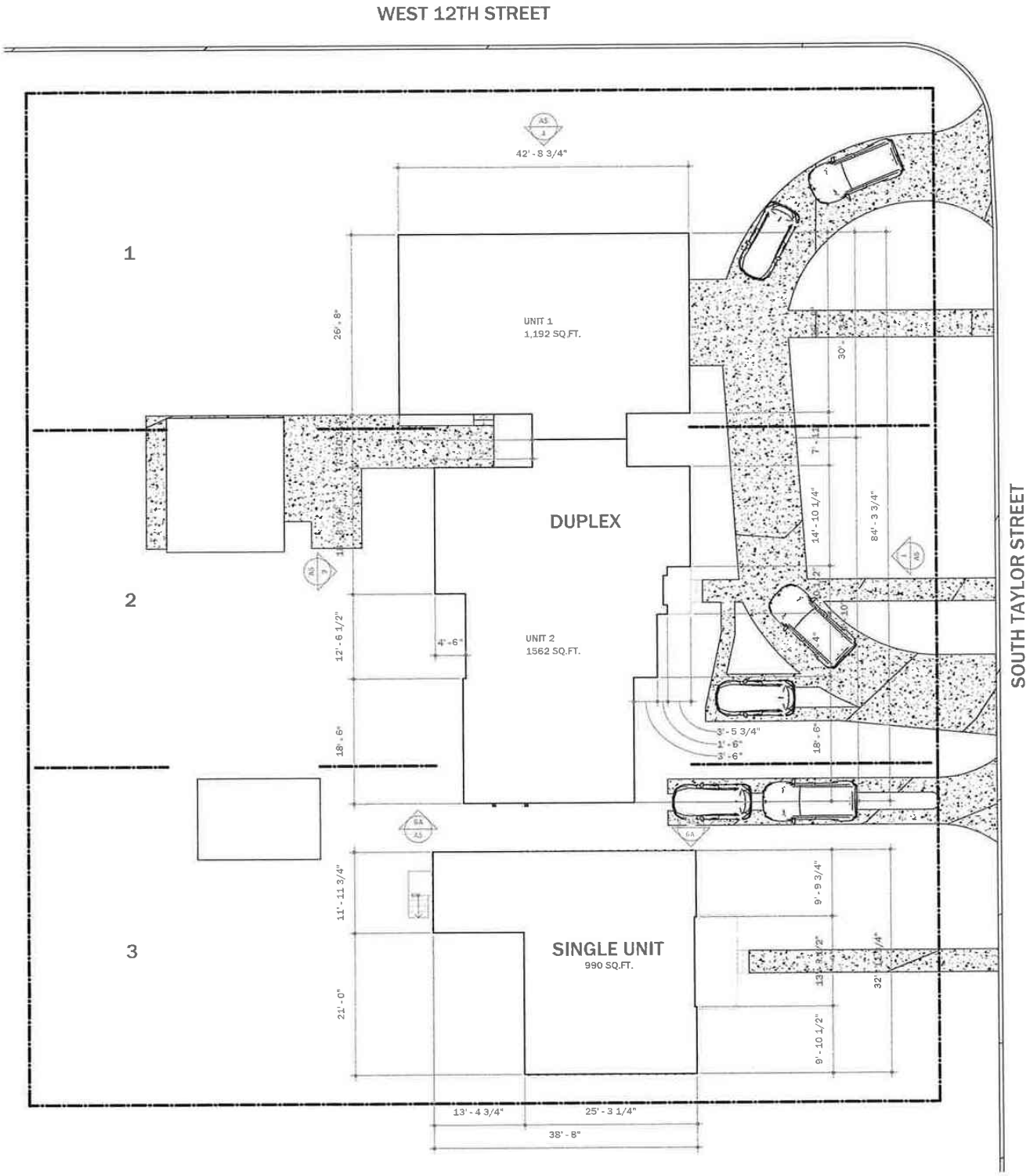


Legend

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



DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-9964-A

Name: Sanchez Tri-plex

Location: 1200 S. Taylor St.

Title: PDR

N

June 11, 2026

FILE NO.: A-355

NAME: 14118 Kanis Business Park Annexation

LOCATION: East ½ of Tract 14 of the Sachs Suburban Tracts

OWNER/AUTHORIZED AGENT:

Kanis Business Park, LLC (Owner)
4919 Katillus Ct
Little Rock, AR 72223

Brian Dale (Agent)
Joe White & Associates, Inc.

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

AREA: 6.5 acres more or less

WARD: N/A PLANNING DISTRICT: 18 CURRENT LAND USE: Commercial

CURRENT ZONING: Not currently zoned.

BACKGROUND:

- Petition for Annexation was filed with the County Court of Pulaski County pursuant to A.C.A § 14-40-409 on April 14, 2026.
- The petition qualifies as an annexation by 100%, in accordance with Arkansas Code § 14-40-609.
- The County Judge's Order verifying findings was filed on April 30, 2026.
- In a letter dated March 12, 2026, the Arkansas GIS Office confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101.
- The subject area is contiguous to the City of Little Rock's municipal boundary along the area's eastern and northern boundaries.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to grant the 100% petition, accept the property petitioned to be annexed, and to obtain municipal services. The annexation request involves approximately 6.5 acres proposed for incorporation into the City of Little Rock. The applicant (petitioner) seeks access to municipal services in order to facilitate development of the property for uses specific to a concurrent Planned Commercial

Development application, Z-9878-B. This zoning designation is being requested concurrently, but as a separate item as the annexation request.

B. EXISTING CONDITIONS:

Land use authority
The property is located outside the city's incorporated limits, within what was previously the City's extraterritorial jurisdiction (ETJ). With the enactment of Act 314 by the Arkansas State Legislature, the City's authority over zoning, land use, and infrastructure regulations in unincorporated areas outside the city limits was repealed in August 2025. Little Rock Municipal Ordinance No. 22,651 repealed the City of Little Rock's ETJ in compliance with Act 314 and clarified the retention of comprehensive plans, including the Land Use Plan, Master Street Plan, and other long range plans. Upon annexation of any property into the corporate limits of the City of Little Rock, all applicable municipal planning documents and regulations shall immediately apply to the annexed property.

Development & environmental context
The site consists of approximately 6.5 acres of partially cleared land void of structures and outside the floodways. The site is accessed via Kanis Road, which is classified as a Minor Arterial on the Master Street Plan with an Alterative Design, and abuts approximately 344 feet of right-of-way.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior the Commission's hearing.

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department: No comments received.

Public Works Department: The estimated cost to construct half street improvements for this property frontage to Master Street Plan standards is $350,000.

F. BUILDING CODES/LANDSCAPE

Building Code: No comment received.

Landscape: No comment received.

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

Little Rock Water Reclamation Authority: If future development requires a sanitary sewer, the sewer costs will be the responsibility of the owner. Plans to connect to LRWRA's sanitary sewer system must be reviewed and approved by LRWRA prior to construction.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments received.

Police Department: No comments received.

Parks and Recreation: There is an existing recreational facility in proximity to the area—Rock Creek Park—which is located approximately 2,000 linear feet from the proposed annexation area. While this park does provide some level of service, it will require upgrades to meet current service-level standards for future residents. Additionally, due to limited amenities in this part of the city, the annexation, if serving residential use, will likely require either improvements to Rock Creek Park or the acquisition of new parkland to adequately serve the growing population and ensure equitable access to recreation opportunities.

County Planning: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 18, the Ellis Mountain Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and encourage commercial concentrations at major intersections of arterial streets. The Land Use Plan shows 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 and west of the application area, along Kanis Road, are areas designated for Commercial (C) uses and are characterized by an industrial structure. East of the application area are areas designated for Residential Medium Density (RM) and Residential Low Density (RL) uses and are characterized by an apartment complex and a gas station convenience store. South of the application area is area designated for Residential High Density (RH) uses and is characterized by an apartment complex.

This site is not located in an Overlay District.

Master Street Plan:

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

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

Historic Preservation Plan:
The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The area requesting annexation is contiguous to the City of Little Rock's municipal boundary along its eastern and northern edges. A petition for annexation was filed with the Pulaski County Court on April 14, 2026, in accordance with Arkansas Code § 14-40-409. The Arkansas Geographic Information Systems Office (AGIO), in a letter dated March 12, 2026, confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101. The petition qualifies as a 100% annexation under Arkansas Code § 14-40-609, as all property owners have signed the request. The Pulaski County Judge's Order verifying the annexation findings was filed on April 30, 2026, establishing the boundary of the proposed incorporation area.

The annexation area consists of approximately 6.5 acres of partially cleared land outside the City's corporate limits. The property was formerly within the City's extraterritorial jurisdiction (ETJ), which was repealed in August 2025 following enactment of Act 314. As a result, the City no longer exercises zoning, land use, or infrastructure authority beyond city limits. However, comprehensive plans—including the Land Use Plan and Master Street Plan—remain in effect and will apply upon annexation.

Land Use & Zoning

The subject area is designated as Commercial (C), which includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Surrounding land uses include higher density apartment complexes, a gas station, a pet spa, and single-family subdivisions.

Infrastructure & Services

Kanis Road, a Minor Arterial with Alternative Design standards, may require right-of-way dedication, deceleration lanes, and half-street improvements. The Public Works Department estimates the required half-street improvements at approximately $350,000 for the property's Kanis Road frontage.

The Little Rock Water Reclamation Authority (LRWRA) states that any sanitary sewer needs generated by future development will be the responsibility of the property owner, with plans subject to LRWRA review and approval. No comments were received by from Central Arkansas Water, Entergy, Summit Utilities, AT&T, the Fire Department, or the Police Department.

The nearest Little Rock Water Reclamation Authority (LRWRA) facility is a 8" sewer line approximately 80 feet from the subject area. The nearest Central Arkansas Water (CAW) facility is a 6" water line directly adjacent to the subject area in the northern right-of-way of Kanis Road. As part of the development of any land within the annexation area, the developer will have to extend these services from the existing service lines to any new development in coordination with CAW and LRWRA.

The nearest fire station is Station 20 at 300 Oak Meadow Drive, approximately 0.64 miles from the closest annexation area utilizing the existing street system. The current patrol district for the Little Rock Police Department adjacent to this area is approximately 3.774 acres. The annexation would increase the patrol district by 0.17 percent.

The proposed annexation of the 14118 Kanis Business Park property is consistent with the City's long-range planning goals and represents a logical extension of the municipal boundary. Annexation will allow for the orderly provision of municipal services and infrastructure, and the development of the site for commercial use will contribute to the growing needs of commercial services in a growing area of west Little Rock.

I. STAFF RECOMMENDATION:

The Staff recommends approval of annexation and incorporation of the land into the City of Little Rock.

A-355

2025 Aerial

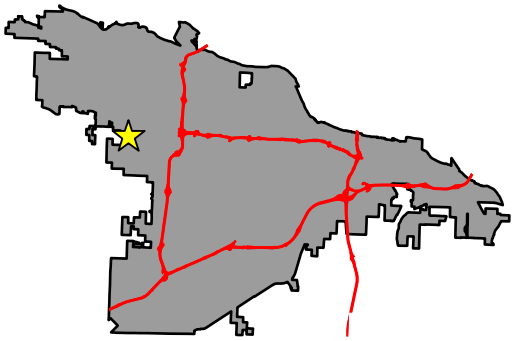
EAST 1/2 of TRACT 14 of SACHS SUBURBAN ADDITION

PLANNING COMMISSION
JUNE 11, 2026

Legend

Parcel Lines

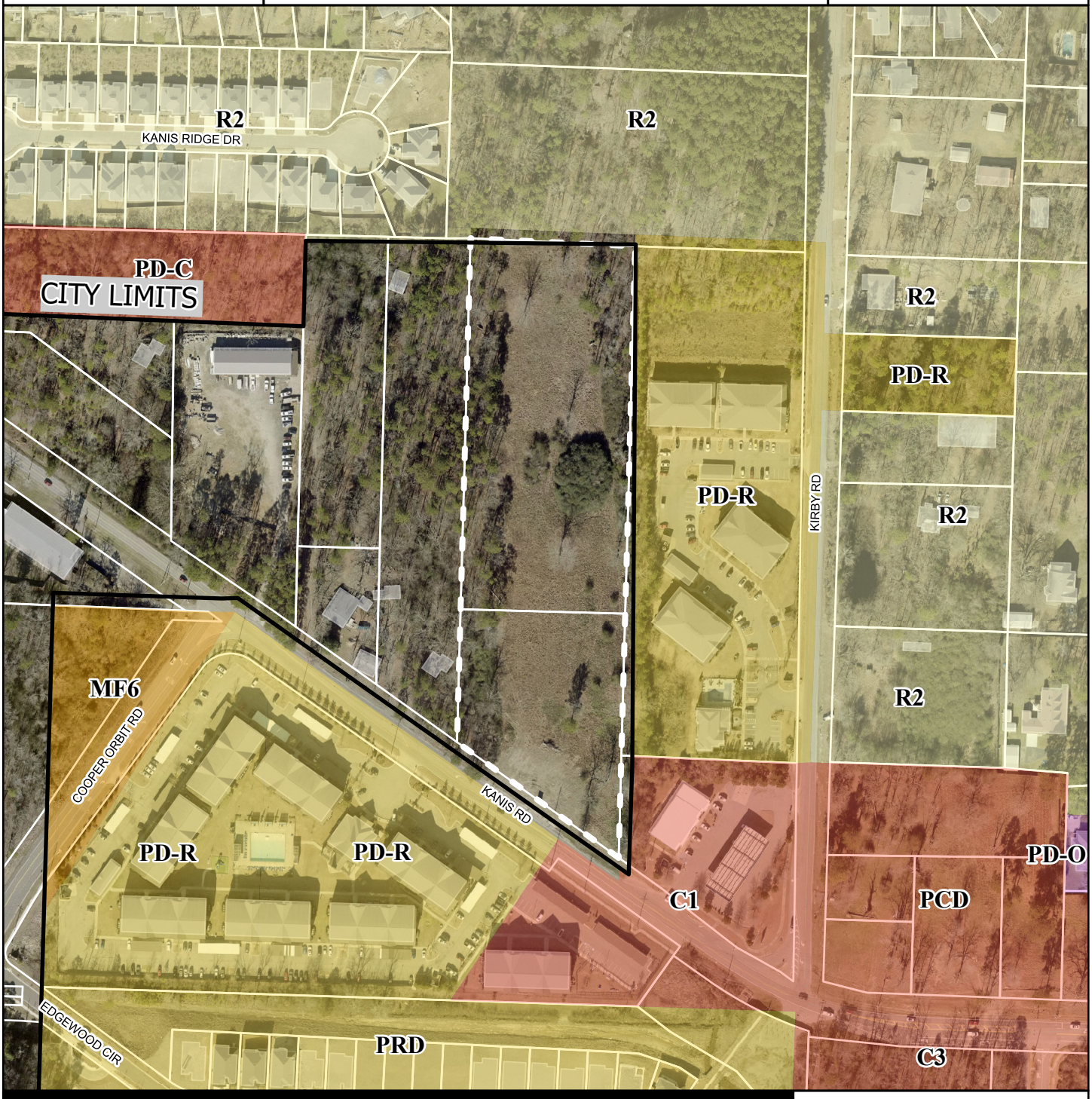
City Boundary



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

A-355	EAST 1/2 of TRACT 14 of SACHS SUBURBAN ADDITION	PLANNING COMMISSION JUNE 11, 2026
Zoning		



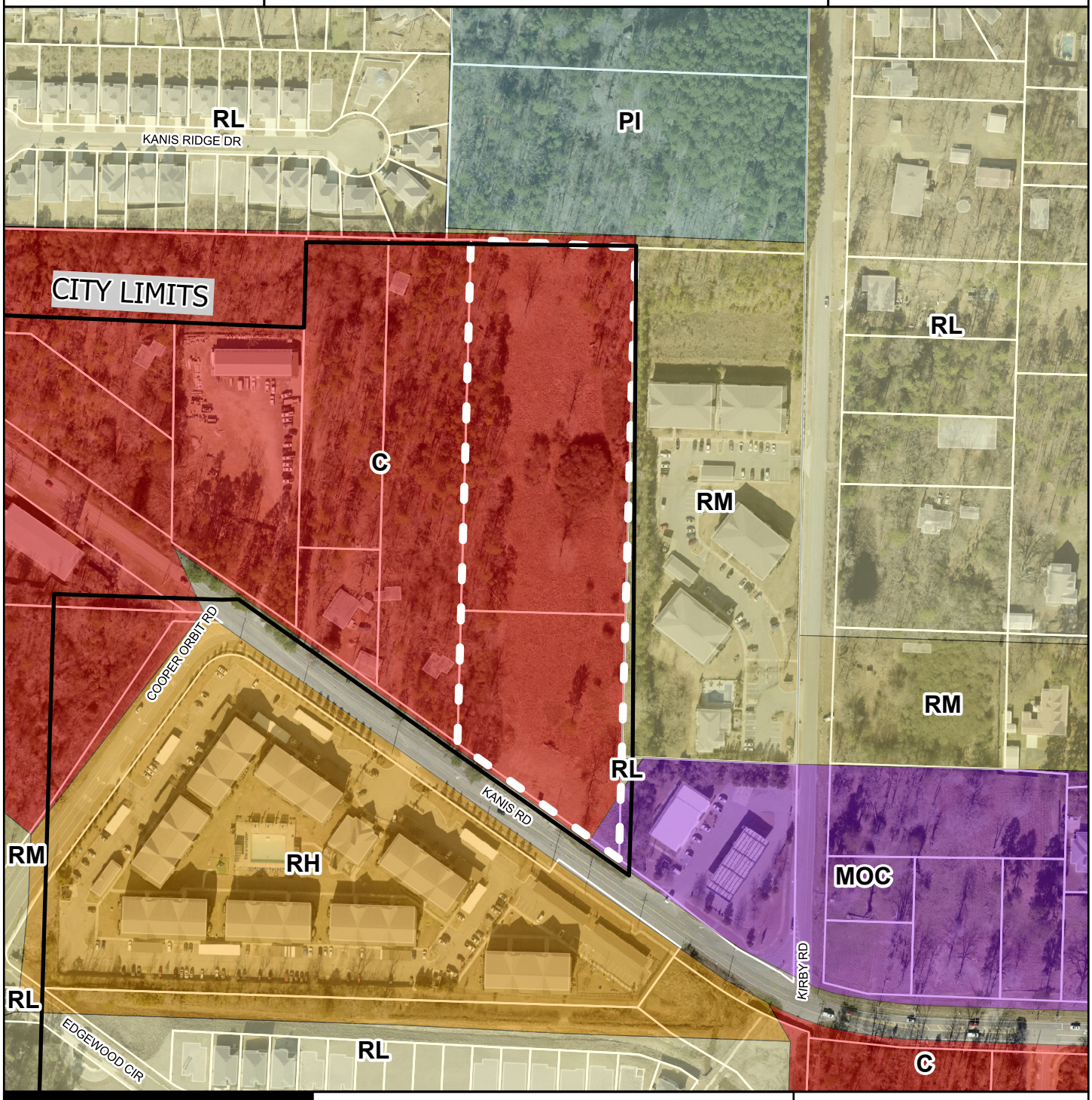
Legend

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

CITY OF LITTLE ROCK ARKANSAS

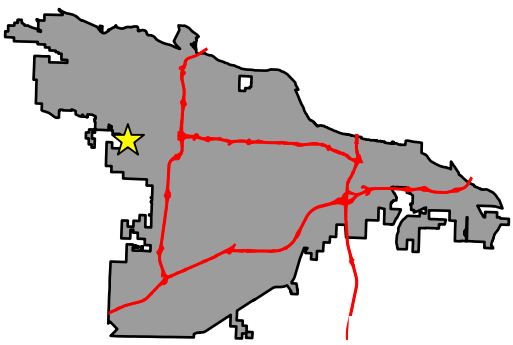
DEPARTMENT OF
PLANNING & DEVELOPMENT

A-355	EAST 1/2 of TRACT 14 of SACHS SUBURBAN ADDITION	PLANNING COMMISSION JUNE 11, 2026
Land Use		



Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

A-355

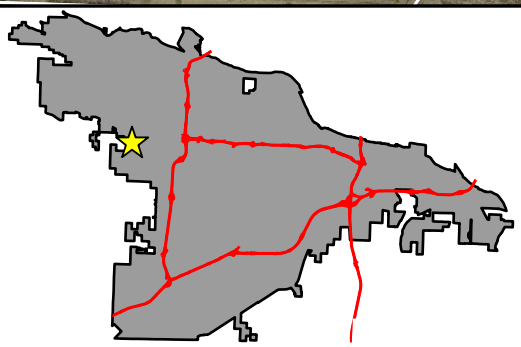
Master Street Plan

EAST 1/2 of TRACT 14 of SACHS SUBURBAN ADDITION

PLANNING COMMISSION
JUNE 11, 2026

Legend

- Parcel Lines
- Collector
- Minor Arterial
- Minor Arterial (Alt. Design)
- City Boundary



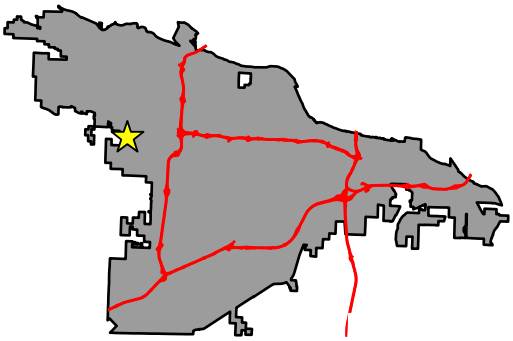
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

A-355	EAST 1/2 of TRACT 14 of SACHS SUBURBAN ADDITION	PLANNING COMMISSION JUNE 11, 2026
Active Transportation		

Legend

- Parcel Lines
- Existing Natural Surface Trail
- City Boundary



DEPARTMENT OF
PLANNING & DEVELOPMENT

A-355

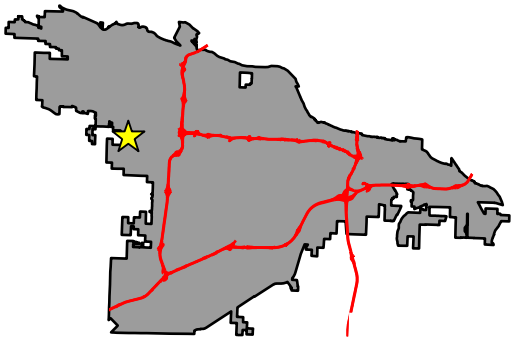
Flood Hazard

EAST 1/2 of TRACT 14 of SACHS SUBURBAN ADDITION

PLANNING COMMISSION
JUNE 11, 2026

Legend

- Parcel Lines
- Stream Channel
- City Boundary



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

June 11, 2026

ITEM NO.: 28.1 FILE NO.: Z-9878-B

NAME: Plunkett Mixed-Use - PCD (Reestablishment)

LOCATION: 14118 Kanis Road

DEVELOPER:

Pinnacle Hotel Group
119 South Izard Street, Suite #200
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Barbara Plunkett - applicant

ENGINEER:

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

AREA: 6.5084 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 (after annexation)

CURRENT ZONING: Not zoned currently

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to reestablish a 6.5084-acre property located at 14118 Kanis Road to a Planned Commercial Development to construct a mixed-use development. The development will include a total of nine (9) buildings. The two (2) buildings facing south along Kanis Road will contain retail uses, six (6) buildings in the center portion will contain flex space and the northernmost building will be utilized for climate-controlled storage.

B. EXISTING CONDITIONS:

The site is currently undeveloped and contains trees surrounding the perimeter of the property. There is a mixture of zoning and uses surrounding 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 are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. Land Survey to be no older than five (5) years.
4. 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.
5. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

All Engineering comments apply to the previously approved application.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

Maintain Access:

Fire Hydrants.

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

Grade

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

Loading

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

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

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

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide 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 building 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 exceed 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 with 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 places with the approval of the fire code official.

Dead Ends.

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

Gates

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of

the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case be less than nine (9) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or large.

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

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 18, the Ellis Mountain Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and encourage commercial concentrations at major intersections of arterial streets. The Land Use Plan shows 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 and west of the application area, along Kanis Road, are areas designated for Commercial (C) uses and are characterized by an industrial structure. East of the application area are areas designated for Residential Medium Density (RM) and Residential Low Density (RL) uses and are characterized by an apartment complex and a gas station convenience store. South of the application area is area designated for Residential High Density (RH) uses and is characterized by an apartment complex.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting to reestablish a 6.5084-acre property located at 14118 Kanis Road to a Planned Commercial Development to construct a mixed-use development. The development will include a total of nine (9) buildings. The two (2) buildings facing south along Kanis Road will contain retail uses, six (6) buildings in the center portion will contain flex space and the northernmost building will be utilized for climate-controlled storage.

The site is currently undeveloped and contains trees surrounding the perimeter of the property. There is a mixture of zoning and uses surrounding the site.

On April 11, 2024, the Planning Commission approved a Planned Commercial Development at 14118 Kanis Road (Z-9878-A) on the Consent Agenda by a vote of 11 ayes, and 0 nayes.

On May 21, 2024, Ordinance 22,451 was passed by the Board of Directors to establish a Planned Commercial Development titled Plunkett Mixed Use PCD at 14118 Kanis Road. This property was in the City of Little Rock's Extraterritorial Jurisdiction at the time of approval.

Act 314 of 2025, enacted by the Arkansas General Assembly on August 5, 2025, formally repealed the statewide authority of cities to regulate land use or development outside their official boundaries. Thus, making this Planned Development no longer valid in the City of Little Rock.

The applicant is now annexing into the City of Little Rock and wishes to reestablish the previously approved Planned Commercial Development.

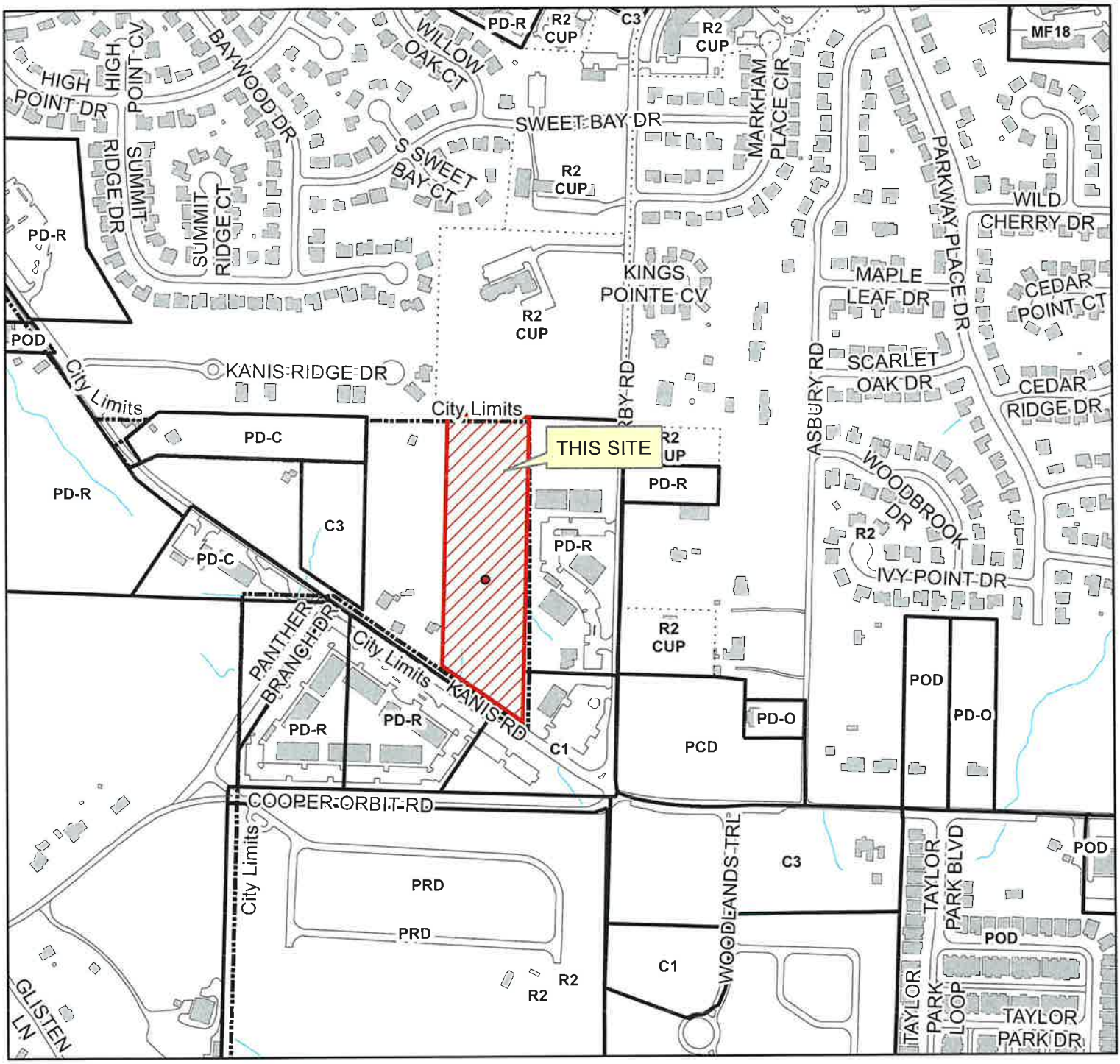
Included is the previous Staff Report of the April 11, 2024 Planning Commission Meeting as well as the previously passed Ordinance establishing the Planned Development.

Staff is supportive of the requested reestablishment of the Planned Commercial Development. The applicant is making no changes to the previous approval. Staff feels the proposed development provides adequate screening for the residential properties west of the site. The development also includes a seventy-five (75) foot buffer between the climate-controlled storage building and the properties to the north. The applicant's proposed use of the site is similar to the intensity of other

developments in the general area. Staff feels the proposed mixed-use development will have no adverse impact on the surrounding properties. Staff is supportive of the overall concept and agrees that this type of development will be beneficial to the area.

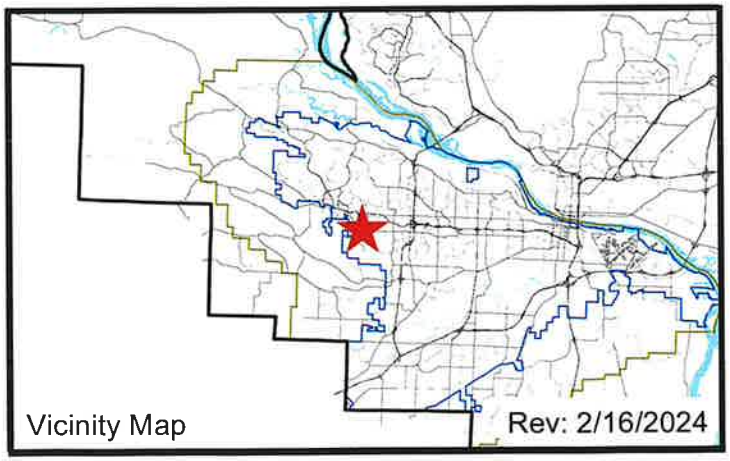
I. STAFF RECOMMENDATION:

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



Area Zoning

City of Little Rock Planning & Development



Case: **Z-9878-A**

Location: **14118 KANIS RD.**

Ward: **N/A**

PD: **18**

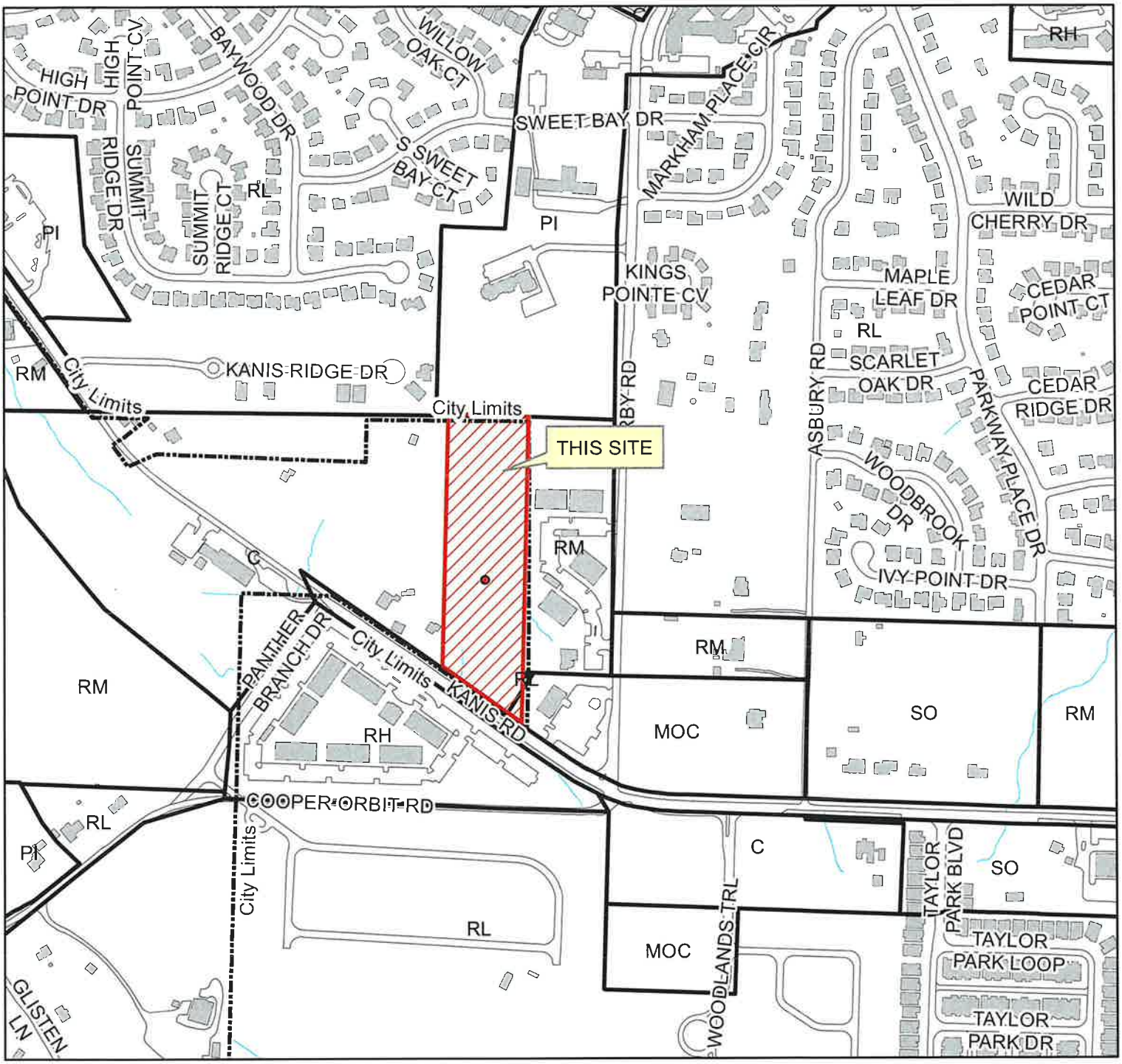
CT: **42.18**

TRS: **T1N R13W 6**

N

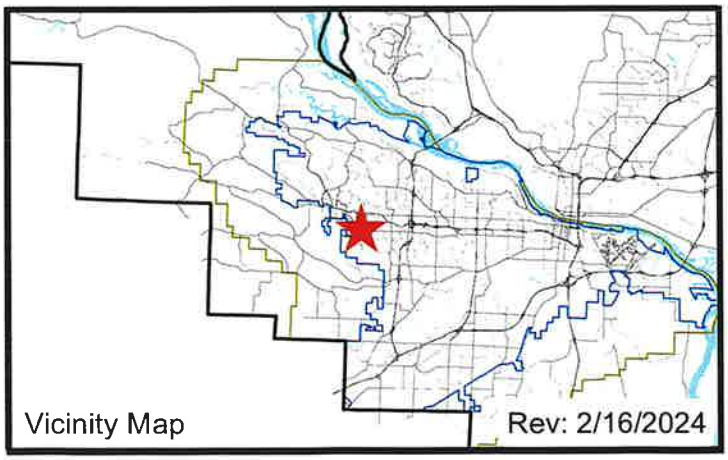
0 250 500

Feet



Land Use Plan

City of Little Rock Planning & Development



Case: **Z-9878-A**

Location: **14118 KANIS RD.**

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PD: **18**

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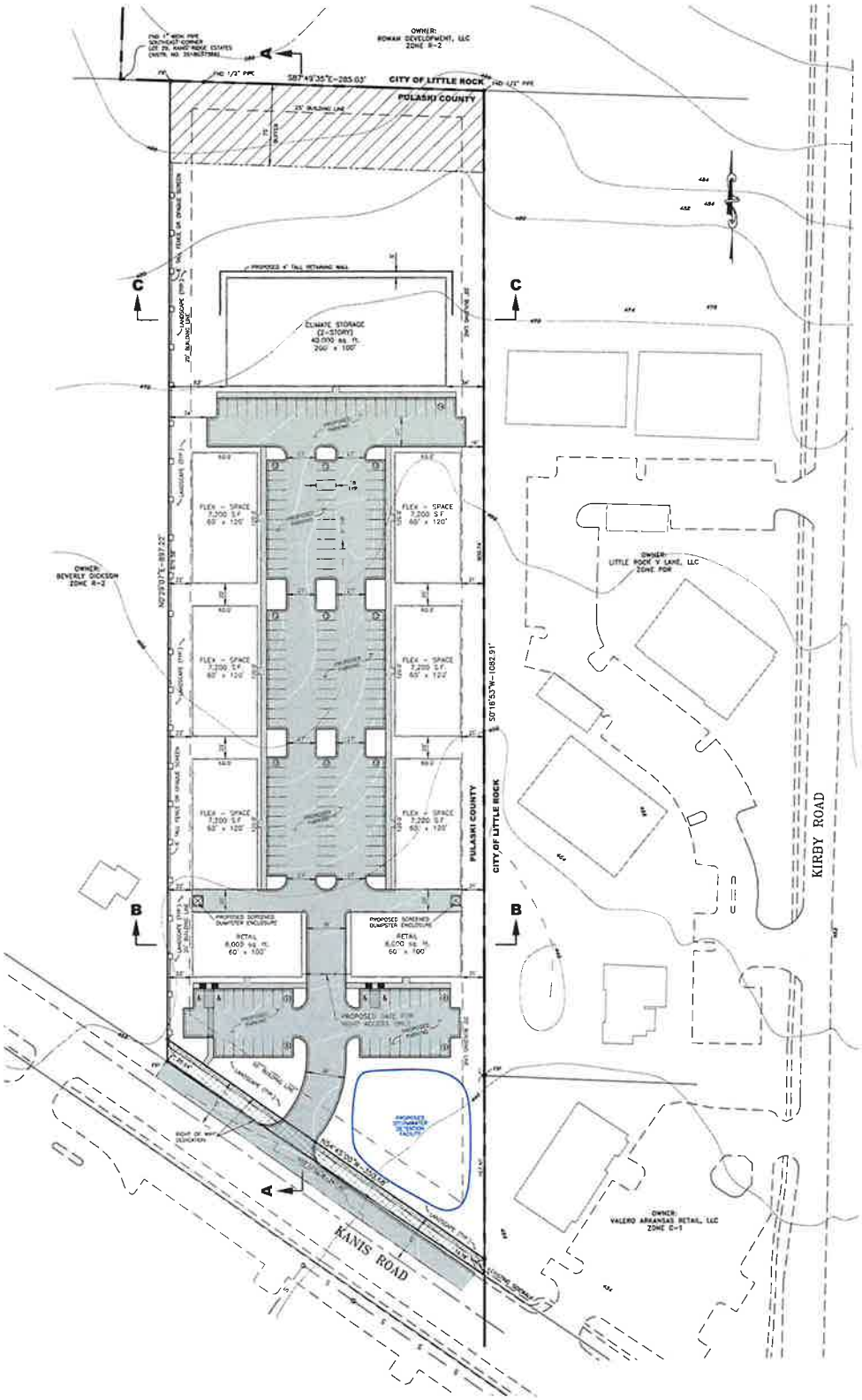
TRS: **T1N R13W 6**

N

0 250 500

Feet



Sketch Map
City of Little Rock Planning & Development

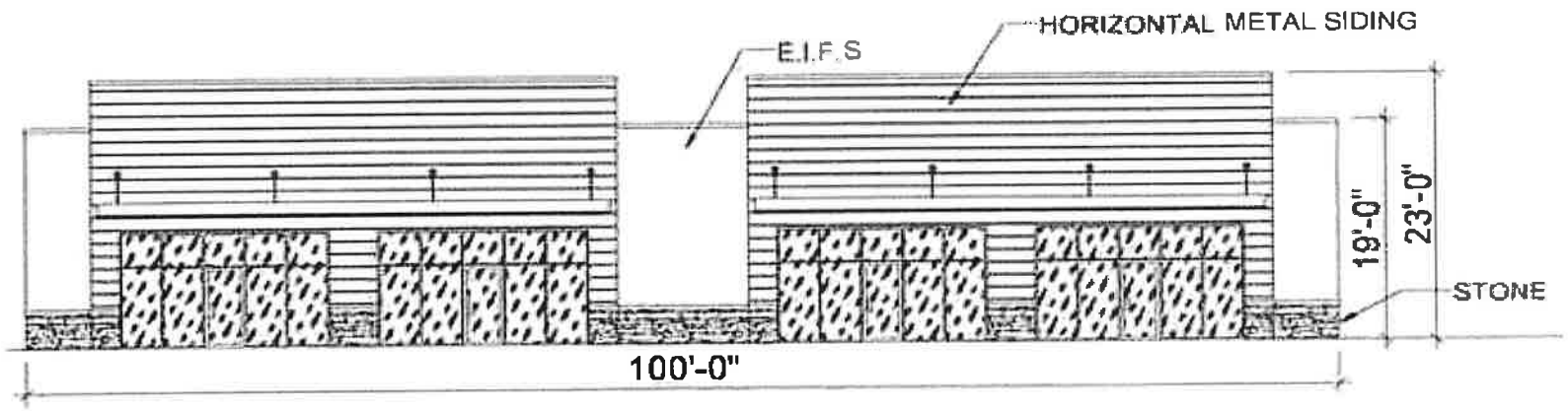
Case No: Z-9878-A Sketch 1 of 4

Name: Plunkett Mixed Use

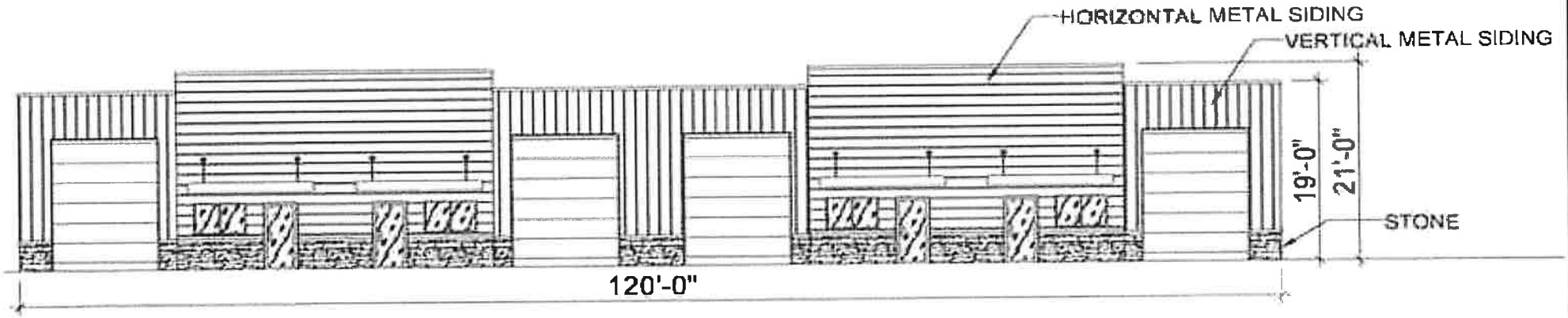
Location: 14118 Kanis Rd.

Title: PCD

N



FRONT ELEVATION - COMMERCIAL ——— SCALE: 1/8" = 1'-0"



FRONT ELEVATION - FLEX SPACE ——— SCALE: 1/8" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

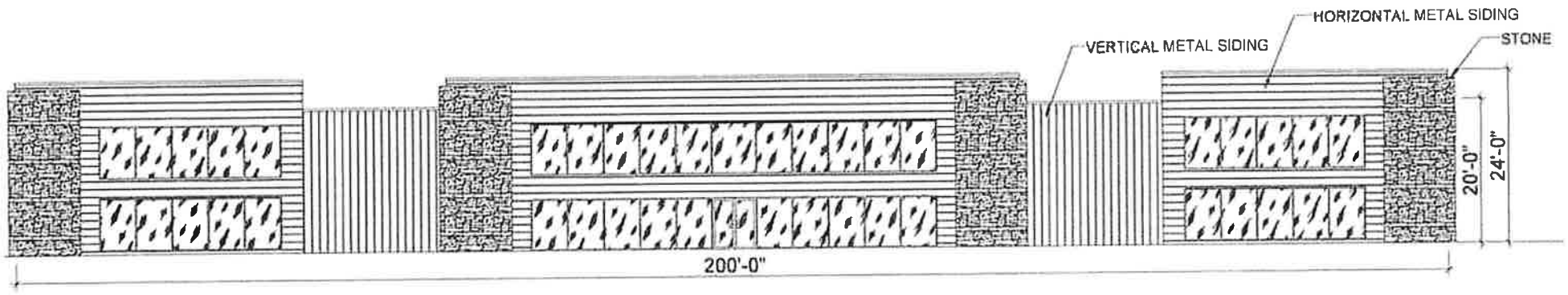
Case No: Z-9878-A Sketch 2 of 4

Name: Plunkett Mixed Use

Location: 14118 Kanis Rd.

Title: PCD

N



FRONT ELEVATION - CLIMATE STORAGE — SCALE: 1/8" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

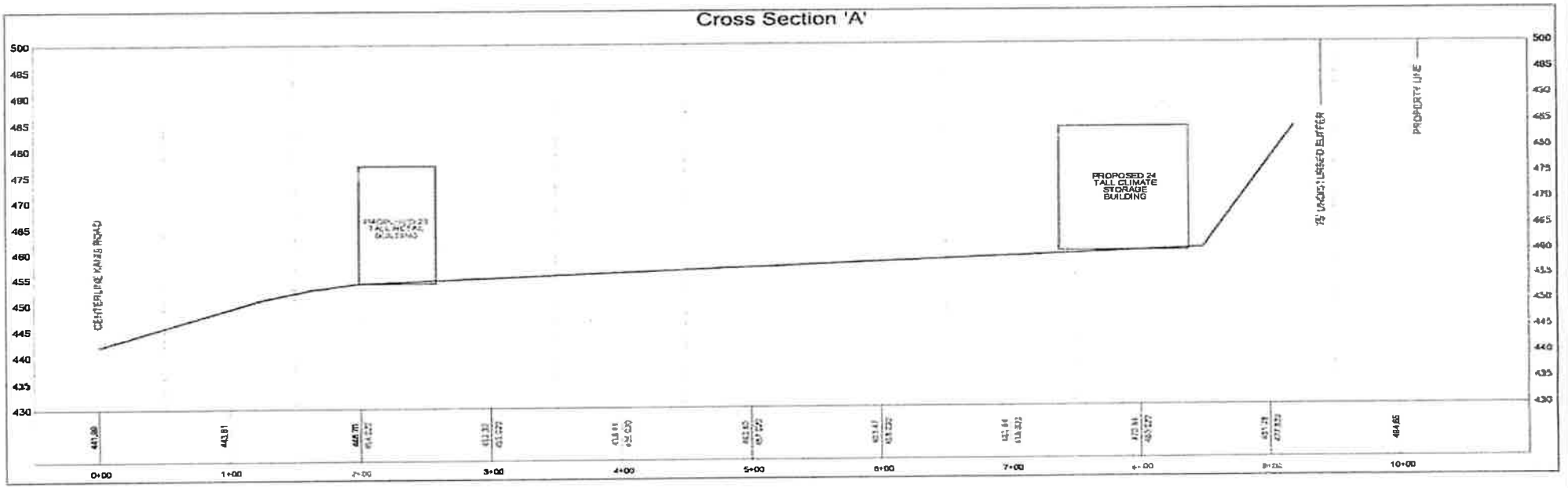
Case No: Z-9878-A Sketch 3 of 4

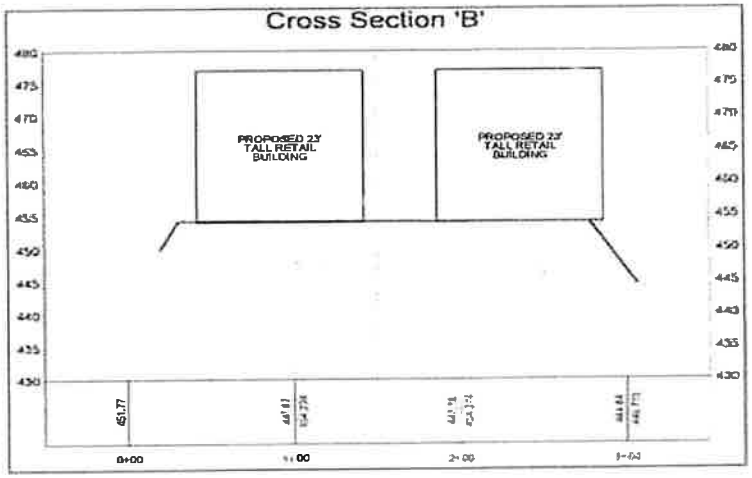
Name: Plunkett Mixed Use

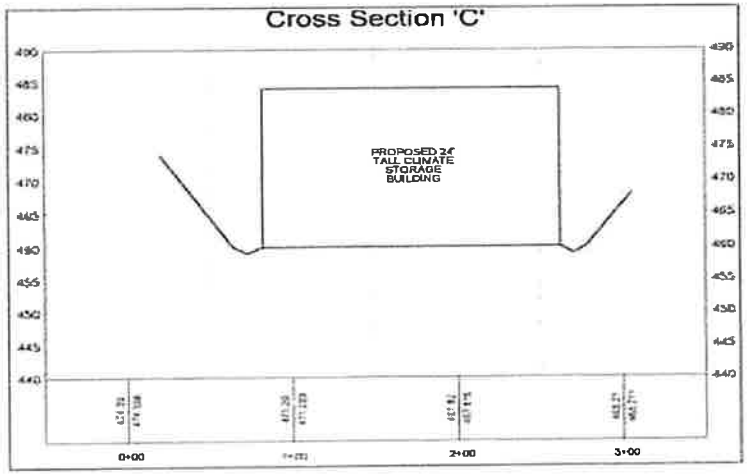
Location: 14118 Kanis Rd.

Title: PCD

N







Sketch Map
City of Little Rock Planning & Development

Case No: Z-9878-A Sketch 4 of 4

Name: Plunkett Mixed Use

Location: 14118 Kanis Rd.

Title: PCD

N

PRESENTED: 05-29-2024 10:11:44 AM RECORDED: 05-29-2024 10:14:45 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE $20.00

ORDINANCE NO. 22,451

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT TITLED PLUNKETT MIXED USE PCD, LOCATED AT 14118 KANIS ROAD (Z-9878-A), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from R-2, Single-Family District, to PCD, Planned Commercial Development:

Z-9878-A: **Described as the south two (2) acres of the East ½ of Tract 14 and the north three (3) acres of the East ½ of Tract 14 of Sach's Suburban Addition to the City of Little Rock, Pulaski County, Arkansas.**

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Plunkett Mixed Use PCD, located at 14118 Kanis Road (Z-9878-A), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

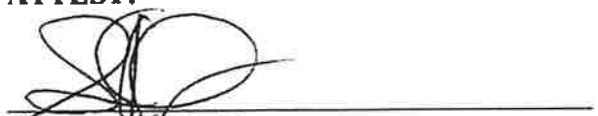
Section 6. ***Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 7. ***Repealer.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

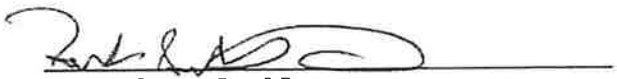
PASSED: May 21, 2024

ATTEST:

APPROVED:

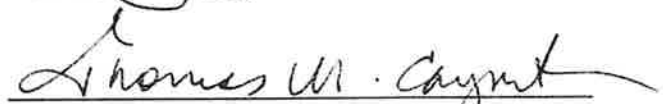


Susan Langley, City Clerk



Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:



Thomas M. Carpenter, City Attorney

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June 11, 2026

ITEM NO.: 29 FILE NO.: Z-10318

NAME: Arkansas Baptist College – POD

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

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 0.82 acre NUMBER OF LOTS: 3 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: C-3/R-4

BACKGROUND:

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

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

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING & PUBLIC WORKS):

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

E. UTILITIES/FIRE DEPARTMENT:

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

F. BUILDING CODES/LANDSCAPE:

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

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Public/Institutional (PI) for the application area. The

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

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

This site is not located in an Overlay District.

Master Street Plan:

West 16th Street and West 17th Street are Local Streets on the Master Street Plan Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50' Sidewalks are required on one side.

Bicycle Plan:

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

Historic Preservation Plan:

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

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

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the

proposed conversion of the site to accommodate a new use consider its potential adverse impacts to adjacent historic sites.

H. ANALYSIS:

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

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

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

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

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

The applicant provided the following site specifications regarding campus development:

1. Building Footprints: Classroom Pod Area (Each) = (+/-) 2310 square feet.

2. Classroom Pod Uses: Welding, HVAC, Plumbing, Carpentry, Electrical.

3. Other Building uses on site: Faculty Offices, Storage, META24 ("Make, Enterprise, Teach, Achieve") – Curriculum that emphasizes practical, technology driven instruction.

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

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

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

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

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

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

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

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

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

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

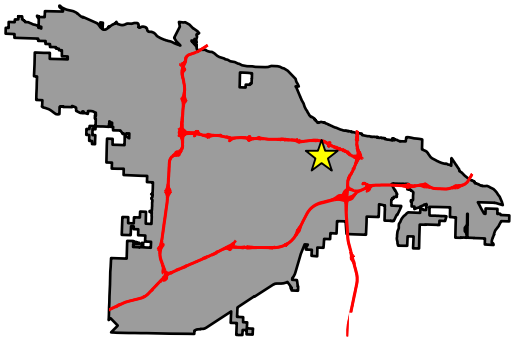
I. STAFF RECOMMENDATION:

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

Z-10318	NORTHSIDE of W. 17th ST.(1400 BLOCK), BETWEEN MARTIN LUTHER KING DR. & S. PULASKI ST.	PLANNING COMMISSION JUNE 11, 2026
Zoning		

Legend

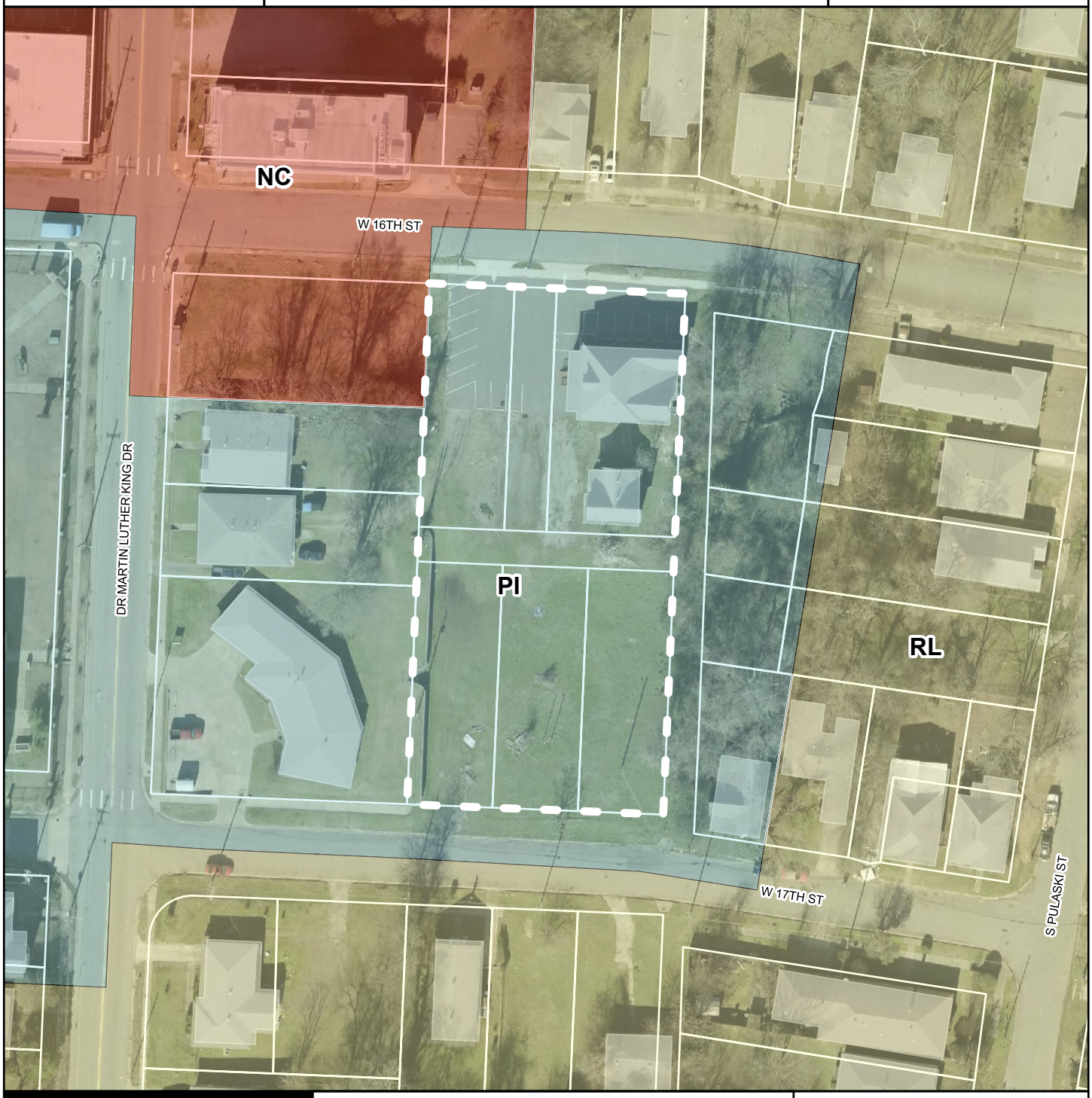
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

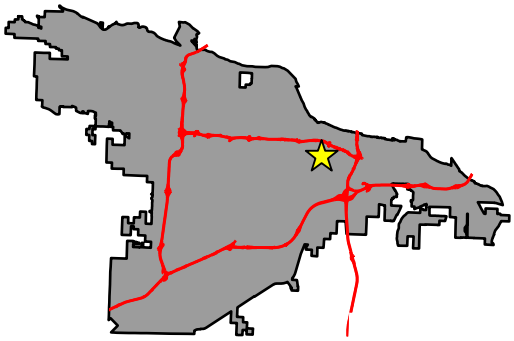
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10318	NORTHSIDE of W. 17th ST.(1400 BLOCK), BETWEEN MARTIN LUTHER KING DR. & S. PULASKI ST.	PLANNING COMMISSION JUNE 11, 2026
Land Use		



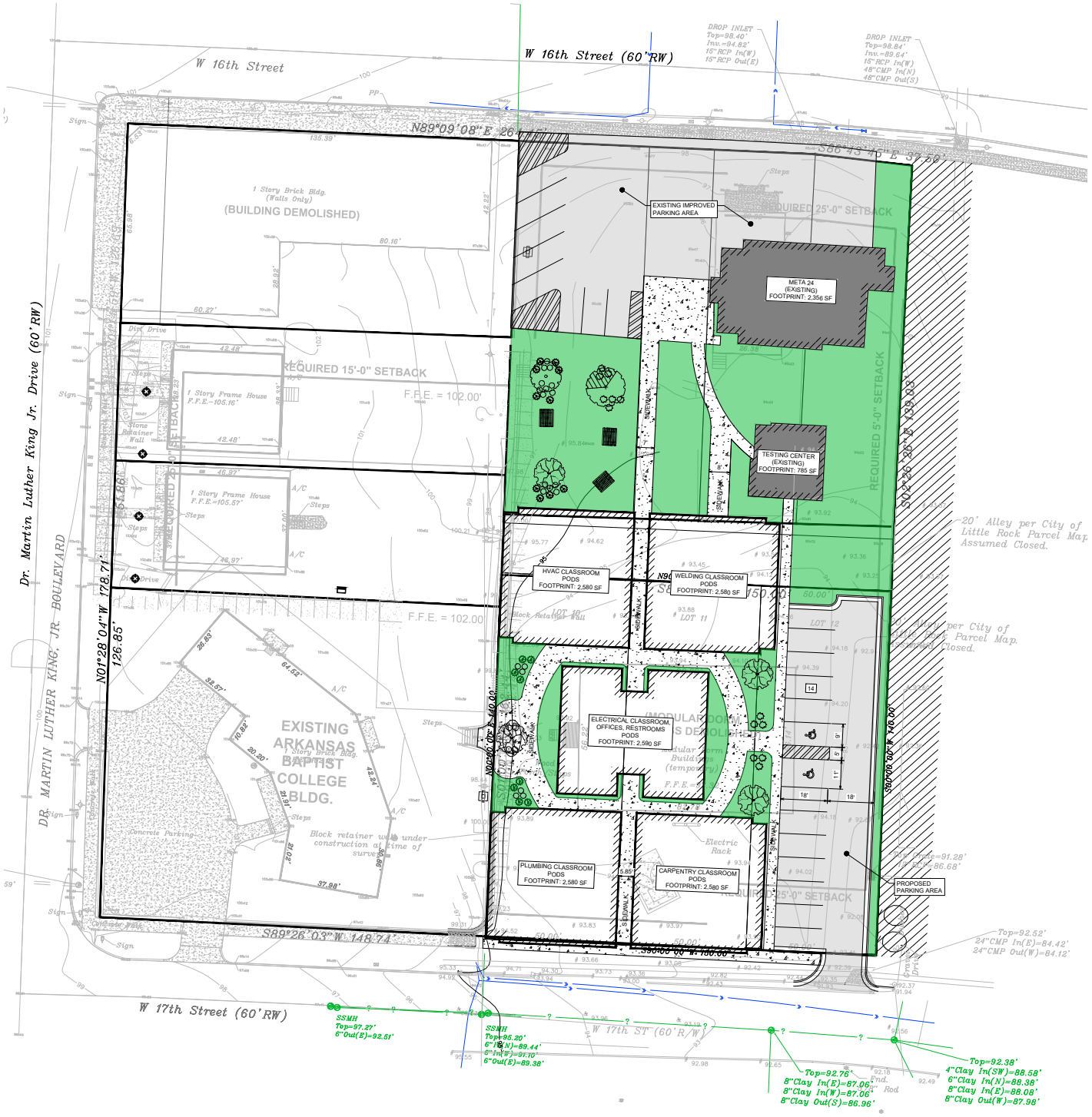
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10318

Name: Arkansas Baptist College

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

Title: POD

N

June 11, 2026

ITEM NO.: 30 FILE NO.: Z-10303

NAME: Benbrook STR-2 - PD-C

LOCATION: 13 Oakwood Road

OWNER/AUTHORIZED AGENT:

Shane Benbrook - owner

SURVEYOR/ENGINEER:

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

AREA: 0.25 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments

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

Little Rock Water Reclamation Authority:

No Comments

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Full Life Safety Inspection needed prior to occupancy.

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

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

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

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

Development Standards.

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

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

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

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

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

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

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

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

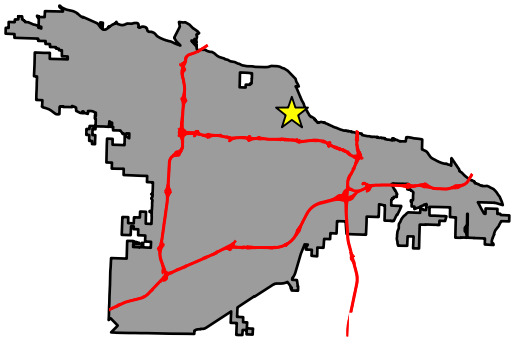
I. STAFF RECOMMENDATION:

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

Z-10303	13 OAKWOOD RD.	PLANNING COMMISSION
Zoning		JUNE 11, 2026

Legend

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



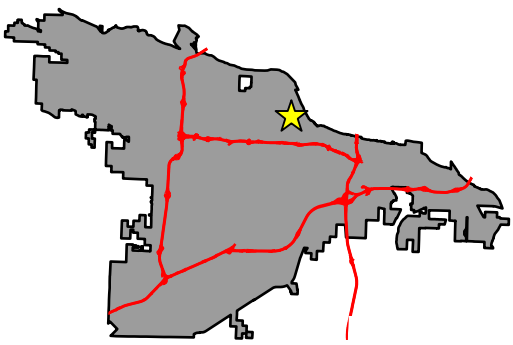
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10303	13 OAKWOOD RD.	PLANNING COMMISSION
Land Use		JUNE 11, 2026

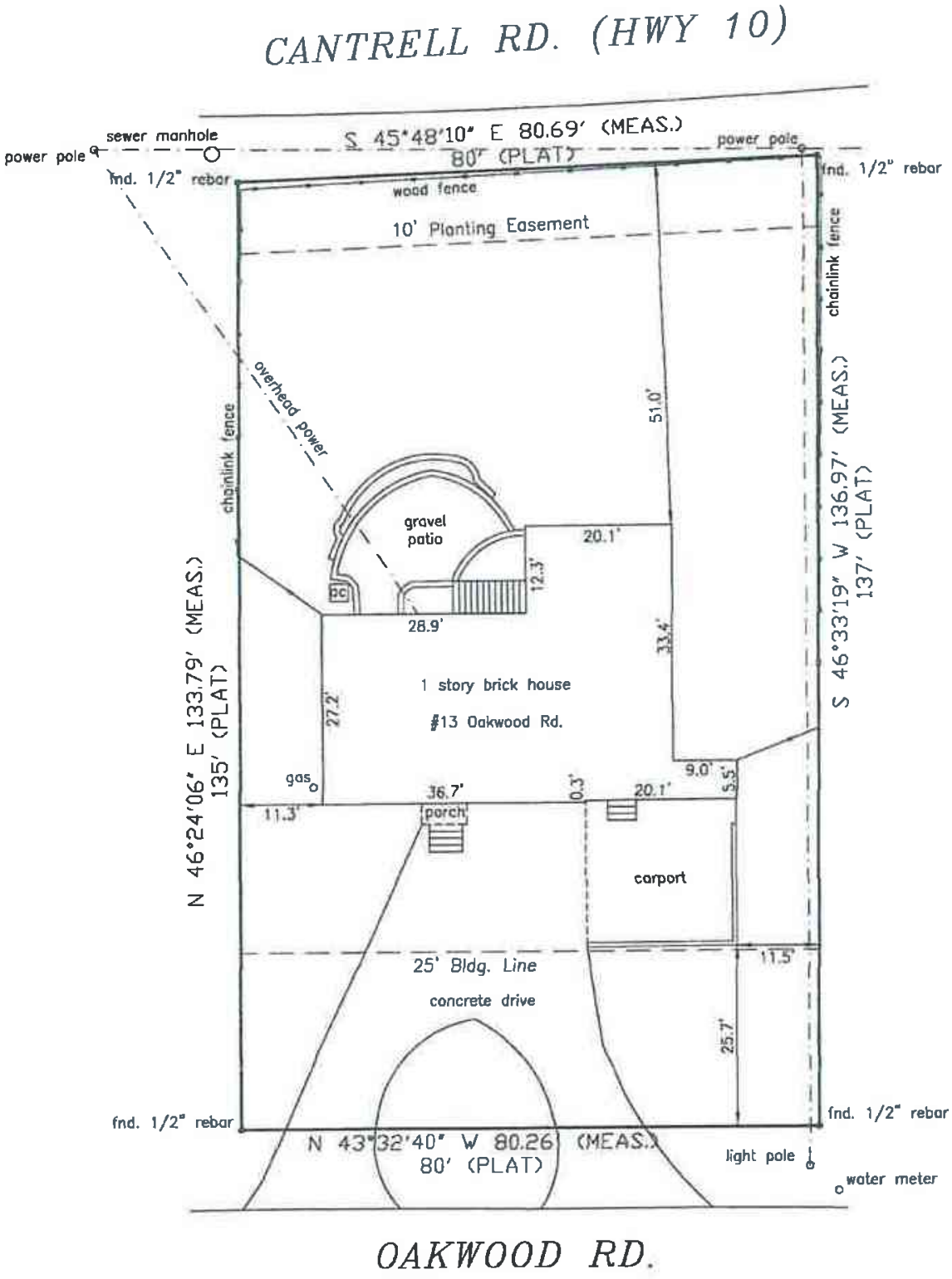
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10303

Name: Benbrook STR-2

Location: 13 Oakwood Rd.

Title: PD-C

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