

# LITTLE ROCK PLANNING COMMISSION

## DIGITAL AGENDA

# PLANNING



City of  
**LITTLE ROCK**

**May 14, 2026**

**Planning Commission**

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

**Andre Bernard, II**  
**Jimmy Brown**  
**John Eaves Jr.**

**Norman Hodges, Jr.**  
**Steven Person**  
**Jeremiah Russel**

**Ahmed Samad**  
**Michail Vickers**  
**Open Position**

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

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

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

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

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

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

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

# LITTLE ROCK PLANNING COMMISSION

## AGENDA

MAY 14, 2026

4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of April 9, 2026 Meeting of the Little Rock Planning Commission
- III. Presentation of the Consent Agenda
- IV. Presentation of Hearing Items
- V. Citizen Communication

LITTLE ROCK PLANNING  
COMMISSION AGENDA

May 14, 2026

I. OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>Z-7500-K</u>	Hamilton Station Apartments – PRD North of 14524 Cantrell Road
2.	<u>Z-10264</u>	Ace General Contractors – PD-R SEC of W. Baseline Road & Margo Lane
3.	<u>Z-10131</u>	King – STR-2 – PD-C 223 Rosetta Street
4.	<u>Z-10245</u>	Bates Group Home – Special Use Permit 301 Dryad Lane
5.	<u>Z-8294-B</u>	Oak Glenn – Revised PD-R #2 thru #19 Oak Glen Lane
6.	<u>S-2016</u>	World View Properties – Replat SWC of E. 4 <sup>th</sup> Street & Kimball Street
7.	<u>Z-10280</u>	Rezoning from R-3 to I-3 1600 Block of Boyce Street (west side)
8.	<u>Z-4768-E</u>	Valley Oaks Court – Lots 1R-4R – Conceptual PD-C NWC of Mabelvale West Road & Angel Court
9.	<u>Z-9650-A</u>	KustomMade Properties – PD-R 2916 W. 12 <sup>th</sup> Street

OLD BUSINESS (Cont.)

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
10.	<u>Z-10236-A</u>	Grulke – PCD 218 Kings Row Drive
11.	<u>Z-10283</u>	Common Ground Properties – PD-R 2219/2223 S. Commerce Street

II. NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
12.	<u>S-2017</u>	Lots 1R thru 3R, Block 12, Garland’s Addition – Replat SEC of E. 4 <sup>th</sup> & Reichardt Streets
13.	<u>Z-10152-A</u>	Meechie’s Private Club & Lounge – Conditional Use Permit 617/619 S. Spring Street
14.	<u>Z-10287</u>	Elite Equity X – Conditional Use Permit 2105 S. Tyler Street
15.	<u>Z-10285</u>	Rezoning from I-2 to R-3 4412 W. 24 <sup>th</sup> Street
16.	<u>Z-10288</u>	Rezoning from R-3 to R-4 310 S. Oak Street
17.	<u>LU2026-01-01</u>	Land Use Plan Amendment, River Mountain Planning District – from RL to PK/OS 4410 Sam Peck Road
17.1	<u>Z-10293</u>	Rezoning from R-2 to AF 4410 Sam Peck Road

NEW BUSINESS: (Cont.)

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
18.	<u>Z-10294</u>	Rezoning from R-2 to R-4 8406 Dreher Lane
19.	<u>LU2026-09-01</u>	Land Use Plan Amendment, I-630 Planning District – from MX to LI Lots 5-8, Block 11, Roots & Coy Addition
19.1	<u>Z-10295</u>	Rezoning from R-3 to I-2 N. Side of W. 11 <sup>th</sup> Street, Approx. 200' E. of S. Woodrow Street
20.	<u>Z-9257-B</u>	Big Rock Plaza (Tract B) – Revised PCD SWC of Vimy Ridge Road & Village Run Pkwy.
21.	<u>Z-9407-E</u>	Village at Whispering Valley/The Beverly – Revised PRD W. of Village Run Pkwy., S. of Alexander Road
22.	<u>Z-10286</u>	Elite Equity X – PD-R NWC of Young Road & Eda Drive
23.	<u>Z-8629-D</u>	Storage Space, LLC – Conditional Use Permit – Time Extension 102 S. Rodney Parham Road

Page Four

NEW BUSINESS: (Cont.)

III. SHORT TERM RENTALS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
24.	<u>Z-10273</u>	Smith – STR-2 – PD-C 9102 Bailey Road
25.	<u>Z-10284</u>	Vasquez – STR-2 – PD-C 1912 W. Daisy G. Bates Drive

May 14, 2026

ITEM NO.: 1

FILE NO.: Z-7500-K

NAME: Hamilton Station Apartments - PRD

LOCATION: North of 14524 Cantrell Road

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 11 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

VARIANCE/WAIVERS:

None requested.

---

BACKGROUND:

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

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING):

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

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

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

ENGINEERING COMMENTS (PUBLIC WORKS):

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

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

1. A 48-inch raw water line and a 72-inch raw water line crosses this site within a 50-foot wide waterline easement in the middle of this property. Care must be taken to protect these water lines and any appurtenances, such as access and air release vaults, or monumentation which may be in the area. No signs, light poles, dumpster pads or other structures on foundations will be allowed within the existing 50-foot waterline easement. Paved parking and driveways are allowed. Field verification of the pipeline depth and location will need to be made by Central Arkansas Water. Construction of the proposed improvements must be performed with materials and techniques that will not harm or damage the pipelines or interfere with their operation. Due to the critical nature of the raw water lines located near this grading please contact CAW at 501-377-1241, 24 hours prior to any work within the water line Right-of-Way.
2. A survey of the planned site and location of the existing 48" and 72" raw water line easement must be provided to Central Arkansas Water by a licensed surveyor.
3. Provide a grading plan showing existing and proposed contours to Central Arkansas Water.
4. No structures included retaining walls and light pole foundations are allowed within the 48" and 72" 50-foot raw water line easement or within 15' of the edge of the easement.
5. Owner to provide a geotechnical engineer to examine the site to study the potential increased loads on the pipes due to fill, adjacent structures and dynamic loads during and after construction, and provide recommendations to minimize additional burden on the pipes that are acceptable to CAW.
6. All construction work, including earthwork, shall be observed by CAW. Contact CAW, Andrew Pownall, prior to any work in this area.
7. A water main extension will be needed to provide water service to this property.
8. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
9. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
10. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
11. If there are facilities that need to be adjusted and/or relocated, contact Central

- Arkansas Water. That work would be done at the expense of the developer.
12. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
  13. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
  14. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

**Must Comply with Arkansas Fire Prevention Code 2021 edition**

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

**Maintain Access:**

**Fire Hydrants.**

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

**Grade**

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

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2021

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

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

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

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

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

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

**Dead Ends.**

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

**Gates**

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

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

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

**Multi-Family Residential Developments**

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

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

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

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments received.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

ANALYSIS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

---

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

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

STAFF UPDATE:

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

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

May 14, 2026

ITEM NO.: 1 (Cont.)

FILE NO.: Z-7500-K

---

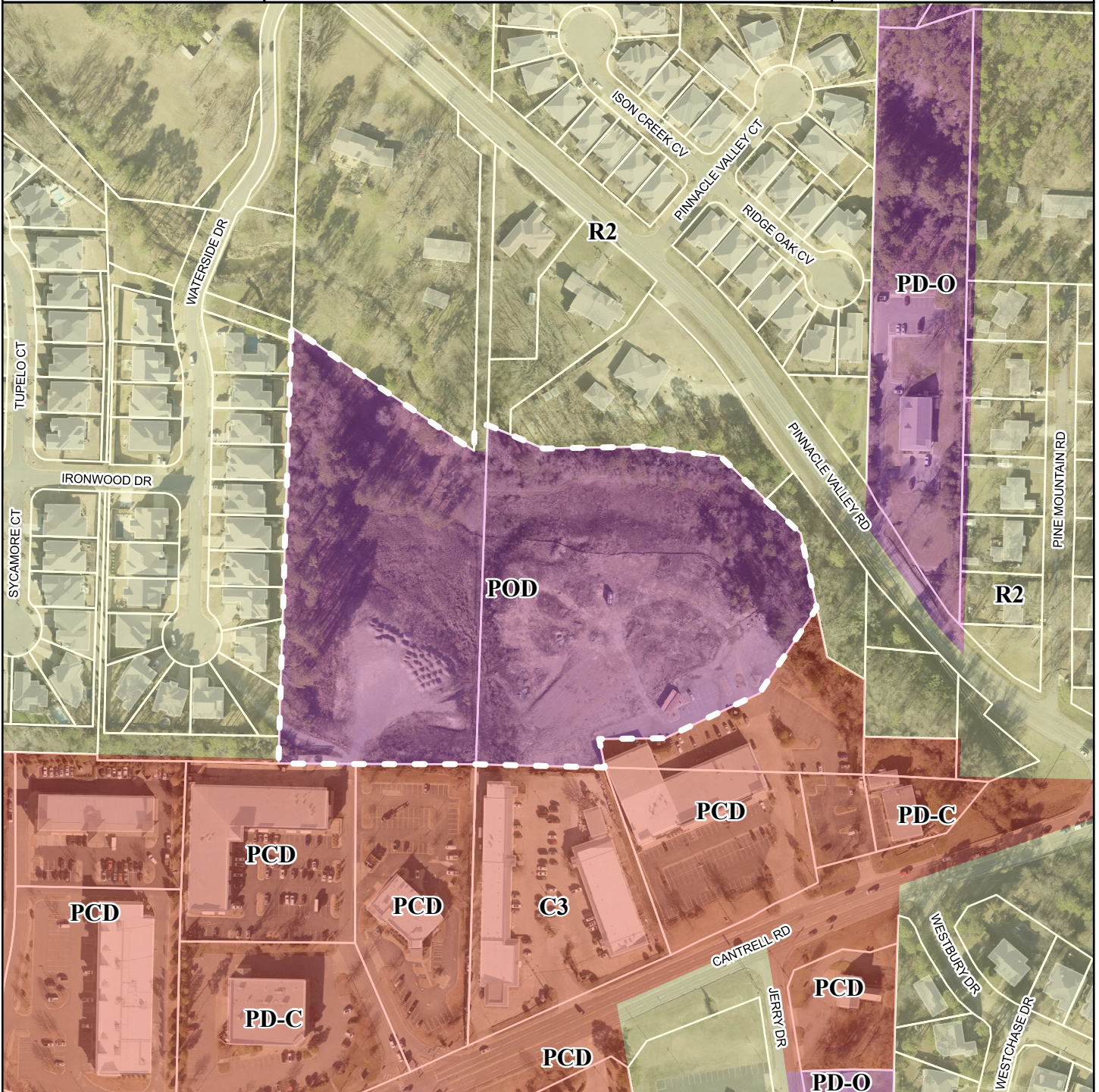
motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

Z-7500-K

N. of 14524 CANTRELL RD.

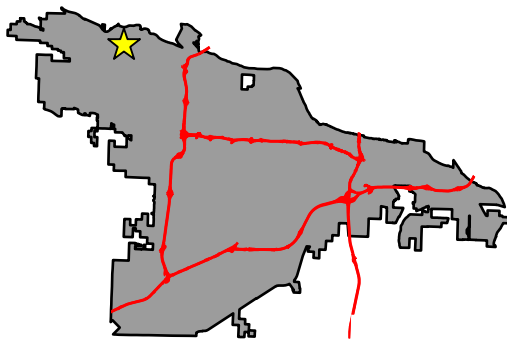
Planning Commission  
MAY 14, 2026

Zoning



Legend

- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



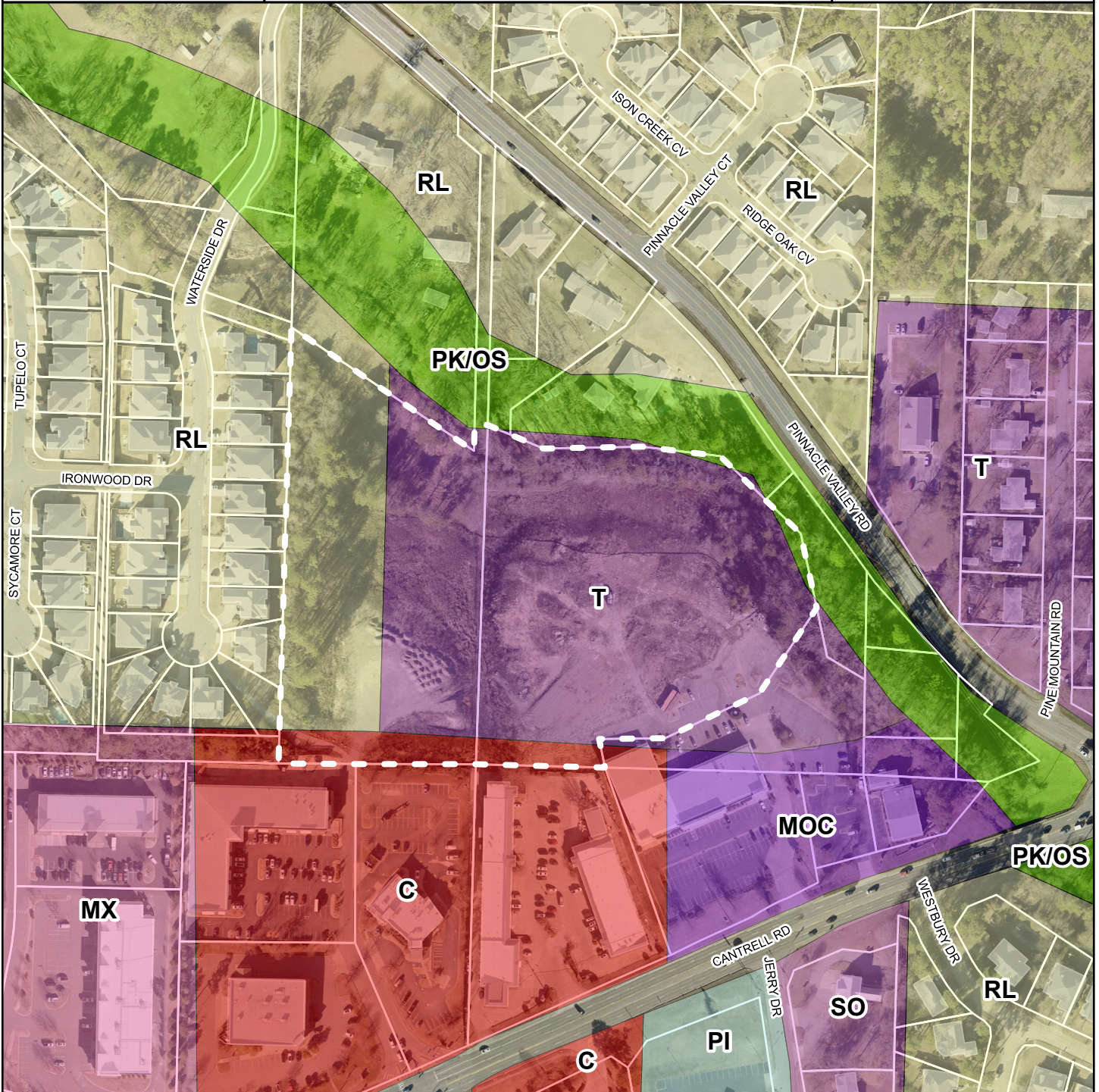
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-7500-K

N. of 14524 CANTRELL RD.

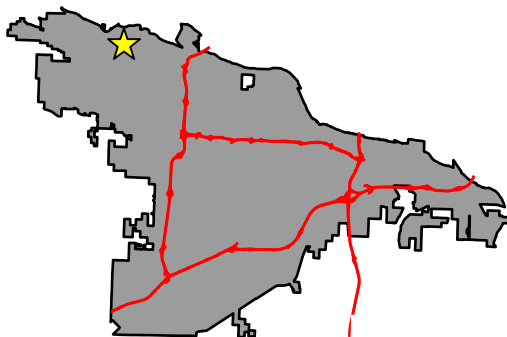
Planning Commission  
MAY 14, 2026

Land Use



**Legend**

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-7500-K Sketch 1

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD





## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-7500-K Sketch 2a

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD





## Sketch Map

# City of Little Rock Planning & Development

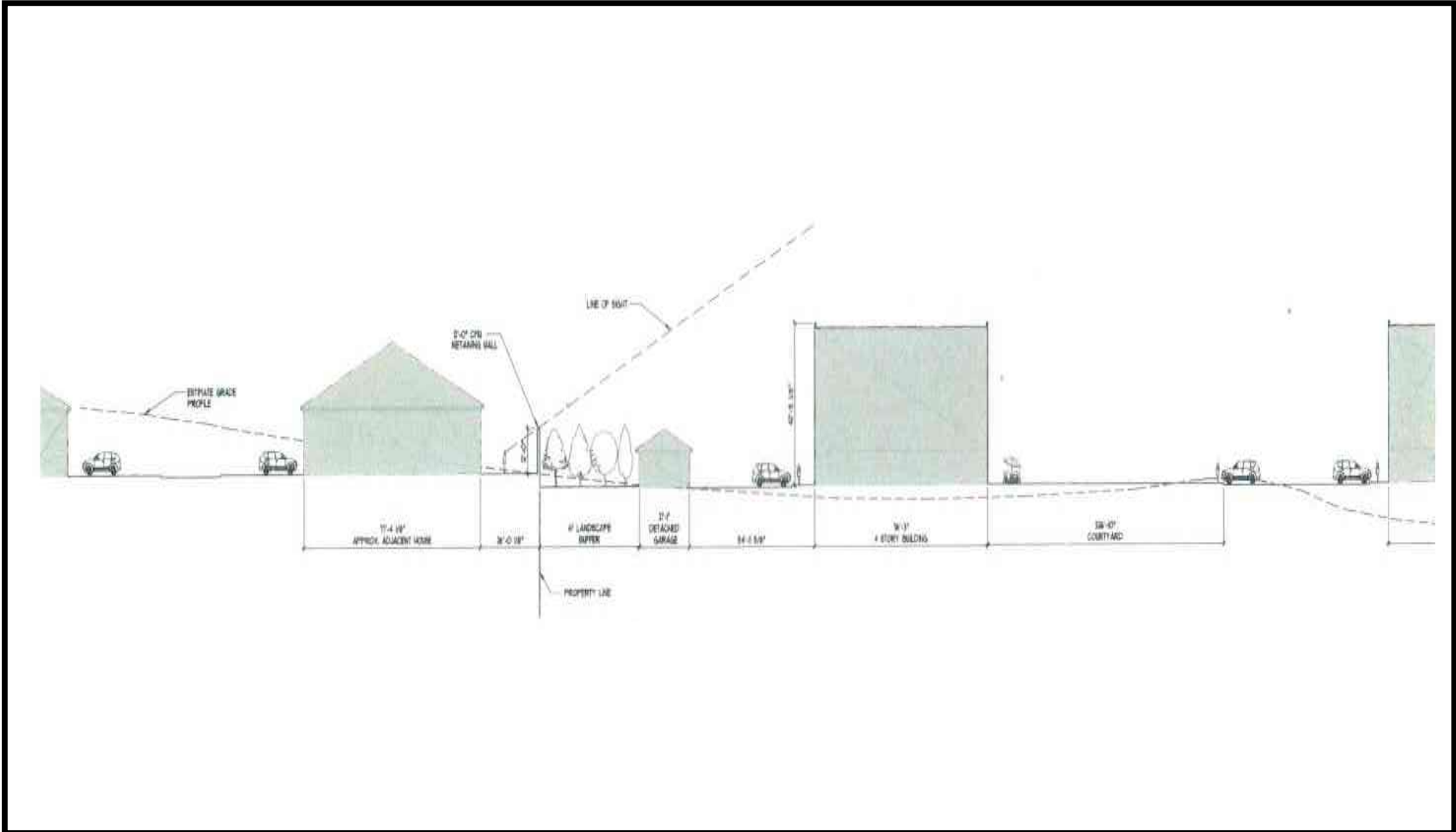
Case No: Z-7500-K Sketch 2b

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD





## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-7500-K Sketch 3

Name: Hamilton Station Apartments

Location: N. of 14524 Cantrell Rd.

Title: PRD



May 14, 2026

ITEM NO.: 2

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.

March 12, 2026

ITEM NO.: 14.1 (Cont.)

FILE NO.: Z-7880-C

---

STAFF UPDATE:

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

Z-10264



Zoning

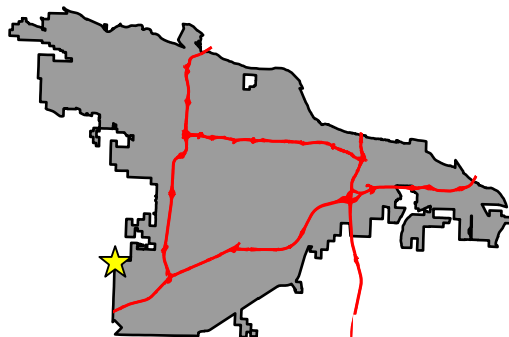
# SEC of W. BASELINE ROAD & MARGO LANE

Planning Commission  
MAY 14, 2026



### Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10264



# SEC of W. BASELINE ROAD & MARGO LANE

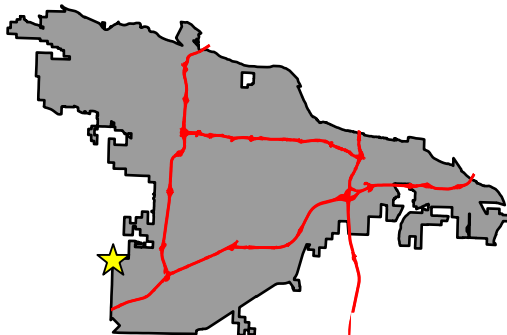
Planning Commission  
MAY 14, 2026

Land Use

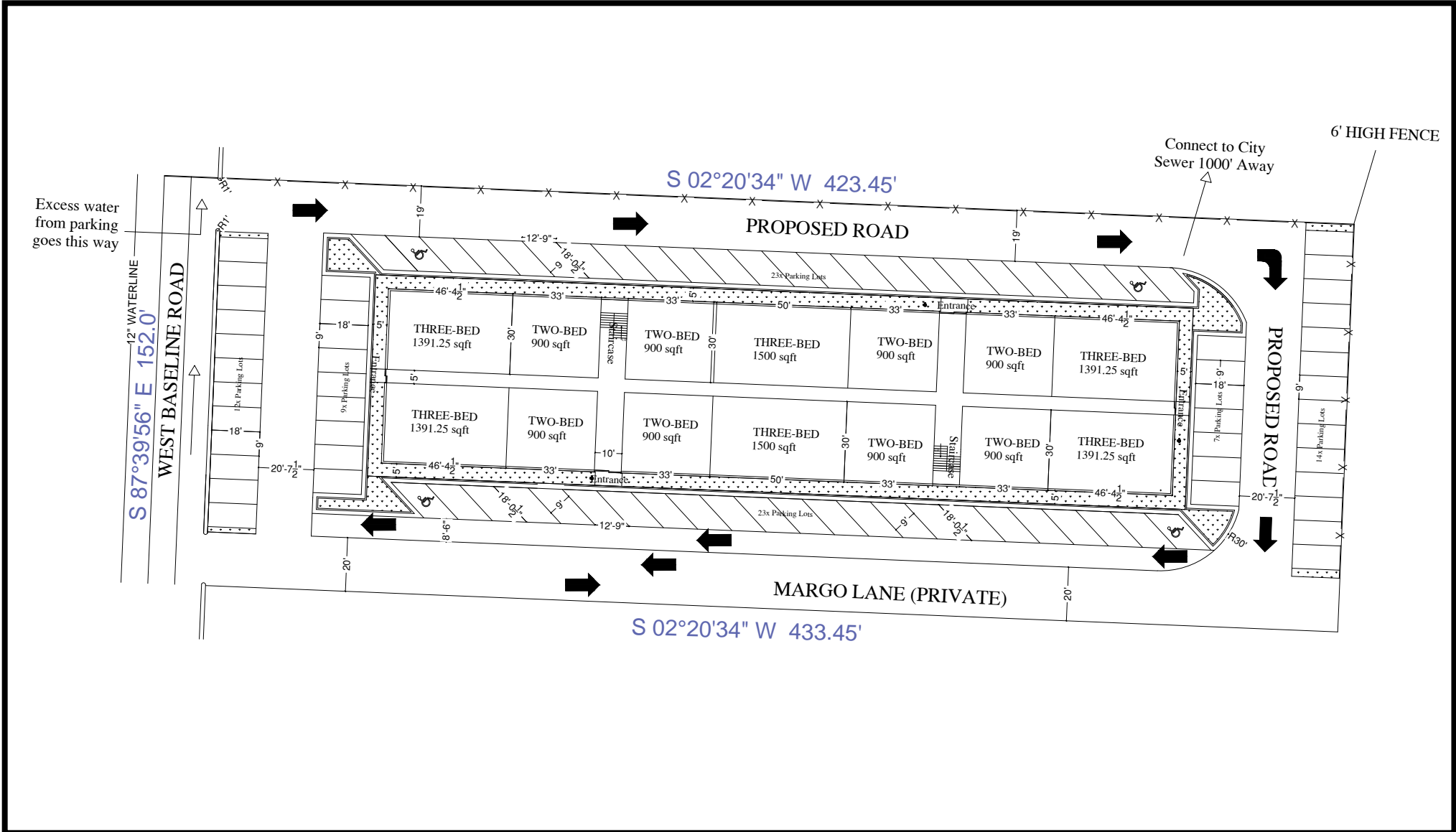


### Legend

-  Parcel Lines
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-10264

Name: Ace General Contractors

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

Title: PD-R



May 14, 2026

ITEM NO.: 3

FILE NO.: Z-10131

---

NAME: King – STR-2 – PD-C

LOCATION: 223 Rosetta Street

AGENT/OWNER:

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

Sarah King (owner)

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: .15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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

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

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

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

G. ANALYSIS:

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

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

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

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

Development Standards.

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

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

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

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

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

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

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.

Z-10131

223 ROSETTA ST.

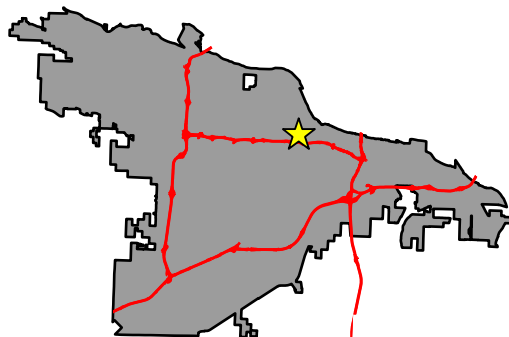
Planning Commission  
MAY 14, 2026

Zoning



Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10131

223 ROSETTA ST.

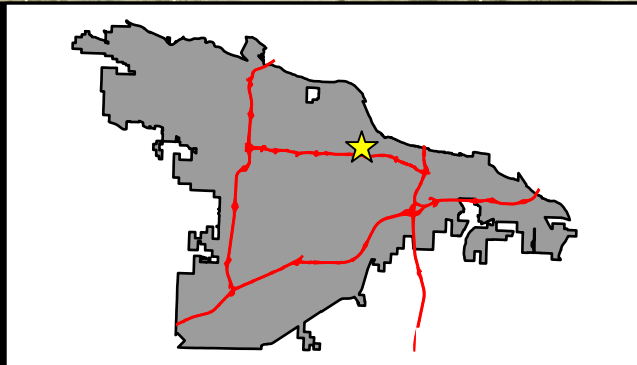
Planning Commission  
MAY 14, 2026

Land Use

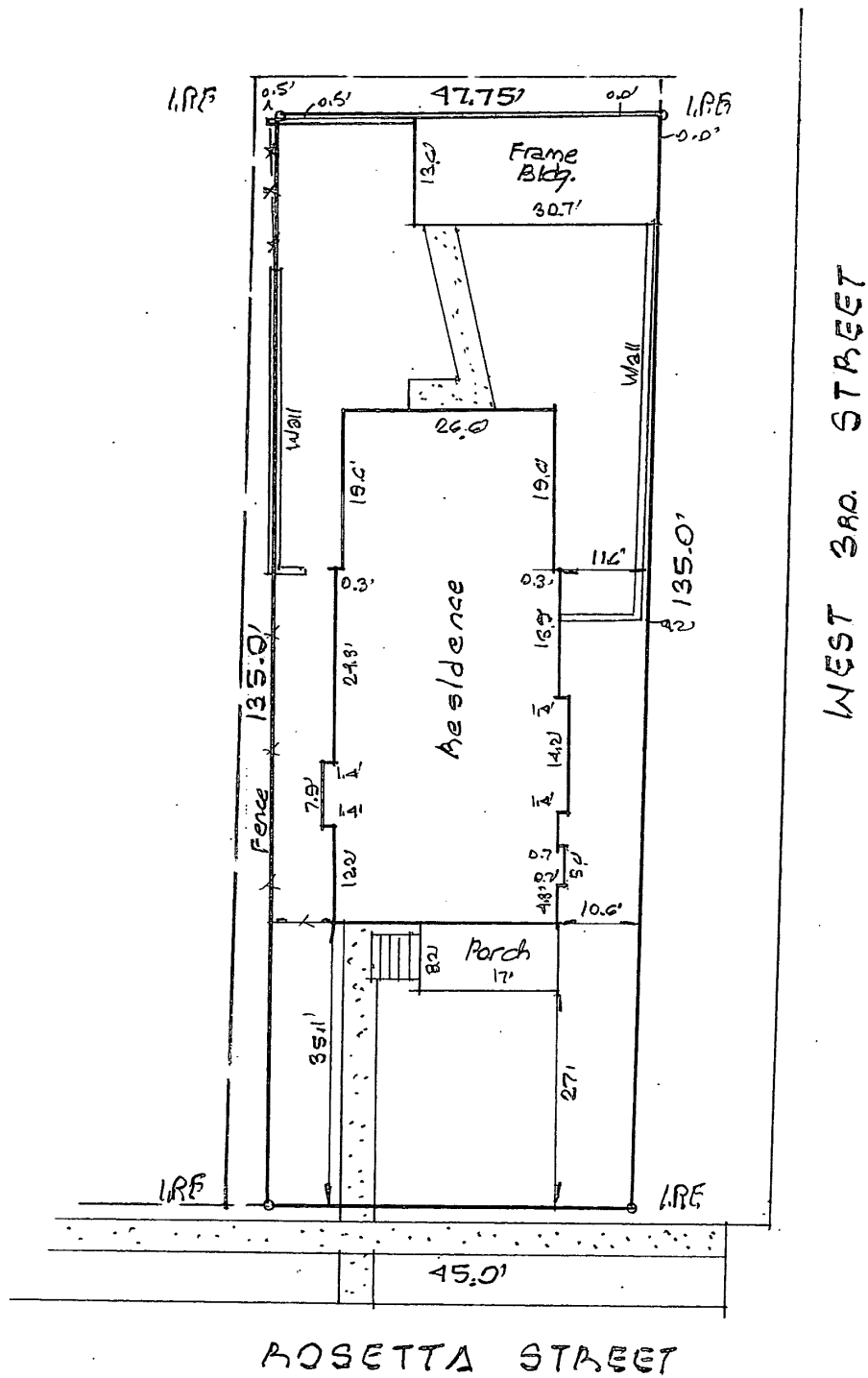


**Legend**

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



### Sketch Map

## City of Little Rock Planning & Development

Case No: Z-10131

Name: King - STR-2

Location: 223 Rosetta St.

Title: PD-C



May 14, 2026

ITEM NO.: 4

FILE NO.: Z-10245

NAME: Bates Group Home – Special Use Permit

LOCATION: 301 Dryad Lane

DEVELOPER:

James Kevin Bates  
5616 Carlyle Drive  
Little Rock, AR 72209

OWNER/AGENT:

Xiaowenjun Wang (Owner)  
James Kevin Bates (Applicant)

SURVEYOR/ENGINEER:

N/A

AREA: 0.23 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-2

VARIANCES:

None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a special use permit to allow a group home to be located in the single-family residential structure at 301 Dryad Lane.

B. EXISTING CONDITIONS:

The property contains a one-story, bricked frame single-family residence. The structure is approximately 1,399 square feet in area. A one-car wide driveway from Dryad Lane provides parking for two (2) vehicles.

C. NEIGHBORHOOD NOTIFICATIONS:

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

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

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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.

**Dead Ends.**

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

**Gates**

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

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry

tools or when a key box containing the keys to the lock is installed at the gate location.

7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

**One- or Two-Family Residential Developments.**

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

**Exceptions:**

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

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

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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 residences in developed subdivisions. East of the application area is area designated for Residential Medium Density (RM) and is characterized by duplexes.

This site is not located in an Overlay District.

Master Street Plan:

Dryad Lane is a minor residential street on the Master Street Plan. Minor Residential Streets are: (a) A cul-de-sac street not exceeding 40 lots, or (b) a loop street not exceeding 80 lots, and in no case generating more than 400 vehicle trips per day. The standard Right-of-way is 45'. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Dryad 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 is requesting a special use permit to allow for a group home to operate within an existing one-story 1,399 square foot, four (4) bedroom, single-family residence. The home is located at 301 Dryad Lane will contain a maximum of six (6) disabled persons at any given time.

The applicant notes that there will be one (1) live-in staff person. A second staff person will visit the residence as needed.

The residential structure contains four (4) bedrooms as follows:

- Bedroom 1 – 100 sq. ft.
- Bedroom 2 – 105 sq. ft.
- Bedroom 3 – 146 sq. ft.
- Bedroom 4 – 190 sq. ft.

The property contains s one-car wide driveway from Dryad Lane. The driveway will for the parking of two (2) vehicles. On-street parking is allowed along Dryad Lane. The applicant notes that one (1) or two (2) of the residents will drive. Also, there will typically be one (1) staff person at the site at any given time.

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 seven (7) persons is 750 square feet. As noted, the residence contains 1,399 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 (4) bedrooms capable of housing a total of (7) persons.

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

I. STAFF RECOMMENDATION:

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

---

STAFF UPDATE:

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

PLANNING COMMISSION ACTION: (March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 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.

---

PLANNING COMMISSION ACTION: (April 9, 2026)

The applicant was not present. There were two (2) persons registered in opposition. The item was taken off Consent Agenda, however without the applicant present a motion was made to defer the item to the May 14, 2026 Planning Commission. There was a second. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was deferred.

Z-10245




# 301 DRYAD LANE

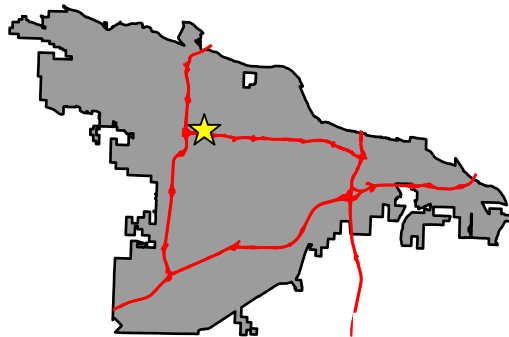
Planning Commission  
MAY 14, 2026

Zoning



### Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 5

FILE NO.: Z-8294-B

---

NAME: Oak Glen – Revised PD-R

LOCATION: #2 thru #19 Oak Glen Lane

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

Arturo Reynoso Casas (Owner)

SURVEYOR/ENGINEER:

Rasbury Surveying  
308 W. South Street  
Benton, AR 72015

AREA: 1.78 acres

NUMBER OF LOTS: 9

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: PD-R

---

STAFF UPDATE:

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

---

PLANNING COMMISSION ACTION:

(March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 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.

---

May 14, 2026

ITEM NO.: 5 (Cont.)

FILE NO.: Z-8294-B

---

STAFF UPDATE:

The applicant has not submitted responses to issues raised by staff. Staff recommends the application be deferred to the May 14, 2026 agenda.

---

PLANNING COMMISSION ACTION:

(April 9, 2026)

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

---

STAFF UPDATE:

After further review of the original approved PD-R for this property, staff has determined that the perimeter fence constructed by the applicant was part of the original approval. As such, no Revised PD-R application will be needed. Staff recommends withdrawal of this application.

Z-8294-B




# #2 - #19 OAK GLEN LANE

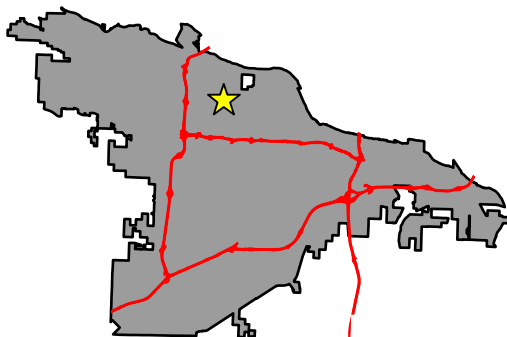
Planning Commission  
MAY 14, 2026

Zoning



### Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-8294-B

# #2 - #19 OAK GLEN LANE

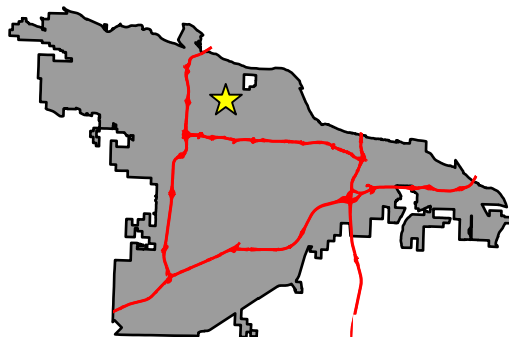
Planning Commission  
MAY 14, 2026

Land Use

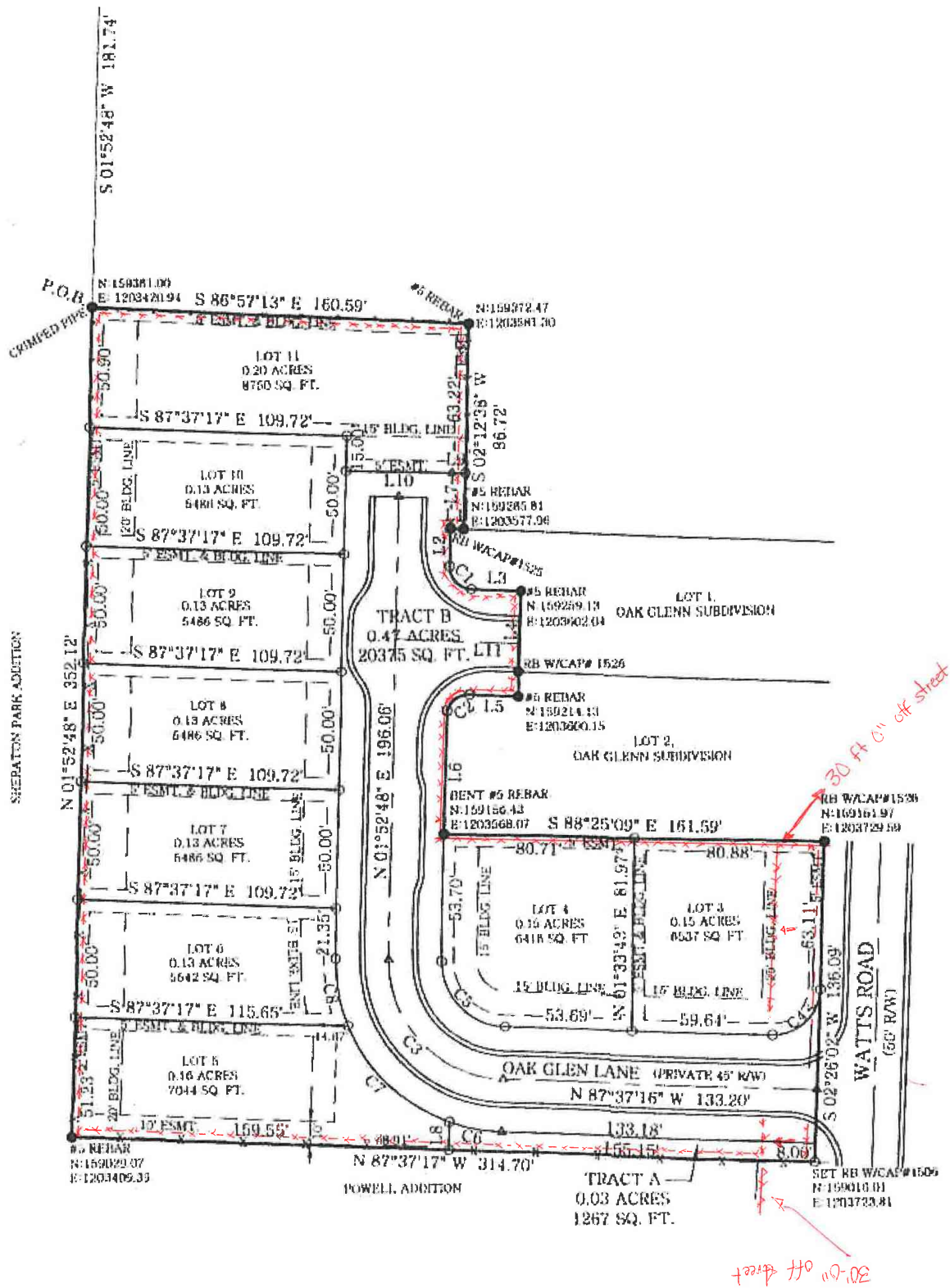


## Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-8294-B

Name: Oak Glen

Location: #2 thru #19 Oak Glen Lane

Title: Revised PD-R



May 14, 2026

ITEM NO.: 6

FILE NO.: S-2016

NAME: World View Properties – Replat

LOCATION: SWC of E. 4<sup>th</sup> Street & Kimball Street

OWNER/AUTHORIZED AGENT:

World View Properties, LLC  
5806 W. 66<sup>th</sup> 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. 4<sup>th</sup> 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. 4<sup>th</sup> Street and Kimball Street.
4. Label and resubmit the existing right-of-way width for E.4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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. 4<sup>th</sup> Street. This site is identified as ineligible for the National Register of Historic Places. The site at 2004 E. 4<sup>th</sup> 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.

S-2016

# SWC of EAST 4th ST. & KIMBALL ST.

Planning Commission  
MAY 14, 2026

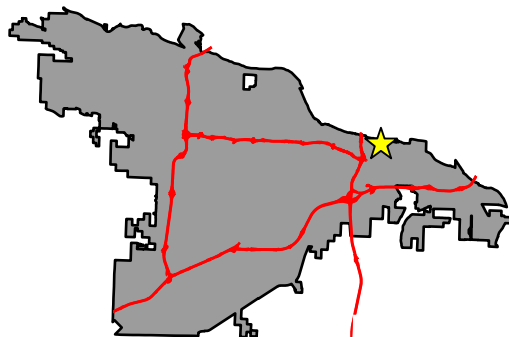
Zoning

C3

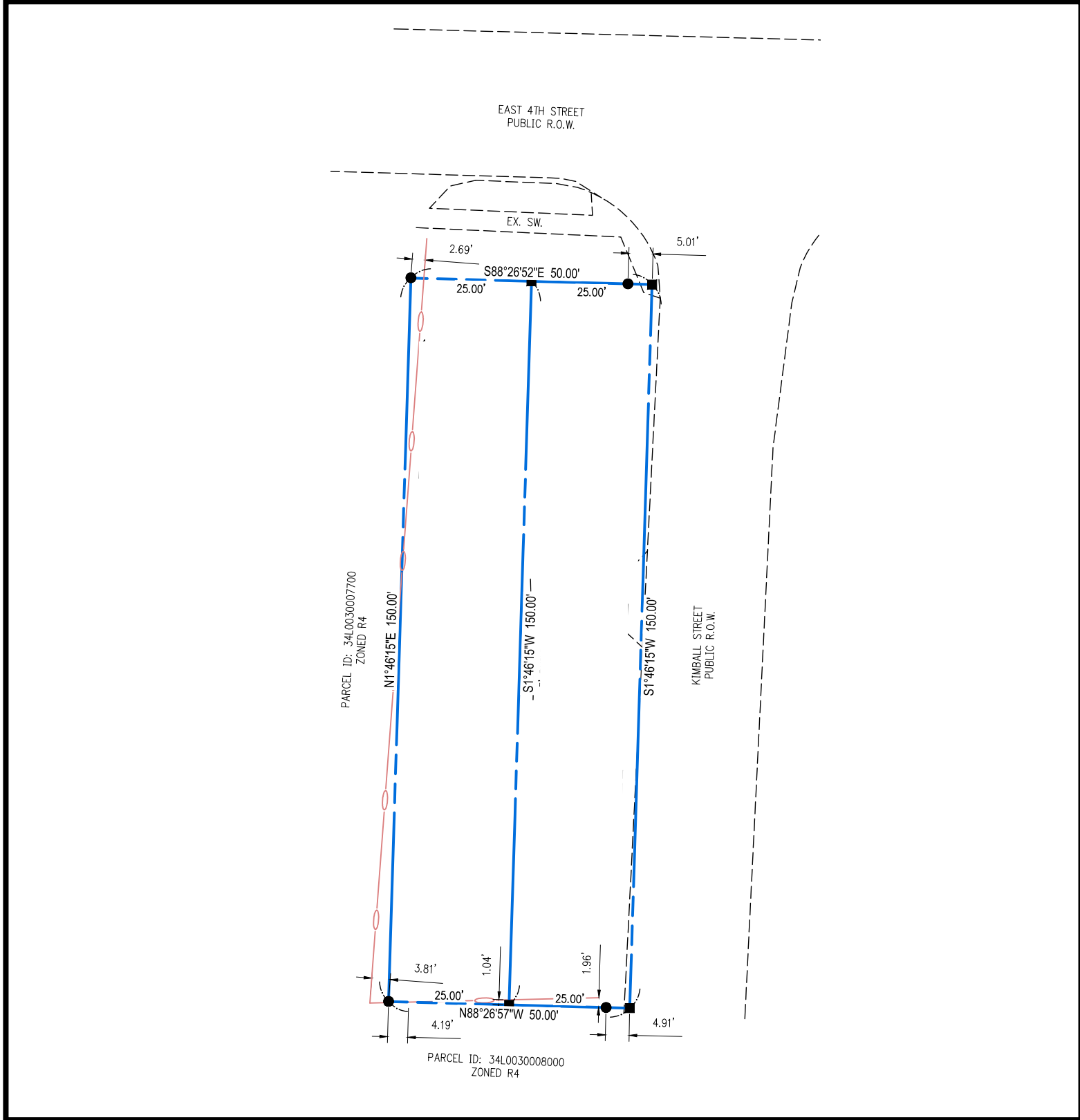


## Legend

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



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

May 14, 2026

ITEM NO.: 7

FILE NO.: Z-10280

---

NAME: Rezoning from R-3 to I-3

LOCATION: 1600 Block of Boyce Street (west side)

OWNER/AUTHORIZED AGENT:

Robby Vogel  
6 Longfellow Place  
Little Rock, AR 72207

AREA: 0.43 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

---

STAFF UPDATE:

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

---

PLANNING COMMISSION ACTION:

(April 9, 2026)

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

---

STAFF UPDATE:

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

Z-10280

# 1600 BLOCK of BOYCE ST. (WEST SIDE)

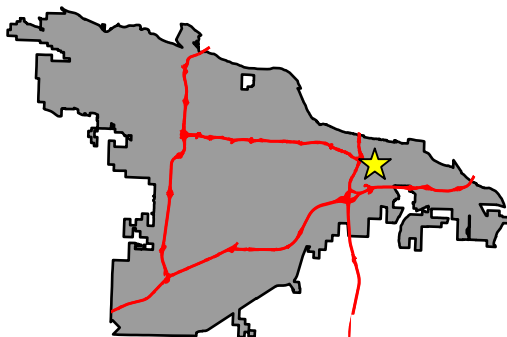
Planning Commission  
MAY 14, 2026

Zoning



### Legend

- INDUSTRIAL
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10280




# 1600 BLOCK of BOYCE ST. (WEST SIDE)

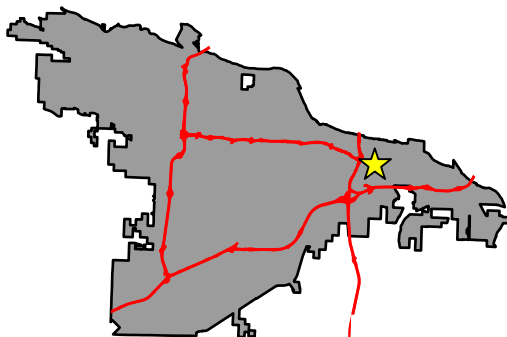
Planning Commission  
MAY 14, 2026

Land Use



## Legend

-  Parcel Lines
-  INDUSTRIAL
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 8

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 width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

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

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

**Dead Ends.**

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

**Gates**

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

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

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

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments 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.

May 14, 2026

ITEM NO.: 8 (Cont.)

FILE NO.: Z-4768-E

---

PLANNING COMMISSION ACTION:

(April 9, 2026)

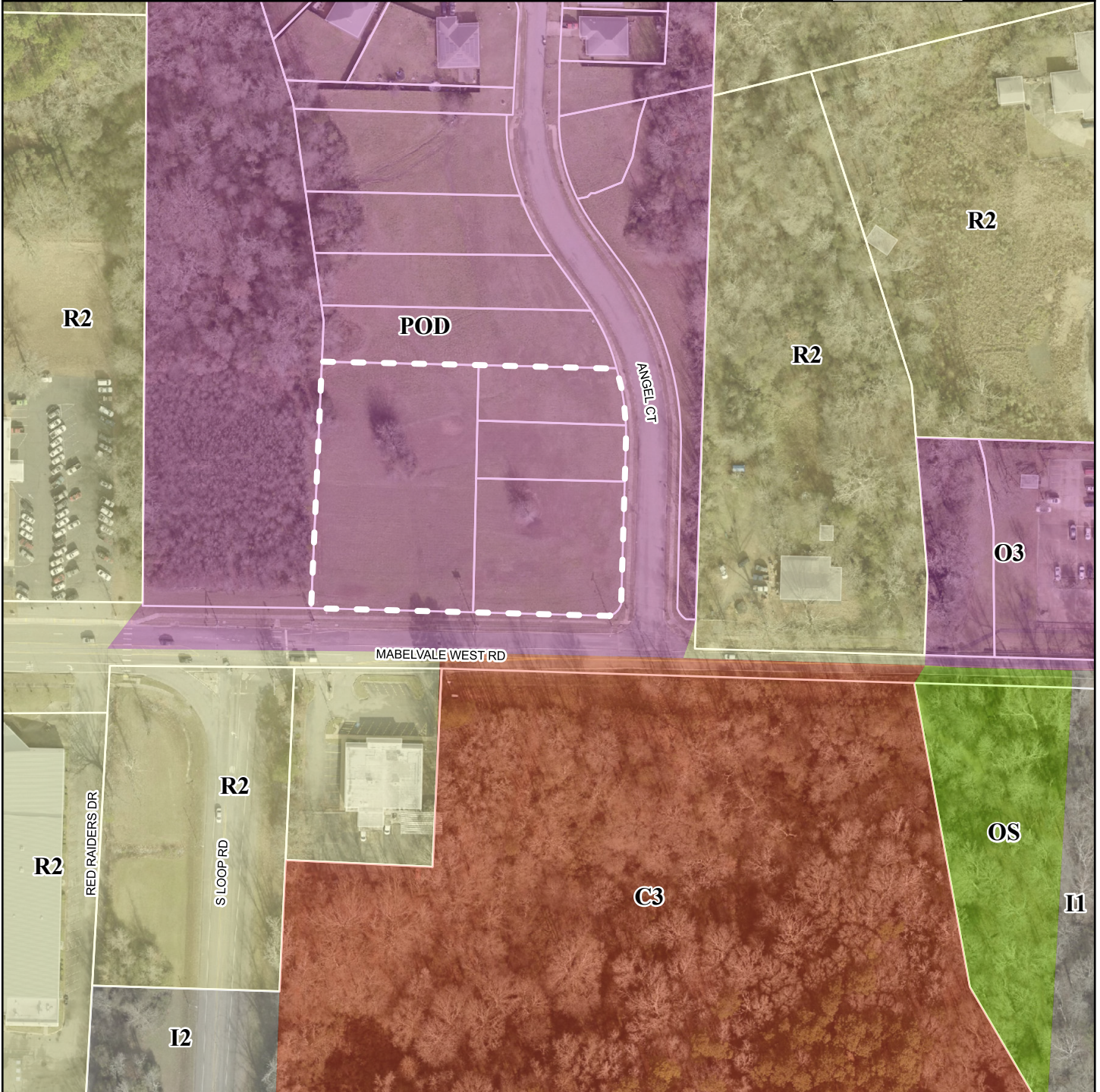
The application was placed on the Consent Agenda for deferral to the May 14, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was deferred.

Z-4768-E

# NWC of MABELVALE WEST RD. & ANGEL COURT

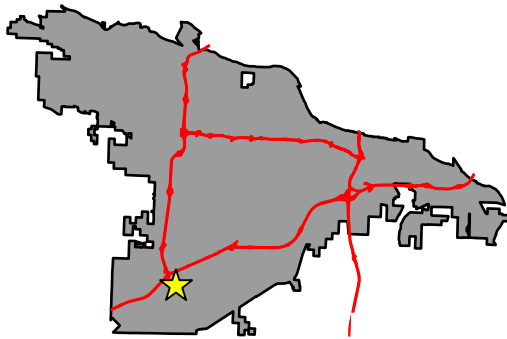
Planning Commission  
MAY 14, 2026

Zoning



### Legend

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



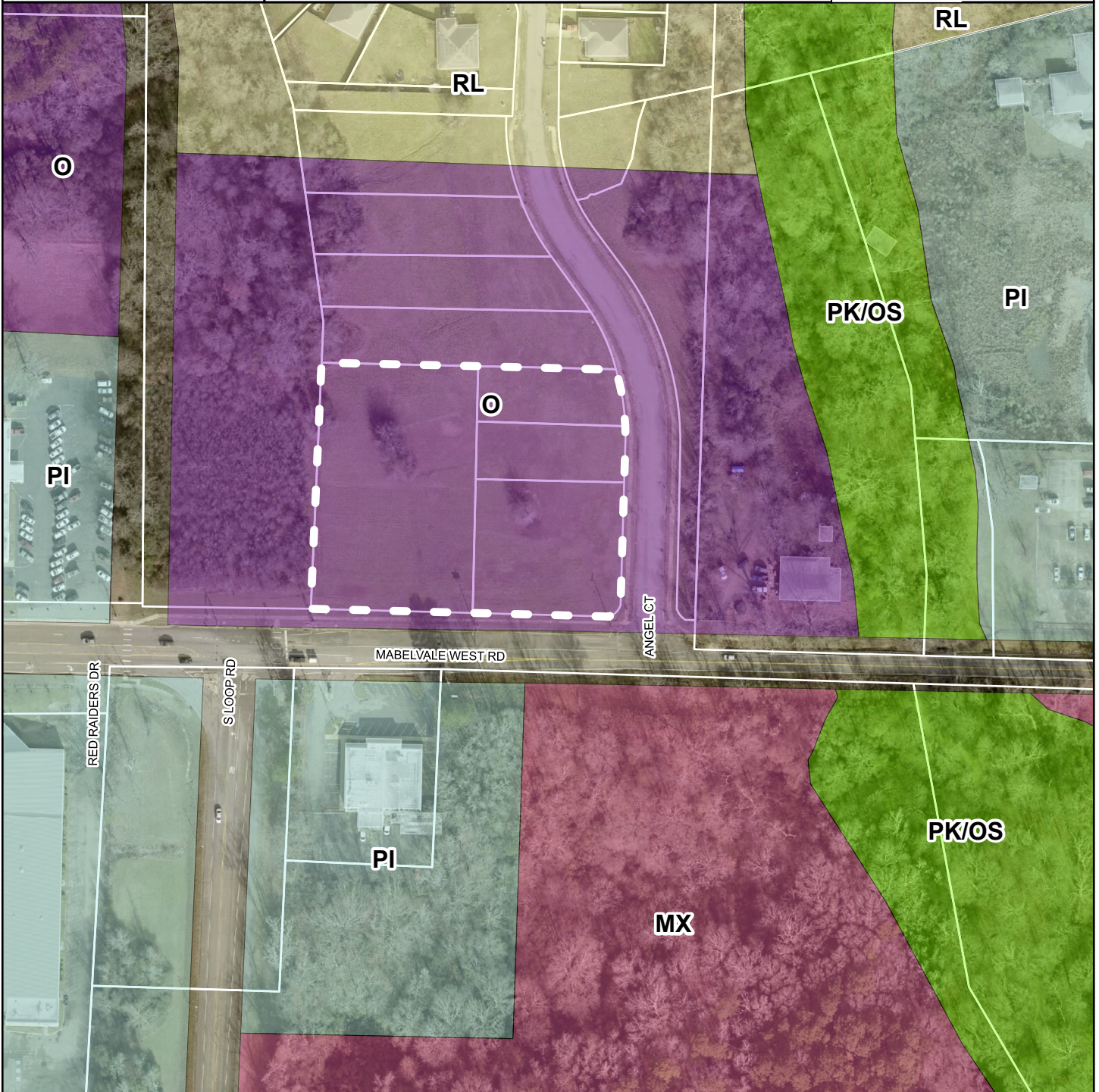
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-4768-E

# NWC of MABELVALE WEST RD. & ANGEL COURT

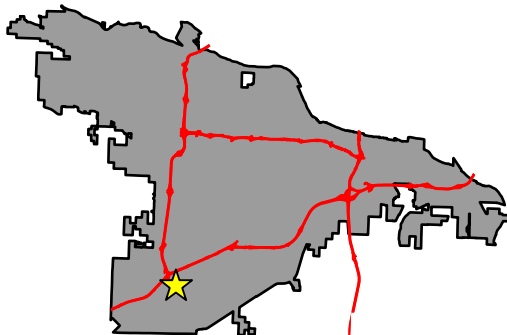
Planning Commission  
MAY 14, 2026

Land Use



## Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



May 14, 2026

ITEM NO.: 9

FILE NO.: Z-9650-A

---

NAME: KustomMade Properties – PD-R

LOCATION: 2916 W. 12<sup>th</sup> Street

DEVELOPER:

KustomMade Properties  
1619 S. Martin Street  
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Robert Alexander (Owner)

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.22 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: POD

VARIANCE/WAIVERS:

None requested.

---

BACKGROUND:

On April 8, 2021, the Planning Commission approved the site to allow for the development of a mix use, community resource center office in the front portion of the property and temporary housing units in the rear portion of the property. On May 8, 2021, the Board of Directors approved Ordinance 21,997 (Z-9650). The site was never developed for the proposed use.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now proposes to rezone the 0.22 acre property from POD to PD-R to develop the site to contain a 4-unit, multifamily residential development.

B. EXISTING CONDITIONS:

The property is currently undeveloped. The existing building once contained on the site was previously demolished. The site appears to contain partial asphalt paving on the front portion of the property. The remainder of the site appears to contain gravel and grass covered surface. An opaque fence extends along the rear property line.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

The applicant met with staff to revise the initial site plan to address proposed parking plan and dumpster location. On April 1, 2026, the applicant submitted and staff reviewed the revised plan addressing the technical issues raised during the review of the application. Staff has no further concerns regarding the proposed development.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. West 12<sup>th</sup> Street is classified on the Master Street Plan as a minor arterial with special design standard. A dedication of right-of-way 35 feet from centerline will be required. The dedication should not include the area with the existing building coverage. If the existing building is removed at any point during construction, right-of-way should be dedicated across the entire property.
2. Edge of building foundations must have 10' foot of separation between it and existing water main.
3. Edge of building foundations must have 10' foot of separation between it and existing water main.
4. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section for the abutting street in the existing street is not up to city standards. Repair, replace or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter and sidewalk. All work

within the public right-of-way shall conform to the City of Little Rock Standard Details and ADA guidelines.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 2012 Arkansas Fire Prevention Code Vol. 1

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

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

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

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. 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.
4. A land use buffer 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. The properties to the east and west are zoned R-2. As 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. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to change the property from R-3 (Single Family District) to POD (Planned Office Development) District to allow for the development of a group home with on-site training on this site.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) in all directions. Further to the northwest is land shown for Residential Low Density (RL). The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The existing uses are primarily residential to the west and north. To the south across 12<sup>th</sup> Street and to the east are businesses and business structures. 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 remain less than 6 units per acre. This area is an established residential platted area with some vacant lots as well as single-family houses.

Master Street Plan: To the south is 12<sup>th</sup> Street and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative

effects of traffic and pedestrians on 12<sup>th</sup> Street since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on 12<sup>th</sup> Street. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to rezone the 0.22 acre property from POD to PD-R to develop the site to contain a 4-unit, multifamily residential development. The property is currently undeveloped.

The existing building once contained on the site was previously demolished. The site appears to contain partial asphalt paving on the front portion of the property. The remainder of the site appears to contain gravel and grass covered surface. An opaque fence extends along the rear property line.

The site will be accessed from a twenty (20) foot driveway extending from W. 12<sup>th</sup> Street.

The applicant proposes to construct a one-story, 46.6 foot by 46.6 foot building that will contain four (4) residential units. The applicant proposes to build a sidewalk between the parking area to the south and the front entrance to the building.

The applicant notes that the building will be designed with efficiency, durability, and tenant comfort in mind, each unit will be constructed to meet or exceed current building codes and will incorporate modern materials and systems to ensure longevity and low maintenance requirements.

The site plan shows front and rear building setbacks over twenty-five (25) feet and over nine (9) feet from the property lines along the east, and west sides of the building.

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

Section 36-502 typically requires six (6) parking spaces for the proposed use. The site plan shows eight (8) parking spaces, including required twenty (20) foot maneuvering room between parking spaces. Required ADA parking spaces must be provided as required as part of the overall parking plan.

The site plan shows perimeter fencing around the building along the side and rear property lines. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

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

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

Standard city trash collection will be provided for each unit.

Staff is supportive of the requested PD-R zoning. The proposed multifamily building is located along W. 12<sup>th</sup> Street, corridor that contains a mixture of 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 zoning subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

Z-9650-A

2916 W. 12TH ST.

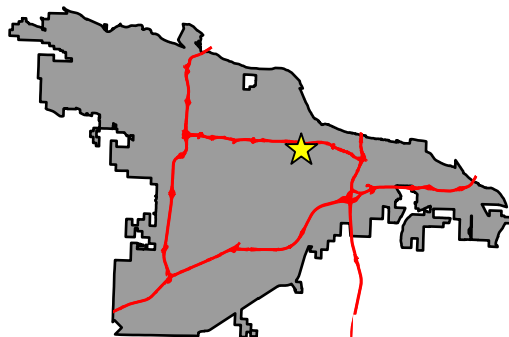
Planning Commission  
MAY 14, 2026

Zoning



Legend

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



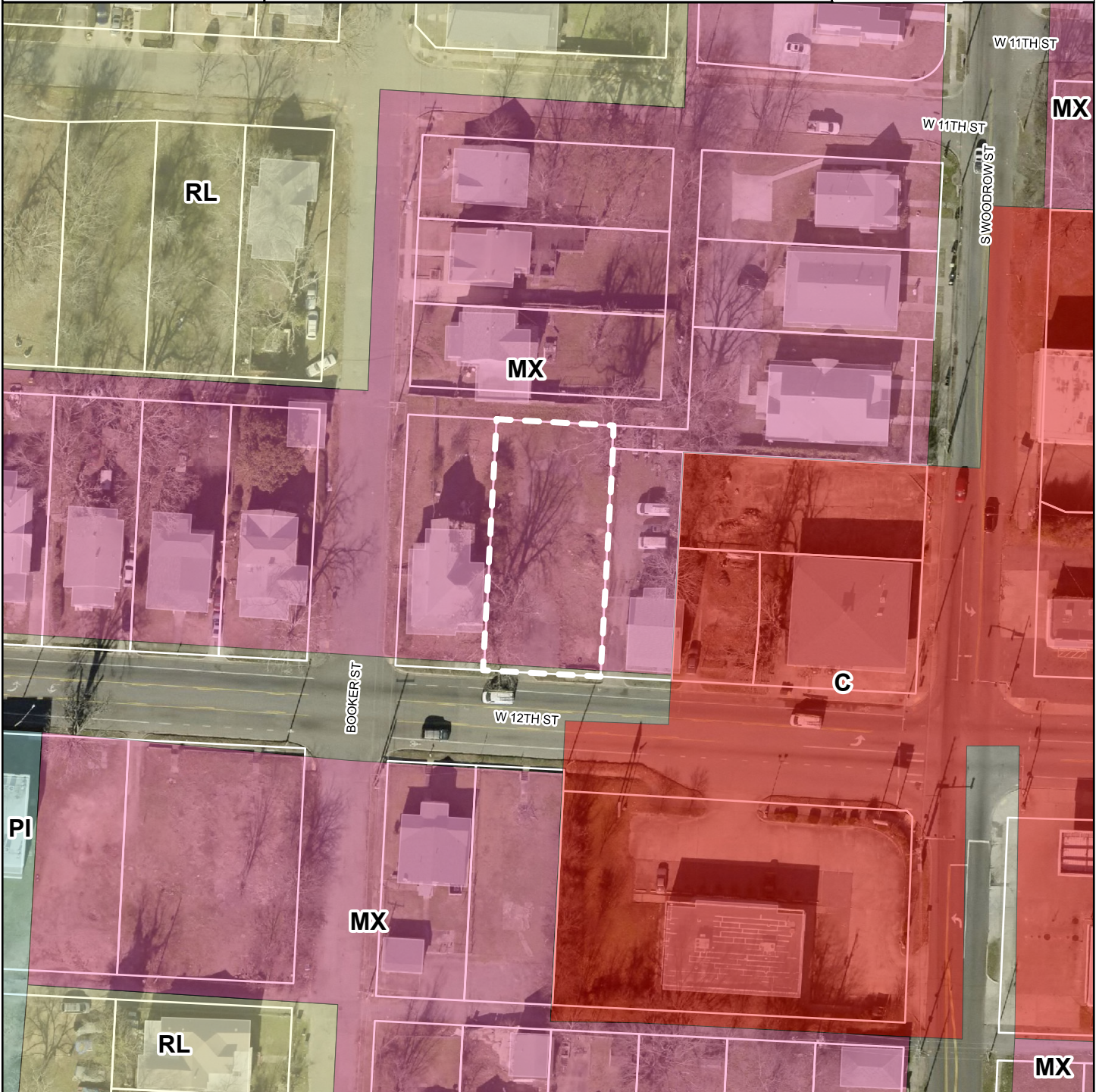
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-9650-A






2916 W. 12TH ST.

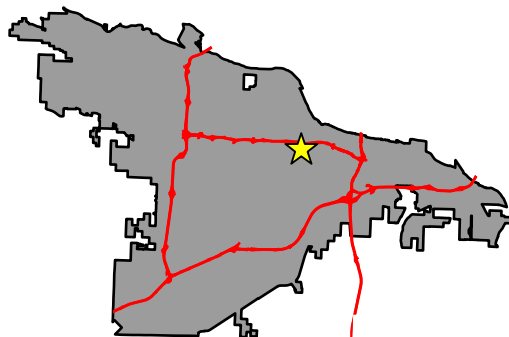
Planning Commission  
MAY 14, 2026

Land Use

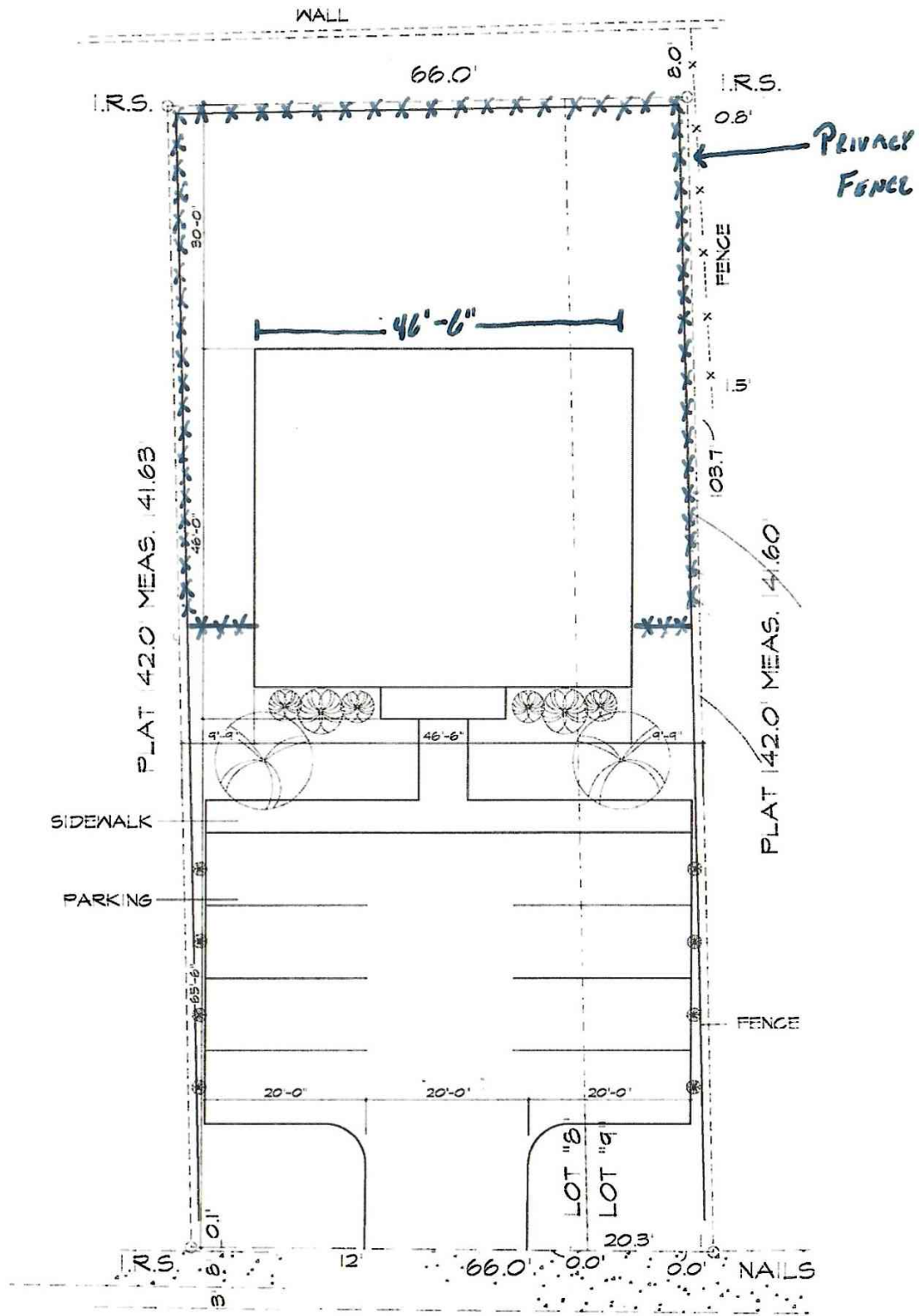


Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-9650-A

Name: KustomMade Properties

Location: 2916 W. 12th St.

Title: PD-R



May 14, 2026

ITEM NO.: 10

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 the 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.

Z-10236-A

218 KINGS ROW DR.

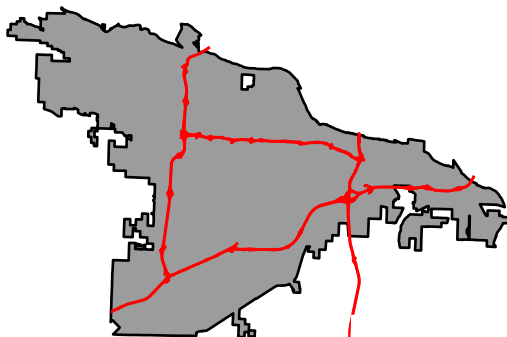
Planning Commission  
MAY 14, 2026

Zoning



Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10236-A

218 KINGS ROW DR.

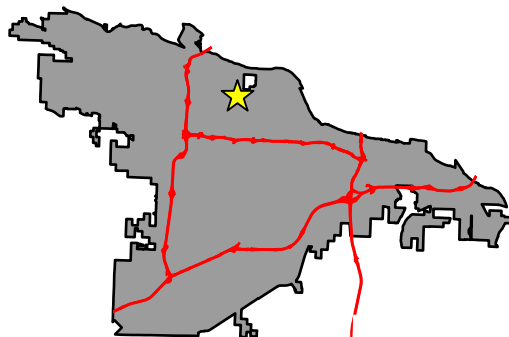
Planning Commission  
MAY 14, 2026

Land Use

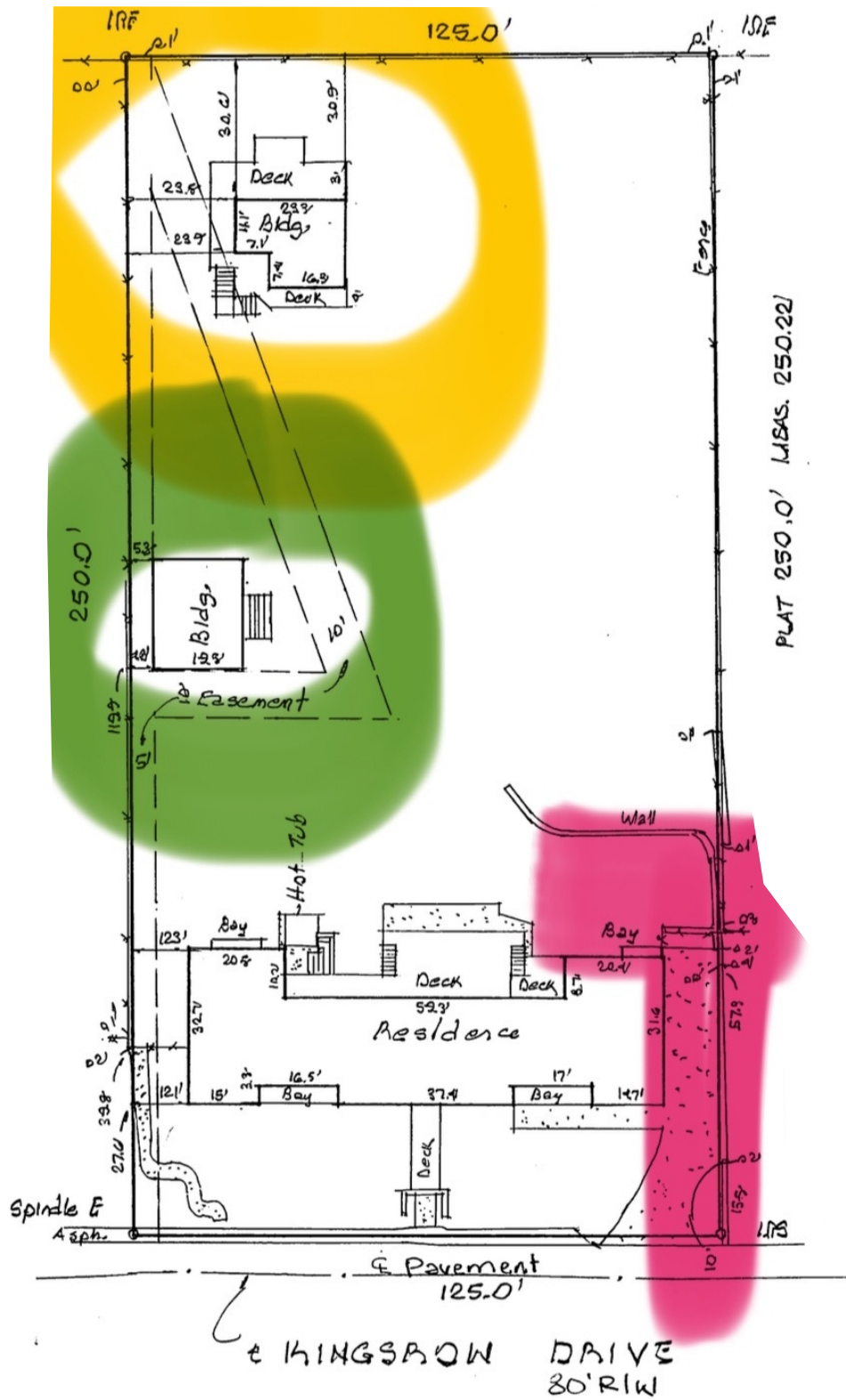


Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map City of Little Rock Planning & Development

Case No: Z-10236-A

Name: Grulke

Location: 218 Kings Row Dr.

Title: PCD



**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



May 14, 2026

ITEM NO.: 11

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) 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. 23<sup>rd</sup> 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. 23<sup>rd</sup> 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. 23<sup>rd</sup> 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. 23<sup>rd</sup> 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.

May 14, 2026

ITEM NO.: 11 (Cont.)

FILE NO.: Z-10283

---

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.

Z-10283




2219 / 2223 S. COMMERCE ST.

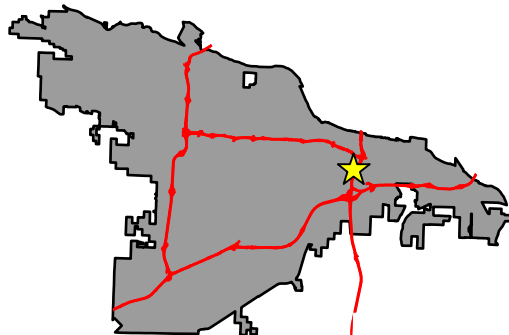
PLANNING COMMISSION  
APRIL 9, 2026

Zoning



Legend

-  PARKS AND RECREATION
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10283




2219 / 2223 S. COMMERCE ST.

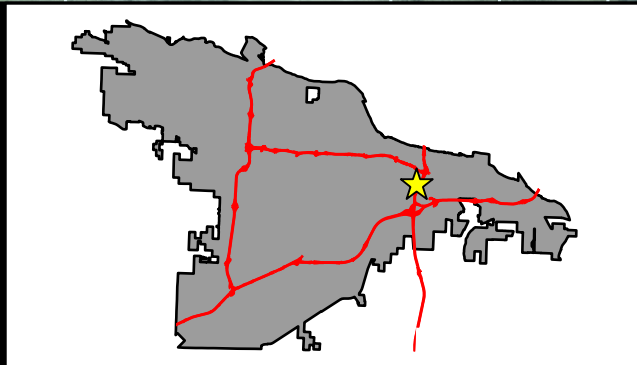
PLANNING COMMISSION  
APRIL 9, 2026

Land Use

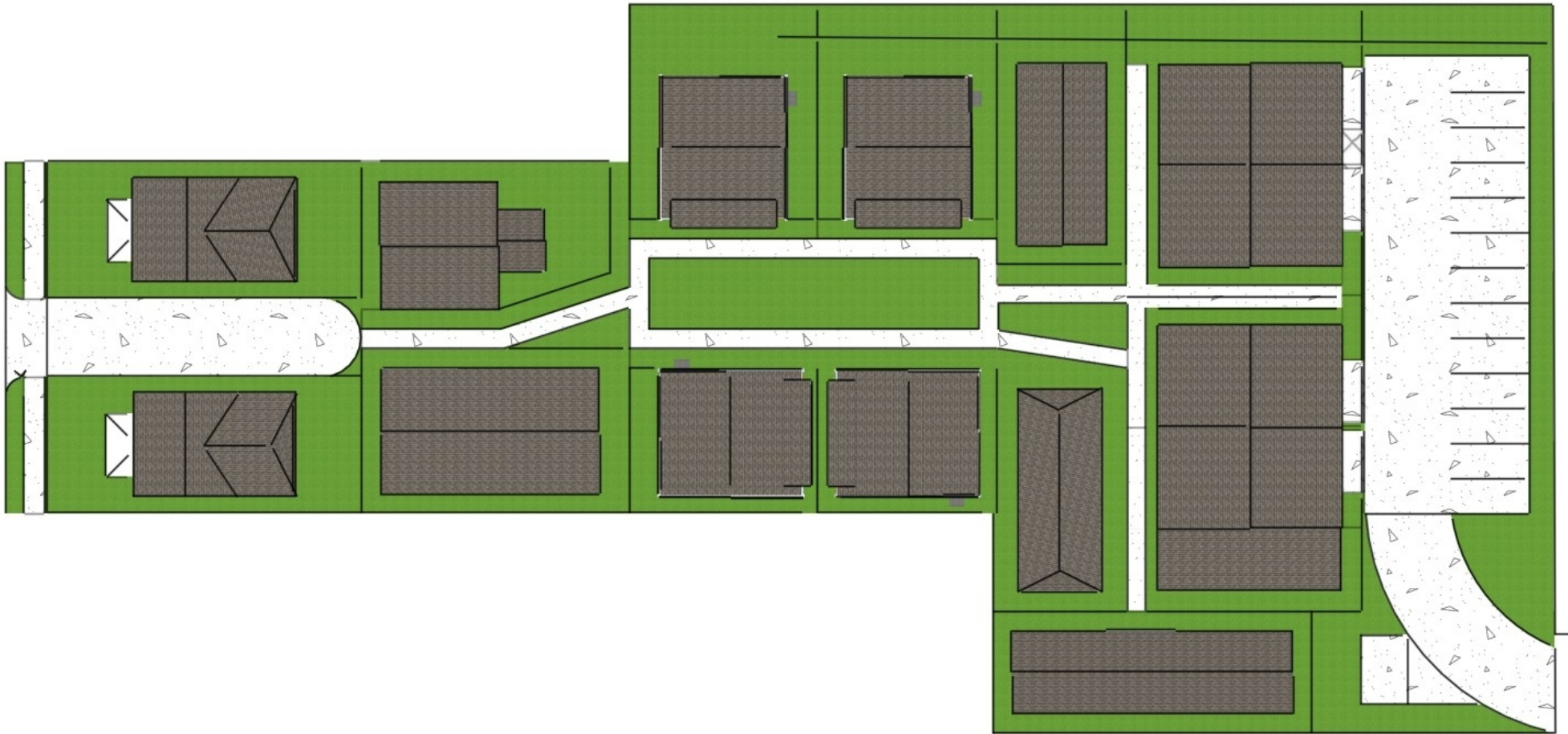


**Legend**

-  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 Plan B Overhead Sketch

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R





## Sketch Map

### City of Little Rock Planning & Development

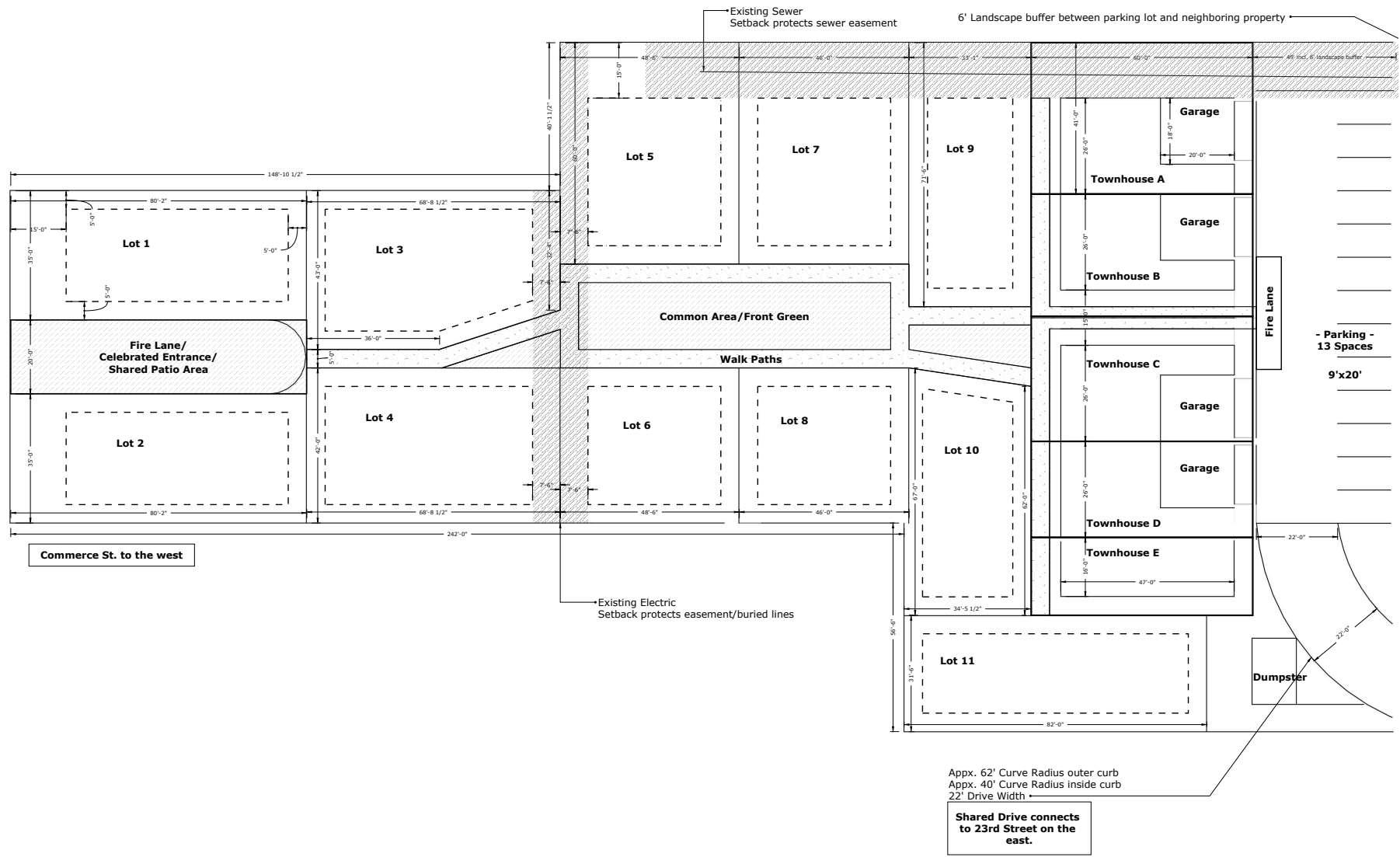
Case No: Z-10283 Plan B Sketch

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R





# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-10283

Name: Common Ground Properties

Location: 2219 / 2223 S. Commerce St.

Title: PD-R



May 14, 2026

ITEM NO.: 12

FILE NO.: S-2017

NAME: Lot 1R - 3R, Block 12, Garland's Addition – Replat

LOCATION: Southeast Corner of E. 4th Street and Reichardt Street

DEVELOPER:

Thomas Property Group, LLC  
17200 Chenal Parkway, Suite 300  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Thomas Property Group, LLC - owner  
Joe White and Associates - agent

SURVEYOR/ENGINEER:

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

AREA: 0.344 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

1. Variances to allow reduced lot width, lot depth, and lot area.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat two (2) lots of record into three (3) lots for residential development. The property is zoned R-4.

B. EXISTING CONDITIONS:

The lot is undeveloped and mostly grass covered.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of abutting property 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, stamped and signed by an Arkansas Licensed Professional Engineer.
3. Land Survey to be no older than five (5) years, prepared, stamped and signed by an Arkansas professional Land Surveyor.
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. All future streets to meet the current City of Little Rock Master Street Plan.
6. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A 20 feet radial dedication of right-of-way is required at the intersection of E. 4<sup>th</sup> St. and Reichardt 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:

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.

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 of Lots 1-3 of Block 12.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family homes. One block south of the application area are areas designated for Park/Open Space (PK/OS) uses and Public/Institutional (P/I) uses and are characterized by Cheatham Park and the Little Rock School District Supply Center.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to replat two (2) lots of record into three (3) lots for future residential development. The property is currently undeveloped and zoned R-4. The two (2) lots of record are comprised of the north 2/3 of lots 1,2, and 3, Block 12, Garland's Addition to the City of Little Rock.

The applicant proposes to replat the lots into three (3) lots as follows:

Lots 1-R - 50.36 feet (avg.) by 99.78 feet (avg.)  
5,023.75 sq. ft. (0.1153 acres)

Lots 2-R - 49.58 feet (avg.) by 99.78 feet (avg.)  
4,946.54 sq. ft. (0.1136 acres)

Lots 3-R - 50.04 feet (avg.) by 99.9 feet (avg.)  
5,018.45 sq. ft. (0.1152 acres)

Section 36-256(d)(4) of the City's Zoning Ordinance requires a minimum lot width of 70 feet, a minimum lot depth of 100 feet, and a minimum lot area of 7,000 square feet for R-4 zoned lots. Therefore, the applicant is requesting variances from these requirements for the proposed three (3) lot replat. Staff is supportive of the requested variances.

Staff supports the requested replat to create three (3) lots for future residential development. Staff views the request as reasonable. The replat represents a net increase in one (1) lot for the subject property at the southeast corner of E. 4th and Riehardt Streets. There are several examples of smaller lots throughout this residential area.

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.

S-2017

# SEC of E. 4th & REICHARDT ST.

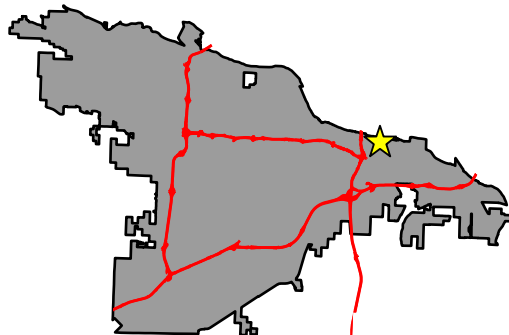
Planning Commission  
MAY 14, 2026

Zoning

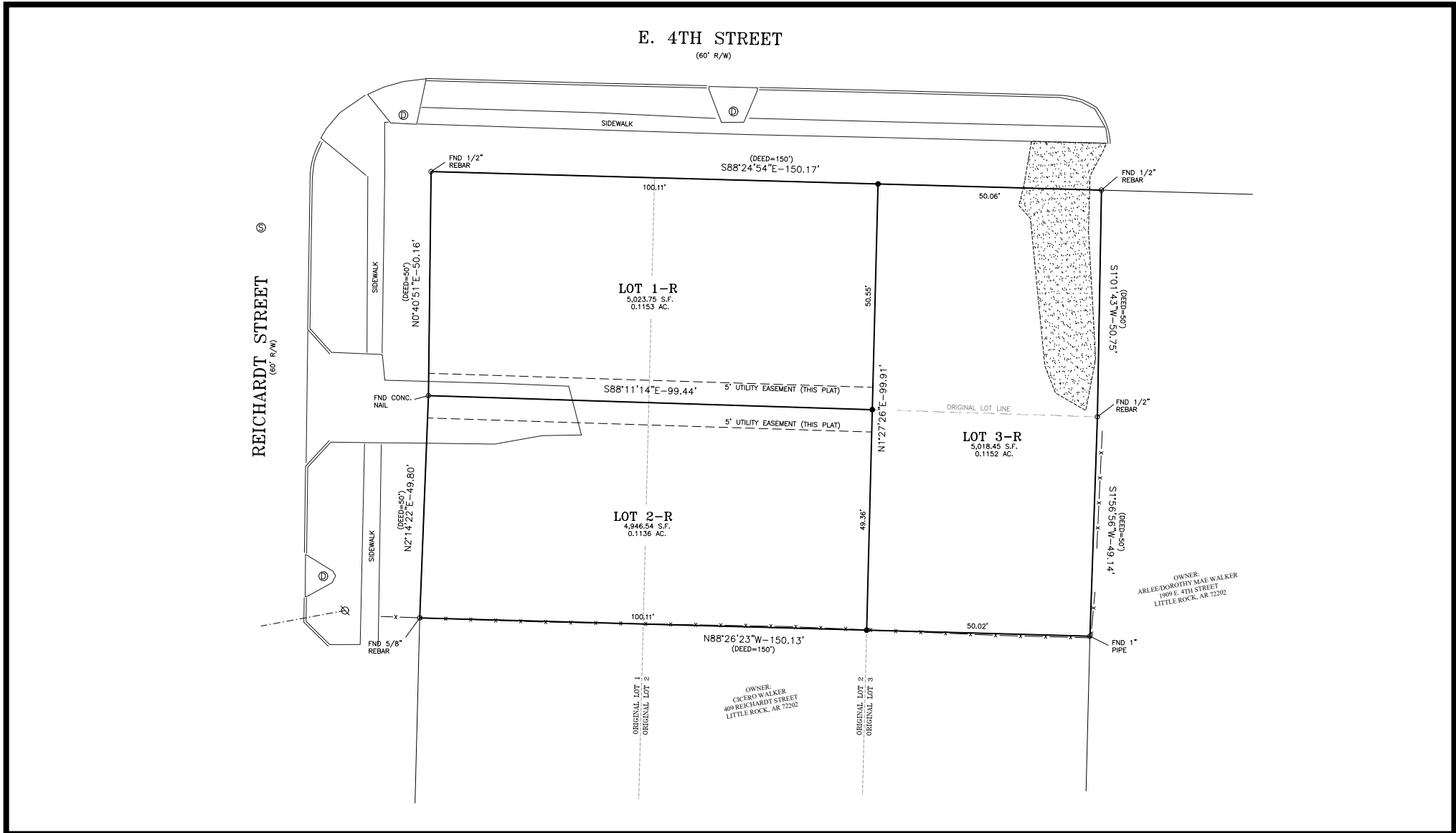


### Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

# City of Little Rock Planning & Development

Case No: S-2017

Name: Garland's Addition, Lots 1R thru 3R

Location: SEC of E. 4th St. & Reichardt Streets

Title: Replat



May 14, 2026

ITEM NO.: 13

FILE NO.: Z-10152-A

NAME: Meechie's Private Club and Lounge - Conditional Use Permit

LOCATION: 617/619 Spring Street

DEVELOPER:

Demetrius Randle  
20 Cottage Court  
North Little Rock, AR 72118

OWNER/AUTHORIZED AGENT:

Square Deal Builders, LLC - owner  
Demetrius Randle - agent

SURVEYOR/ENGINEER:

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

AREA: 0.34 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: UU

VARIANCE/WAIVERS:

None requested

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit in order to operate a private club and lounge in the existing building located at 617/619 Spring Street.

B. EXISTING CONDITIONS:

The property is occupied by a one-story brick commercial building.

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, stamped and signed by an Arkansas Licensed Professional Engineer.
3. Land Survey to be no older than five (5) years, prepared, stamped and signed by an Arkansas professional Land Surveyor.
4. All documents shall be prepared in accordance with the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
5. All streets must comply with the current City of Little Rock Master Street Plan.
6. Any new development shall be reviewed to confirm compliance with applicable codes, specifications, and ordinances prior to issuing any related permits.
7. 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](mailto:CEPermits@littlerock.gov)

ENGINEERING COMMENTS (PUBLIC WORKS): No comment.

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:

**Addresses**

Addresses shall be posted in a conspicuous place during construction and when construction is complete as per Little Rock City Ordinance Section 30-346 and Section 505 of the 2021 Arkansas Fire Prevention Code, Vol. 1 to facilitate emergency response. Numbers/Letters shall be Arabic numbers or alphabetic letters to be minimum 6" in height, of a durable, reflective material on a color contrasting background to promote enhanced visibility. The numbers shall be in a conspicuously placed immediately above, on or at the side of the proper door of *each building* so that the number can be seen plainly from the street on which the number is based. Whenever any building is situated so that the number is not clearly discernible from the street line or vision of the building from the street is otherwise obscured, the number or numbers assigned shall be placed near the walk, driveway or common entrance to such buildings, and affixed upon a gate post, fence, mailbox, post, or other appropriate place so as to be easily discernible (this is in addition to the numbers/letters on the building). Numbers painted or stenciled on the curb shall not be a lawful substitute for the display of address numbers prescribed by this article. Subject to change upon field evaluation. Contact Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

**NEED TO MAKE SURE THE ADDRESS IS CORRECTED (The business is located on 617 & 619 S Spring Street)**

**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 defining single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Mixed Use Urban (MXU) for the application area. The Mixed Use Urban (MXU) category allows for uses ranging from high-rise office buildings to single-family homes. The intent is to create a vital, diverse area which is street oriented and pedestrian-friendly. The uses may be mixed (residential, office, and commercial in any combination) within the building itself or within an area. The application is for a CUP to allow a Private Club & Lounge.

Surrounding the application area is area designated for Mixed Use Urban (MXU) uses and is characterized by a restaurant with a drive-through, one- and two-part commercial block buildings, and two commercial parking decks.

This site is not located in an Overlay District.

Master Street Plan:

West 7th 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:

West 7th Street 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 subject property is the site of Beard's Furniture Co. Built in 1921; Beard's Furniture Co. is identified as having undetermined eligibility for listing on the National Register of Historic Places. The subject property is adjacent to the site of Horn's Men's Store, the Building at 612-614 Center Street, Hayes Grocery & Seed Store, the L. S. Stahl Building, and the Rogoski Building, all of which have been identified as having undetermined eligibility for the National Register of Historic Places.

The Historic Preservation Plan advocates 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 the site and 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 operation of a private club and lounge in the existing building located at 617/619 S. Spring Street. The property is occupied by a one-story brick commercial building. The proposed private club and lounge will occupy approximately 5,000 square feet of the overall 14,925 square foot building.

The applicant provided the following description of the proposed use:

"Meechie's Private Club and Lounge is designed to operate as an upscale private membership lounge that will serve as a welcoming space for adults to enjoy music, social gatherings, and hospitality in a safe and professionally managed environment. The venue will provide a refined atmosphere for members and guests while

contributing positively to the downtown entertainment and business district.

Our establishment will include a lounge seating area, bar service, and space for occasional live entertainment or private events. The concept is intended to attract professionals and responsible patrons seeking a sophisticated environment for networking, celebrations, and community gatherings.

Security personnel will be present during operating hours and additional security staff will be utilized for larger events. Surveillance cameras and controlled entry procedures will be implemented to ensure the safety of our guests and the surrounding community.

Proposed operating hours:

Monday - Thursday: 4:00 PM - 10:00 PM

Friday- Sunday: 4:00 PM- 12:00 AM

Meechie's Private Club and Lounge is committed to operating responsibly and contributing positively to the economic and social vitality of downtown Little Rock. We appreciate your time and consideration of this request."

The applicant provided the following additional information during staff's review of the application:

- An official maximum occupancy number has not yet been determined. The applicant will comply with all Fire Marshal and building code requirements once the occupancy load is established and will strictly enforce the approved limit.
- Select events may be ticketed (e.g. live entertainment, private functions, or themed events). All ticketed events will be managed in compliance with local regulations, including capacity limits and security requirements.
- Noise control measures will be implemented for all events, including keeping all entertainment indoors, use of sound-absorbing materials, monitoring volume levels, keeping doors closed, and complying with local noise ordinances.
- All events and entertainment activities will take place inside the building only. No outdoor events, amplified music, or gatherings will be conducted outside.

The property is located in the UU zoning district. There are no off-street parking requirements. On-street parking is allowed along both sides of Spring Street and W. 7th Street, as well as other streets in the immediate area.

Staff is supportive of the requested conditional use permit. Staff feels that the request is reasonable and an appropriate use 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-10152-A



617 / 619 S. SPRING ST.

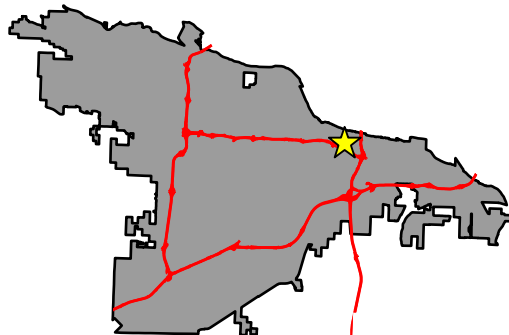
PLANNING COMMISSION  
MAY 14, 2026

Zoning

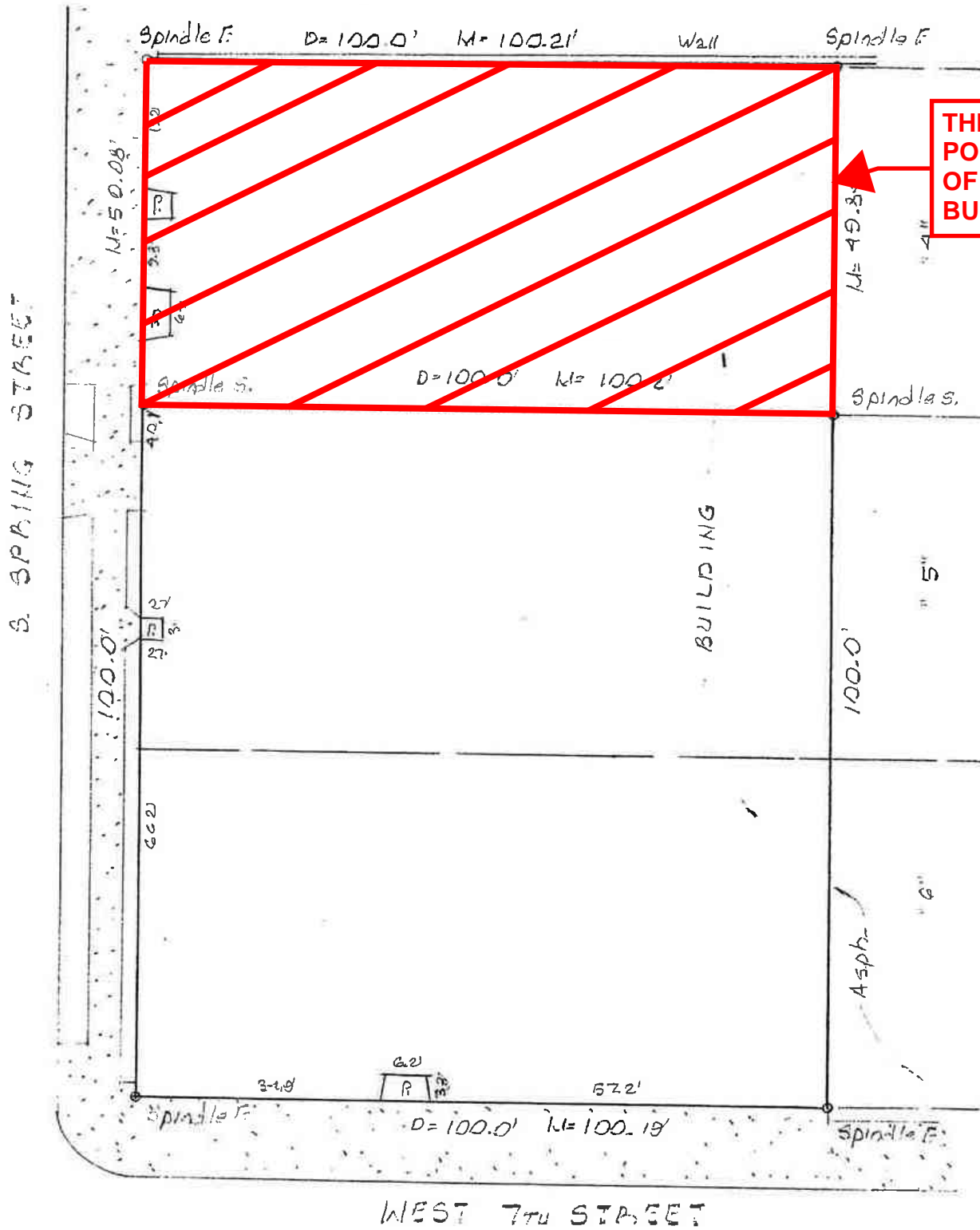


Legend

-  URBAN USE
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



**Sketch Map**  
**City of Little Rock Planning & Development**

Case No: Z-10152-A

Name: Meechie's Private Club & Lounge

Location: 617 / 619 S. Spring St.

Title: CUP



May 14, 2026

ITEM NO.: 14

FILE NO.: Z-10287

NAME: Elite Equity X - Conditional Use Permit

LOCATION: 2105 South Tyler Street

DEVELOPER:

Elite Equity X, LLC  
P.O. Box 481  
Bentonville, AR 72712

OWNER/AUTHORIZED AGENT:

Elite Equity X, LLC - owner  
Kendel Grooms - agent

SURVEYOR/ENGINEER:

Bond Consulting Engineers, Inc.  
2601 T.P. White Drive  
Jacksonville, AR 72076

AREA: 0.165 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow the construction of a duplex on the R-3 zoned property located at 2105 South Tyler Street.

B. EXISTING CONDITIONS:

The property is currently undeveloped and grass covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. 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. All documents shall be prepared in accordance with the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
4. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43
5. The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3
6. Any Retaining Walls SHALL be under separate application/review/approval
7. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
8. 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](mailto:CEPermits@littlerock.gov)

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Tyler St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline is required.

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.

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. The application is for a CUP to allow a duplex.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes, a faith-based institution, and the Little Rock City Alert Center.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

The subject site is across the street from the Tyler Street Baptist Church, now called the Connect Church. The Tyler Street Baptist Church was identified as ineligible for listing in the National Register of Historic Places. The subject site is also across the street from the Tyler Street Baptist Church Education Building, now the site of the Little Rock City Alert Center. The Tyler Street Baptist Church Education Building was identified as ineligible for listing in the National

Register of Historic Places. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests a conditional use permit to allow for the construction of a duplex on the R-3 zoned property at 2105 South Tyler Street. The property is currently undeveloped. A paved alley right-of-way is located along the rear (east) property line.

The applicant proposes to construct a one-story, 1,716 square foot duplex building on the lot. The duplex will be located 28.4 feet from the front (west) property line, 55.6 feet from the rear (east) property line and approximately 5.5 feet from the side property lines.

The proposed duplex structure will have horizontal siding on the exterior, with a shingled roof. A small front porch for each unit will be located on the front facade. An entry door for each unit will also be located on the north and south building sides.

There will be a parking area for four (4) vehicles located in the rear yard area, with access from the alley right-of-way. Section 36-502 of the City's Zoning Ordinance requires a minimum of three (3) parking spaces for a duplex. A sidewalk from the South Tyler Street right-of-way will access the front of the structure. There will also be sidewalks from the parking area to each duplex unit.

Staff is supportive of the requested conditional use permit. Staff believes the request is reasonable. The property is located across the street from an existing church development. Staff feels that a duplex will be an appropriate in-fill use for this property.

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-10287



2105 S. TYLER ST.

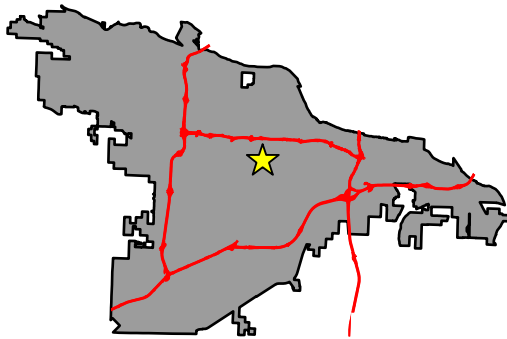
Planning Commission  
MAY 14, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



May 14, 2026

ITEM NO.: 15

FILE NO.: Z-10285

NAME: Rezoning from I-2 to R-3

LOCATION: 4412 W. 24th Steet

DEVELOPER:

University District Development Corp.  
2801 S. University Ave.  
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

University District Development Corp. - owner  
Quincy Edwards - applicant

SURVEYOR/ENGINEER:

Edward Lofton - surveyor  
15415 Oakcrest  
Little Rock, Arkansas

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: I-2

VARIANCE/WAIVERS:

None requested

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.15-acre property from "I-2" Light Industrial District to "R-3" Single Family District. The rezoning is requested to allow for the construction of a single-family residence.

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. All documents shall be prepared in accordance with the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
4. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43.
5. The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3.
6. Any Retaining Walls SHALL be under separate application/review/approval.
7. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
8. 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](mailto:CEPermits@littlerock.gov)

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. 24<sup>th</sup> St. 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 received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Provide a 5' utility easement on the south side of the property.

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 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 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-3. Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes, two duplexes, small apartment buildings, and vacant lots. This site is not located in an Overlay District.

Master Street Plan:

West 24th 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 24th 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 0.15-acre property located at 4412 W. 24th Street from "I-2" Light Industrial District to "R-3" Single Family District. The rezoning is requested to allow for the construction of a sign family residence. The property is currently vacant.

The City's Future Land Use Plan designates this property as "RL" Residential Low. The requested R-3 zoning does not require an amendment to the future land use plan.

Staff is supportive of the requested R-3 zoning. Staff views the request as reasonable. All the adjacent properties are zoned R-3. The proposed R-3 zoning represents a continuation of the zoning pattern in this area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 zoning.

Z-10285

4412 W. 24th ST.

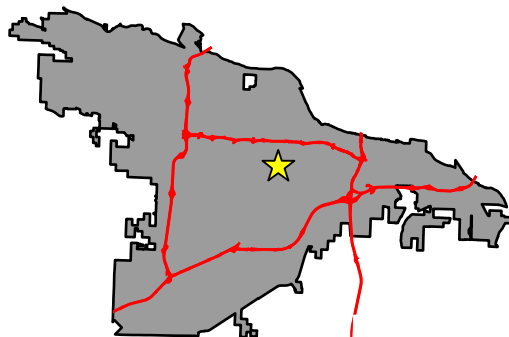
Planning Commission  
MAY 14, 2026

Zoning



Legend

- INDUSTRIAL
- SINGLE FAMILY
- MULTI FAMILY
- Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10285

4412 W. 24th ST.

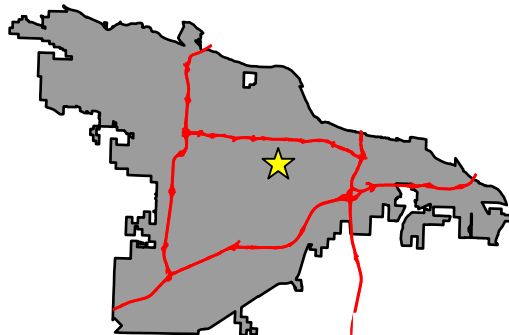
Planning Commission  
MAY 14, 2026

Land Use



Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 16

FILE NO.: Z-10288

NAME: Rezoning from R-3 to R-4

LOCATION: 310 South Oak Street

DEVELOPER:

Andrew Francis  
309 Fairfax Drive  
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Andrew Francis - owner/agent

SURVEYOR/ENGINEER:

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

AREA: 0.149 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 requests to rezone the 0.149-acre property from "R-3" Single Family District to "R-4" Two Family District. The rezoning is requested to allow future lot development.

B. EXISTING CONDITIONS:

The property contains a one-story frame single family residence. There is a one-car wide driveway at the northeast corner of the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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. All documents shall be prepared in accordance with the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
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. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43
6. The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3
7. Any Retaining Walls SHALL be under separate application/review/approval
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](mailto:CEPermits@littlerock.gov)

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Oak St. 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 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 to rezone to R-4.

To the north, east, and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes interspersed with duplexes. East of the application area is area designated for Mixed Use (MX) uses and is characterized by single-family homes.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

South Oak 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 0.149-acre property located at 310 S. Oak Street from "R-3" Single Family District to "R-4" Two-Family District. The rezoning is requested to allow for future development. The property contains a one-story frame single family residence. There is a one-car wide driveway from South Oak Street at the northeast corner of the property.

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 proposed R-4 zoning will be compatible with the existing zoning in the area. All the lots within the west half of the block are zoned R-4, as well as the property immediately to the south. There is a scattering of R-4 zoning within the overall neighborhood to the east.

I. STAFF RECOMMENDATION:

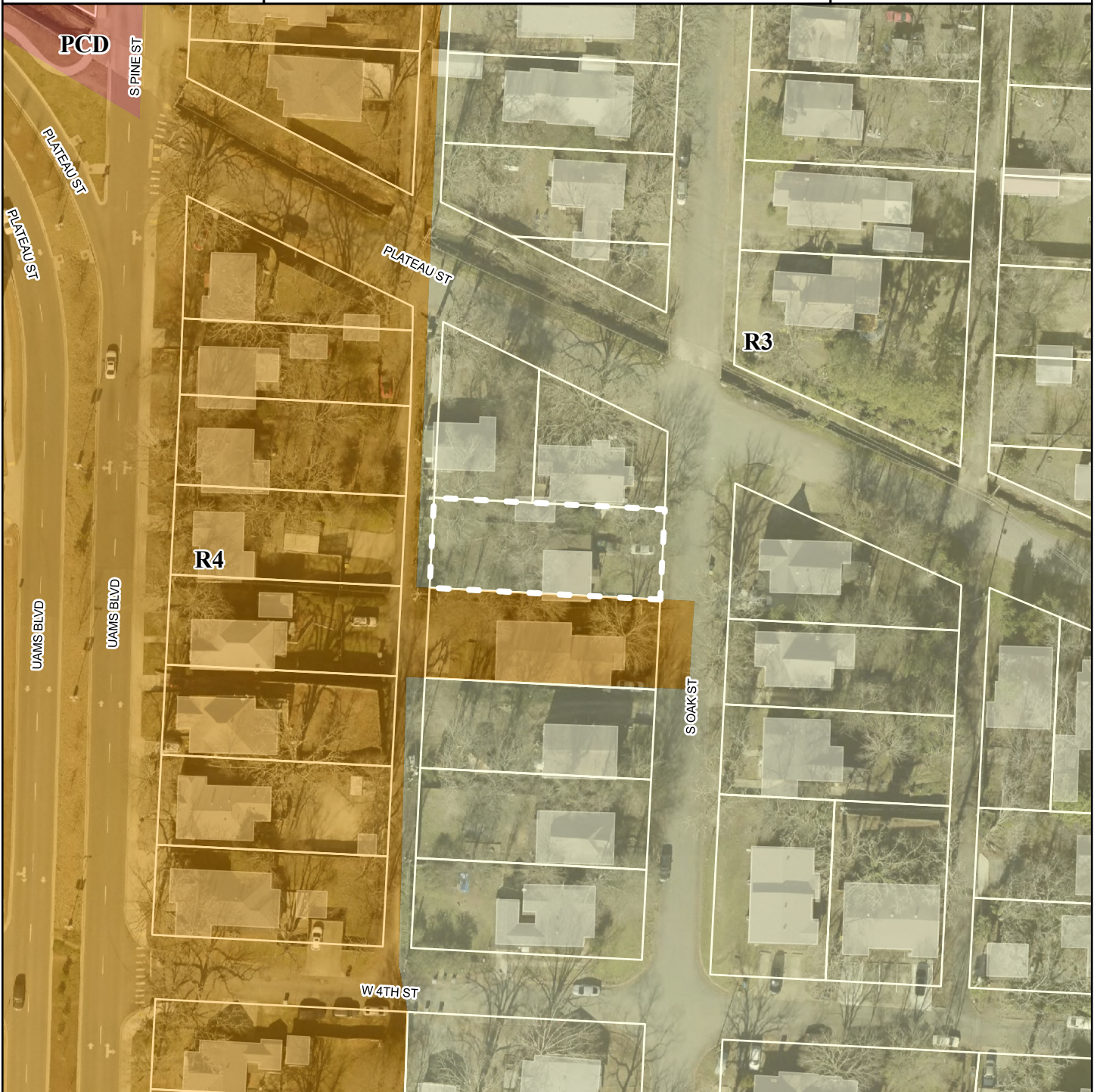
Staff recommends approval of the requested R-4 rezoning.

Z-10288





310 S. OAK ST.

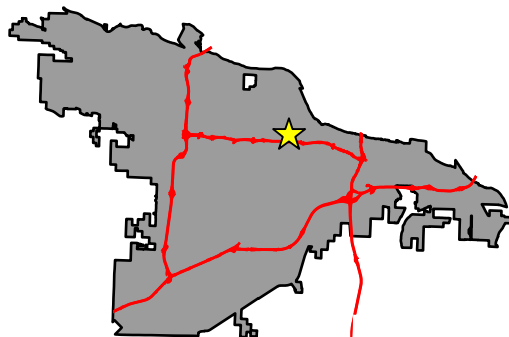
Planning Commission  
MAY 14, 2026

Zoning



Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL
-  Parcel Lines



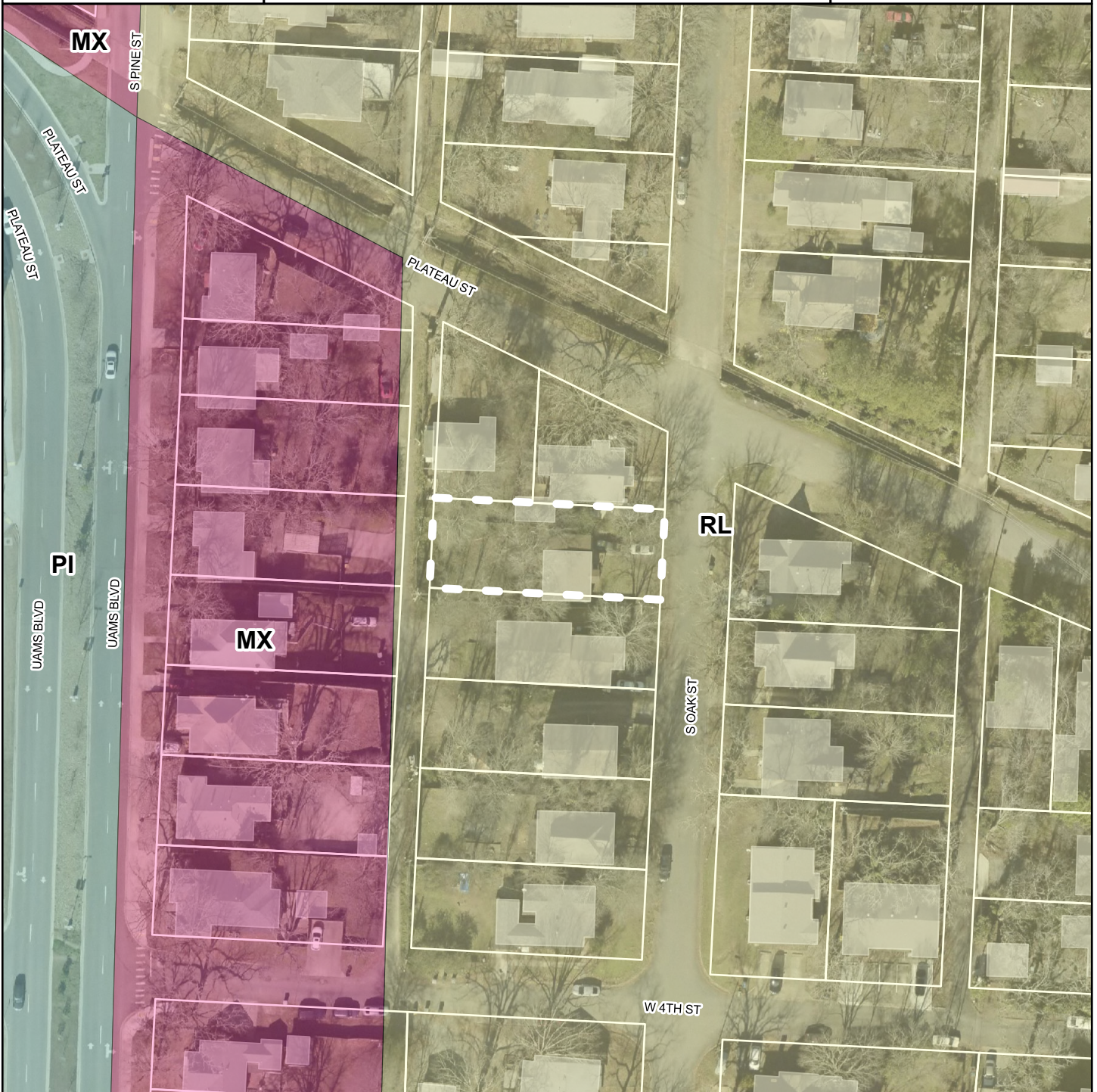
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10288





310 S. OAK ST.

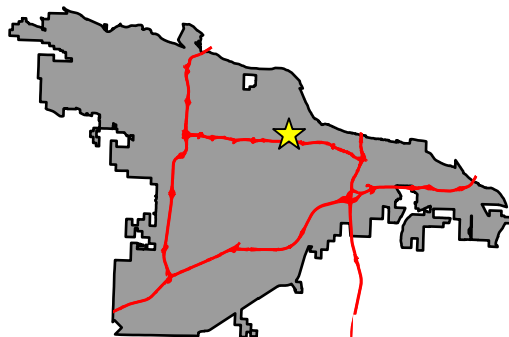
Planning Commission  
MAY 14, 2026

Land Use



Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO. 17:

FILE NO.: LU2026-01-01

NAME: River Mountain Planning District Land Use Plan Amendment – RL to PK/OS

LOCATION: 4410 Sam Peck Road

OWNER/AUTHORIZED AGENT:

Owner

James A Kroskey Jr & Donna Kroskey  
4410 Sam Peck Road  
Little Rock, AR 72223

Agent

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

AREA: 0.23 acres +/-

WARD: Ward 4

PLANNING DISTRICT: 01

CURRENT ZONING: R-2, Single-Family District

---

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Residential Low Density (RL) to Park/Open Space (PK/OS). The application is pursued concurrently with a rezoning application, File No. Z-10293, request from Single-Family District (R-2) to Agricultural and Forestry District (AF).

B. EXISTING CONDITIONS:

The subject site is 0.23 acres +/- of developed land containing a single-family residential dwelling within the Piedmont Subdivision. The site has approximately 114 feet of frontage along Sam Peck Road.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 1, the River Mountain Planning District. The development principles of the district include the improvement of roads for multimodal transportation, preservation of open space and environmental features, and development of Neo-Traditional neighborhoods in undeveloped areas. The Land Use Plan shows 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 single-family residences and a facility of the Little Rock Athletic Club directly south of Peckerwood Road. Approximately 150 feet north of the application area is area designated for Public/Institutional (PI) uses and is characterized by facilities related to the Little Rock Athletic Center.

This site is not located in an Overlay District.

Master Street Plan:

Sam Peck 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:

West 11th Street and W. 10<sup>th</sup> Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

E. ANALYSIS:

The subject property consists of approximately 0.23 acres of developed land located at 4410 Sam Peck Road within the Piedmont Subdivision. The site contains a single-family residential dwelling and has approximately 114 feet of frontage along Sam Peck Road. Surrounding development consists primarily of low-density residential subdivisions with institutional and recreational facilities associated with the Little Rock Athletic Club located nearby.

Staff finds that the requested Land Use Plan amendment from Residential Low Density (RL) to Park/Open Space (PK/OS) is reasonable and appropriate given the site's proximity to existing recreational and open space facilities, the presence of adjacent Public/Institutional (PI) land uses, the designation of PK/OS for private recreational facilities across the city (e.g. Country Club of Little Rock, Chenal Country Club, etc.), and the broader land use framework of the River Mountain Planning District. The Park/Open Space (PK/OS) designation is intended to preserve land for recreation, environmental protection, and public open space. The concurrent rezoning request (File No. Z-10293) to Agricultural and Forestry District (AF) further supports long-term preservation of the property for low-impact open space or conservation use.

The site is located within Planning District 1, the River Mountain Planning District, where development principles emphasize improving multimodal transportation corridors, preserving natural open space and environmental features, and supporting Neo-Traditional development patterns in appropriate areas. The current Residential Low Density (RL) designation provides for single-family homes at densities not exceeding 6 units per acre. While the surrounding area remains predominantly RL, the presence of significant public and recreational facilities in close proximity—including Little Rock Athletic Club facilities located just south of Peckerwood Road and approximately 150 feet north of the site—provides a logical context for the transition to PK/OS. The amendment would allow the property to function as a small but meaningful extension of open space within a larger cluster of recreational and institutional uses.

Sam Peck Road is designated as a Collector on the Master Street Plan, providing connectivity between local streets and higher-order roadways. Collectors maintain a dual function of facilitating movement and providing access to adjoining properties. A standard 60-foot right-of-way is required, with sidewalks on one side. Future redevelopment under PK/OS or AF zoning may require right-of-way dedication or minor street improvements consistent with Collector Street standards. The site is not identified on the Master Bike Plan for existing or planned bicycle facilities.

May 14, 2026

ITEM NO. 17: \_\_\_\_\_ FILE NO.: LU2026-01-01 (Cont.)

There are no known historic resources affected by the request, and the amendment is not expected to impact any identified cultural or environmental features.

The proposed Park/Open Space (PK/OS) designation aligns with the long-term planning objectives for the area and provides a compatible land use transition between surrounding residential neighborhoods and nearby institutional and recreational facilities. The amendment supports preservation of open space within the River Mountain Planning District and coordinates appropriately with the associated rezoning application.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the River Mountain Planning District from Residential Low Density (RL) to Park/Open Space (PK/OS) and recommends approval.

LU2026-01-01

LOCATED AT 4410 SAM PECK RD.

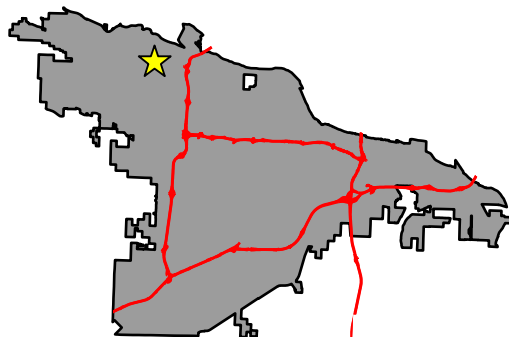
Planning Commission  
MAY 14, 2026

Zoning



Legend

- AGRICULTURE AND FARMING
- SINGLE FAMILY
- Parcel Lines



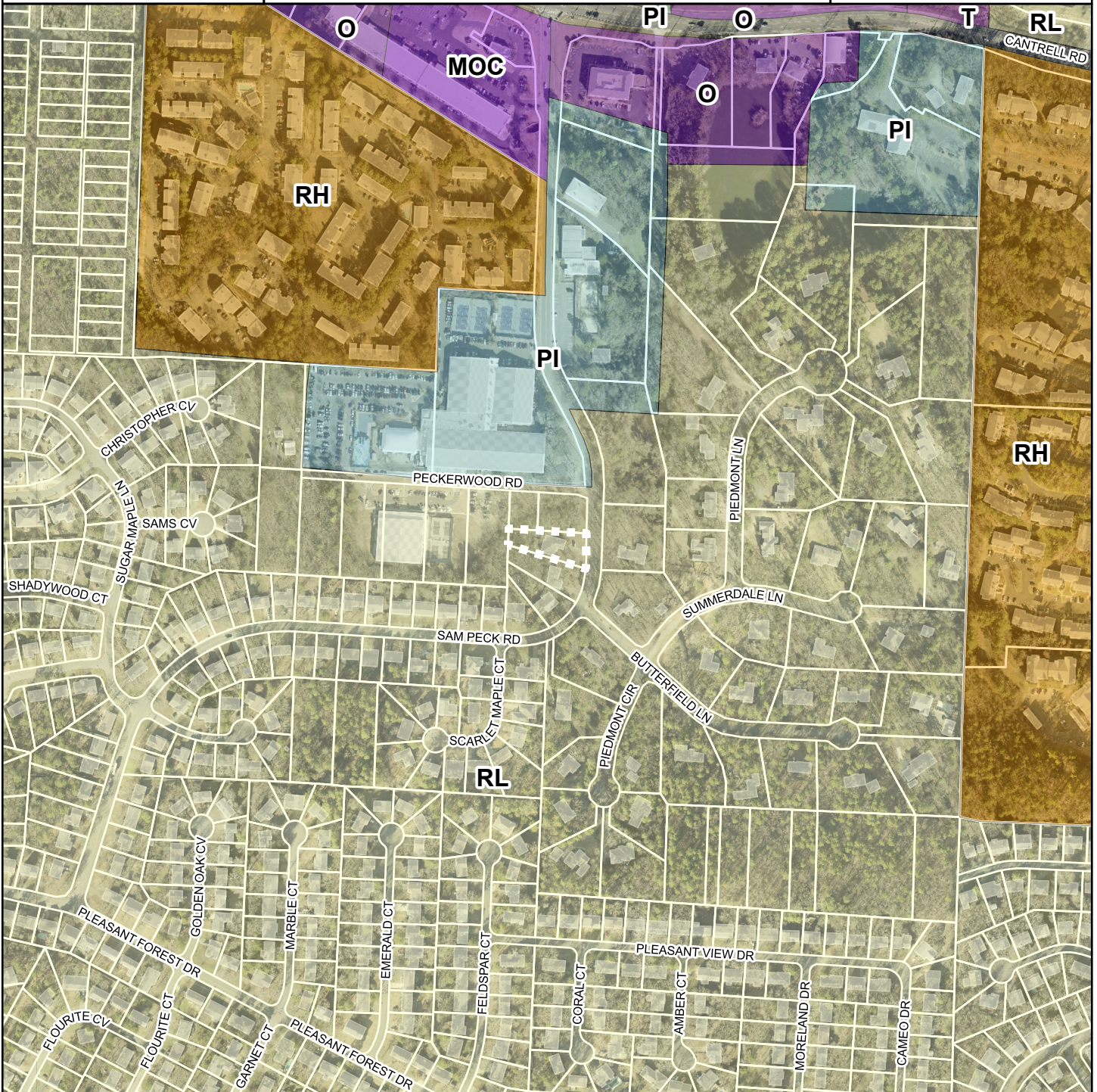
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

LU2026-01-01








LOCATED AT 4410 SAM PECK RD.

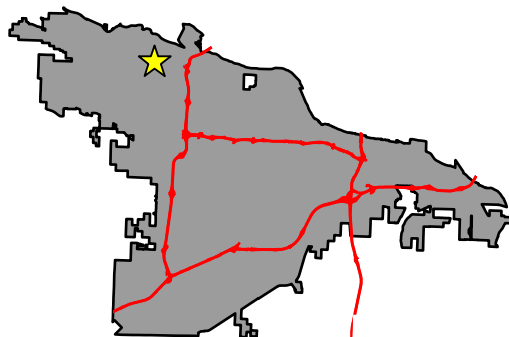
Planning Commission  
MAY 14, 2026

Land Use



Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 17.1

FILE NO.: Z-10293

NAME: Rezoning from R-2 to AF

LOCATION: 4410 Sam Peck Road

DEVELOPER:

James and Donna Kroskey  
105 Turtle Creek Cove  
Maumelle, Arkansas 72113

OWNER/AUTHORIZED AGENT:

James and Donna Kroskey - owner  
Jake White - applicant

SURVEYOR/ENGINEER:

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

AREA: 0.23 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.23-acre property from "R-2" Single Family District to "AF" Agriculture and Forestry District. The rezoning is requested to allow the property to be incorporated into the adjacent property to the north, owned by the Little Rock Athletic Club.

B. EXISTING CONDITIONS:

The property contains a one-story brick and frame single family residence. There is a two-car wide driveway from Sam Peck Road.

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. All documents shall be prepared in accordance with the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
4. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43
5. Any Retaining Walls SHALL be under separate application/review/approval
6. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
7. 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](mailto:CEPermits@littlerock.gov)

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:

**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 width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

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

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

**Dead Ends.**

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

**Gates**

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

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

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 1, the River Mountain Planning District. The development principles of the district include the improvement of roads for multimodal transportation, preservation of open space and environmental features, and development of Neo-Traditional neighborhoods in undeveloped areas. The Land Use Plan shows 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 Agriculture and Forestry (AF). The application requires an amendment to the Land Use Plan, which is being pursued concurrently as LU20-01-01.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences and a facility of the Little Rock Athletic Club directly south of Peckerwood Road. Approximately 150 feet north of the application area is area designated for Public/Institutional (PI) uses and is characterized by facilities related to the Little Rock Athletic Center. This site is not located in an Overlay District.

Master Street Plan:

Sam Peck 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:

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

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to rezone the 0.23-acre property located at 4410 Sam Peck Road from "R-2" Single Family District to "AF" Agriculture and Forestry District. The rezoning is requested to allow the property to be incorporated into the adjacent property to the north, owned by the Little Rock Athletic Club.

The property contains a one-story brick and frame single family residence. There is a two-car wide driveway from Sam Peck Road.

The City's Future Land Use Plan designates the property as "RL" Residential Low. The requested AF zoning will require an amendment to the future land use plan, from "RL" Residential Low to "PK/OS" Park /Open Space. This will be a separate item on this agenda.

Staff is supportive of the requested AF zoning. Staff views the request as reasonable. The proposed AF zoning will be compatible with the zoning in the immediate area. The adjacent properties to the north and west are currently zoned AF.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested AF rezoning.

Z-10293




4410 SAM PECK RD.

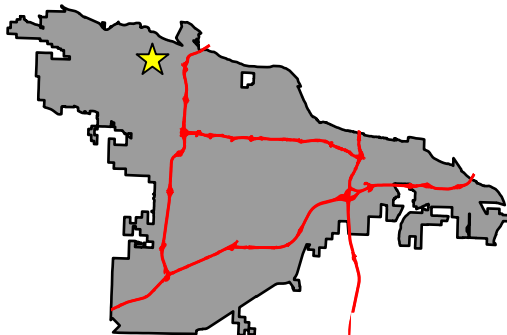
Planning Commission  
MAY 14, 2026

Zoning



Legend

-  AGRICULTURE AND FARMING
-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10293




4410 SAM PECK RD.

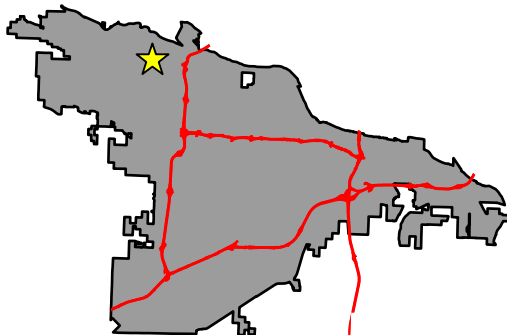
Planning Commission  
MAY 14, 2026

Land Use



Legend

-  Parcel Lines
-  PUBLIC INSTITUTION
-  RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 18

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](mailto: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.

Z-10294





8406 DREHER LN.

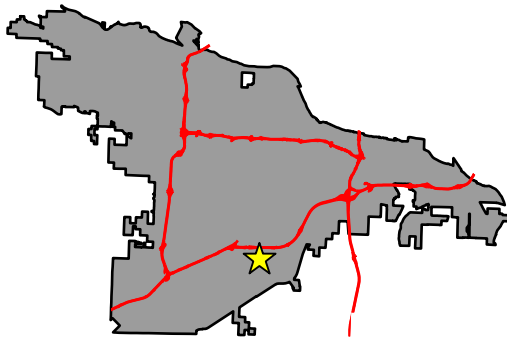
Planning Commission  
MAY 14, 2026

Zoning



Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10294

8406 DREHER LN.

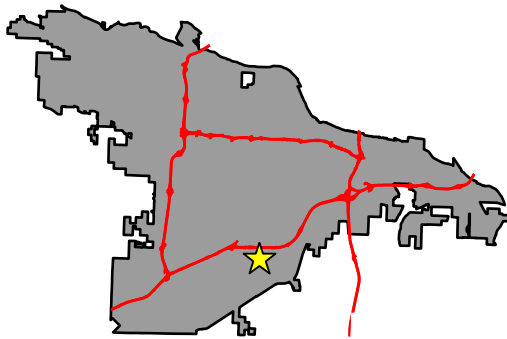
Planning Commission  
MAY 14, 2026

Land Use



Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO. 19:

FILE NO.: LU2026-09-01

NAME: I-630 Planning District Land Use Plan Amendment – MX to LI

LOCATION: Lots 5-8, Block 11, and W 30 feet of adjacent land of Roots and Coy Addition

OWNER/AUTHORIZED AGENT:

Owner

Triangle Group LLC  
904 N Martin St  
Little Rock, AR 72205

Agent

Chris East  
Cromwell Architects Engineers  
1300 E. 6<sup>th</sup> St  
Little Rock, AR 72202

AREA: 0.84 acres +/-

WARD: Ward 1

PLANNING DISTRICT: 09

CURRENT ZONING: R-3, Single-Family District

---

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Mixed Use (MX) to Light Industrial (LI). The application is pursued concurrently with a rezoning application, File No. Z-10295, request from Single-Family District (R-3) to Light Industrial (I-2).

B. EXISTING CONDITIONS:

The subject site is 0.85 acres +/- of developed land containing surface parking lots, a vacant residential parcel, with a 20-foot platted alley the bisects the property. The site jointly has 130 feet of frontage along W 11<sup>th</sup> Street, 130 feet of frontage along W 10<sup>th</sup> Street.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

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 Medium Density (RM) uses and is characterized by two single-family homes and the entrance to Fletcher Park. Northeast of the application area is designated for Park/Open Space (PK/OS) uses and is characterized by single-family homes, a duplex, vacant lots, and Fletcher Park. East of the application area is designated for Light Industrial (LI) uses and is characterized by a tour bus facility, an HVAC contractor, and four single-family residences. South and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes, duplexes, vacant lots, and a faith-based institution. Six new residential structures have been constructed in this area within the past five years.

This site is not located in an Overlay District.

Master Street Plan:

West 11th Street and W 10<sup>th</sup> Street are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 11th Street and W. 10<sup>th</sup> Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

E. ANALYSIS:

The subject property consists of approximately 0.85 acres of developed land located between West 11th Street and West 10th Street. The site includes surface parking areas, a vacant residential parcel, and a 20-foot platted alley that bisects the property. The combined frontage includes approximately 130 feet along W 11th Street and 130 feet along W 10th Street. Surrounding development includes a mixture of single-family homes, duplexes, vacant lots, park/open space, and various small-scale industrial and service-oriented uses.

Staff finds that the requested Land Use Plan amendment from Mixed Use (MX) to Light Industrial (LI) is reasonable given the existing industrial activity immediately east of the site, the presence of long-established non-residential service uses in the vicinity, and the site's proximity to transportation infrastructure suitable for light-intensity industrial operations. The LI designation is intended to provide locations for low-impact, employment-oriented industrial uses that can be compatible with adjacent development when appropriate site design and buffering are applied. The concurrent rezoning request (File No. Z-10295) allows coordinated review to ensure future development will meet the applicable standards of the Light Industrial District (I-2).

The site lies within the I-630 Planning District, where development principles emphasize preserving existing residential areas while directing non-residential activity to appropriate locations. The surrounding Land Use Plan designations reflect a variety of uses in close proximity. To the north, areas are designated Residential Medium Density (RM) and include single-family homes and the entrance to Fletcher Park. Northeast lies Park/Open Space (PK/OS), characterized by additional single-family residential structures, a duplex, and vacant lots adjoining the park. Directly east is an area already designated Light Industrial (LI), developed with a tour bus facility, HVAC contractor, and several single-family homes. To the south and west, properties are designated Mixed Use (MX) and consist of residential uses, vacant parcels, and a faith-based institution. The area to the west has seen recent residential investment as six new residential structures have been constructed in proximity within the past five years.

The requested Light Industrial (LI) designation aligns with the existing LI uses directly east of the site. The amendment is a logical and minor extension of light-industrial

May 14, 2026

ITEM NO. 19: FILE NO.: LU2026-09-01 (Cont.)

activity on land use currently as a bus parking and will be required to provide appropriate landscape buffering to maintain compatibility with nearby homes through application of zoning and design standards. The request is consistent with the established land use context of the I-630 Planning District and supports orderly, predictable transitions between residential and non-residential areas.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the I-630 Planning District from Residential Low Density (RL) to Light Industrial (LI) and recommends approval.

LU2026-09-01

# LOCATED AT LOTS 5-8, BLOCK 11, ROOTS AND COY ADDITION

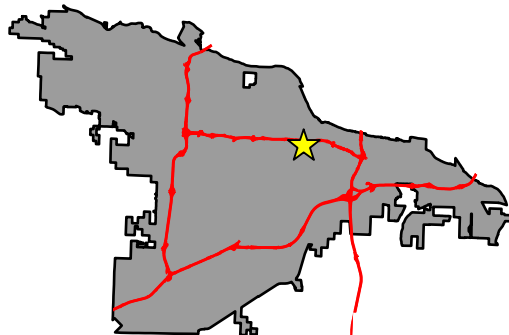
PLANNING COMMISSION  
MAY 14, 2026

Zoning



### Legend

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



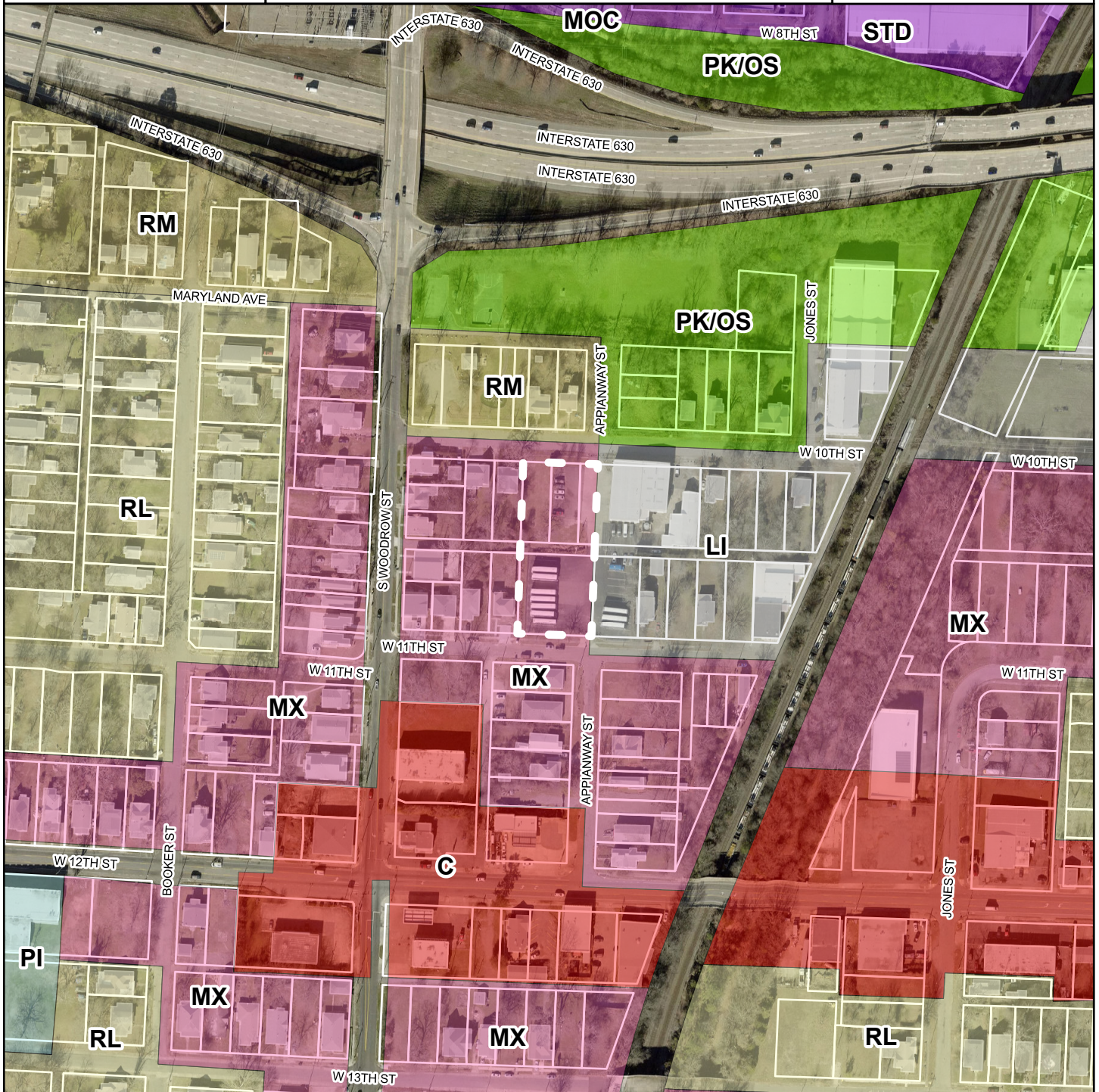
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

LU2026-09-01

# LOCATED AT LOTS 5-8, BLOCK 11, ROOTS AND COY ADDITION

Planning Commission  
MAY 14, 2026

Land Use



## Legend

- Parcel Lines
- LIGHT INDUSTRIAL
- PUBLIC INSTITUTION
- PARK / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- COMMERCIAL
- MIXED USE
- SERVICE TRADES DISTRICT
- MIXED OFFICE AND COMMERCIAL



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 19.1

FILE NO.: Z-10295

NAME: Rezoning from R-3 to I-2

LOCATION: North side of W. 11th Street, approximately 200 feet east of S. Woodrow Street

DEVELOPER:

Triangle Group, LLC  
904 N. Martin St.  
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Triangle Group, LLC - owner  
Chris East - agent

SURVEYOR/ENGINEER:

Thomas Engineering Company  
3810 Lookout Road  
North Little Rock, Arkansas 72116

AREA: 0.845 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.845-acre property from "R-3" Single Family District to "I-2" Light Industrial District. The rezoning is requested to allow for the expansion of the bus/travel facility located immediately to the east.

B. EXISTING CONDITIONS:

Portions of the property contain paved parking areas, with the remainder being undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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.  
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](mailto:CEPermits@littlerock.gov)

ENGINEERING COMMENTS (PUBLIC WORKS):

1. At the time of project design and construction, all vehicle wash water is required to be captured and not allowed to discharge into the City of Little Rock municipal separate stormwater sewer system (MS4) in violation of the water quality standards of the State of Arkansas without adequate water quality controls and treatment.

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

Little Rock Water Reclamation Authority:

1. Sand and oil filter shall not be connected to LRWRA system.

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 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. The application is to rezone to I-2. The application requires an amendment to the Land Use Plan, which is being pursued concurrently as LU2026-09-01.

To the north of the application area is area designated for Residential Medium Density (RM) uses and is characterized by two single-family homes and the entrance to Fletcher Park. Northeast of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by single-family homes, a duplex, vacant lots, and Fletcher Park. East of the application area is area designated for Light Industrial (LI) uses and is characterized by a tour bus facility, an HVAC contractor, and four single-family residences. South and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes, duplexes, vacant lots, and a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

West 11th Street and W 10th Street are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'.

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

Bicycle Plan:

West 11th Street and W. 10th Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant requests to rezone the 0.845-acre property from "R-3" Single Family District to "I-2" Light Industrial District. The rezoning is requested to allow for the expansion of the bus/travel facility located immediately to the east.

The property is comprised of four (4) platted lots, Lots 5-8, Block 11, Roots and Coy Addition to the City of Little Rock, as well as the west 30 feet of the abandoned Appainway Street right-of-way (abandoned by Ordinance No. 16,143). Lots 5 and 6 front on W. 11th Street, with Lots 7 and 8 having W. 10th Street frontage. Portions of the property contain paved parking areas, with the remainder being undeveloped.

The City's Future Land Use Plan designates this property as "MX" Mixed Use. A land use plan amendment to "LI" Light Industrial is a separate item on this agenda.

Staff is supportive of the requested I-2 zoning. Staff views the request as reasonable. The property is in an area containing a mixture of zoning and uses. There is existing I-2 zoning immediately east of the site. The additional I-2 zoning should have a minimal impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 zoning.

Z-10295

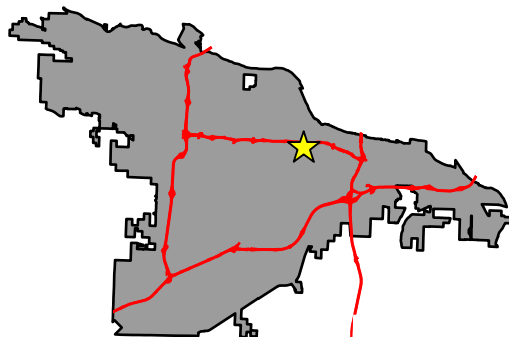
N. SIDE of W. 11th ST., APPROX.  
200' E. of S. WOODROW ST.

Zoning



Legend

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

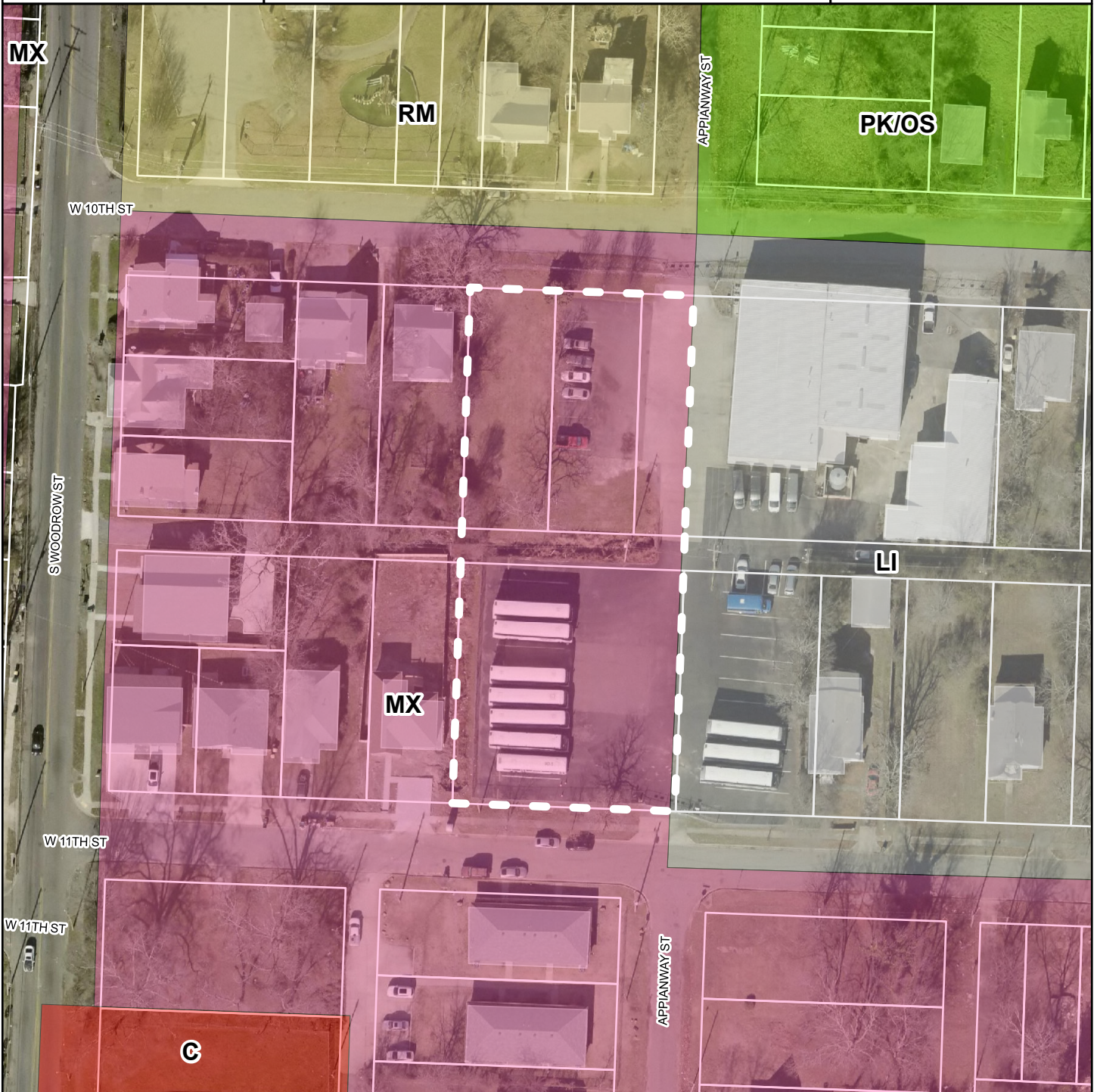


DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**






Z-10295

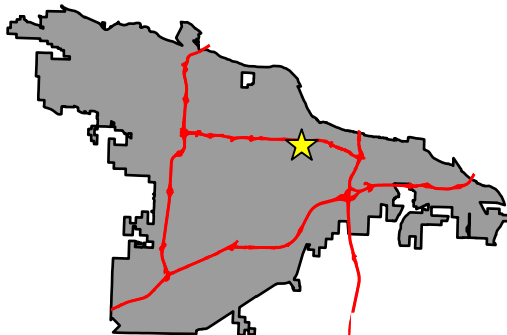
N. SIDE of W. 11th ST., APPROX.  
200' E. of S. WOODROW ST.

Land Use



**Legend**

-  Parcel Lines
-  LIGHT INDUSTRIAL
-  PARK / OPEN SPACE
-  RESIDENTIAL MEDIUM DENSITY
-  MIXED USE



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

May 14, 2026

ITEM NO.: 20

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

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

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

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 ( $\frac{1}{3}$ ) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

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

**Consult Zoning Code 15-87 for allowable trees.**

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:

May 14, 2026

ITEM NO.: 20 (Cont.)

FILE NO.: Z-9257-B

---

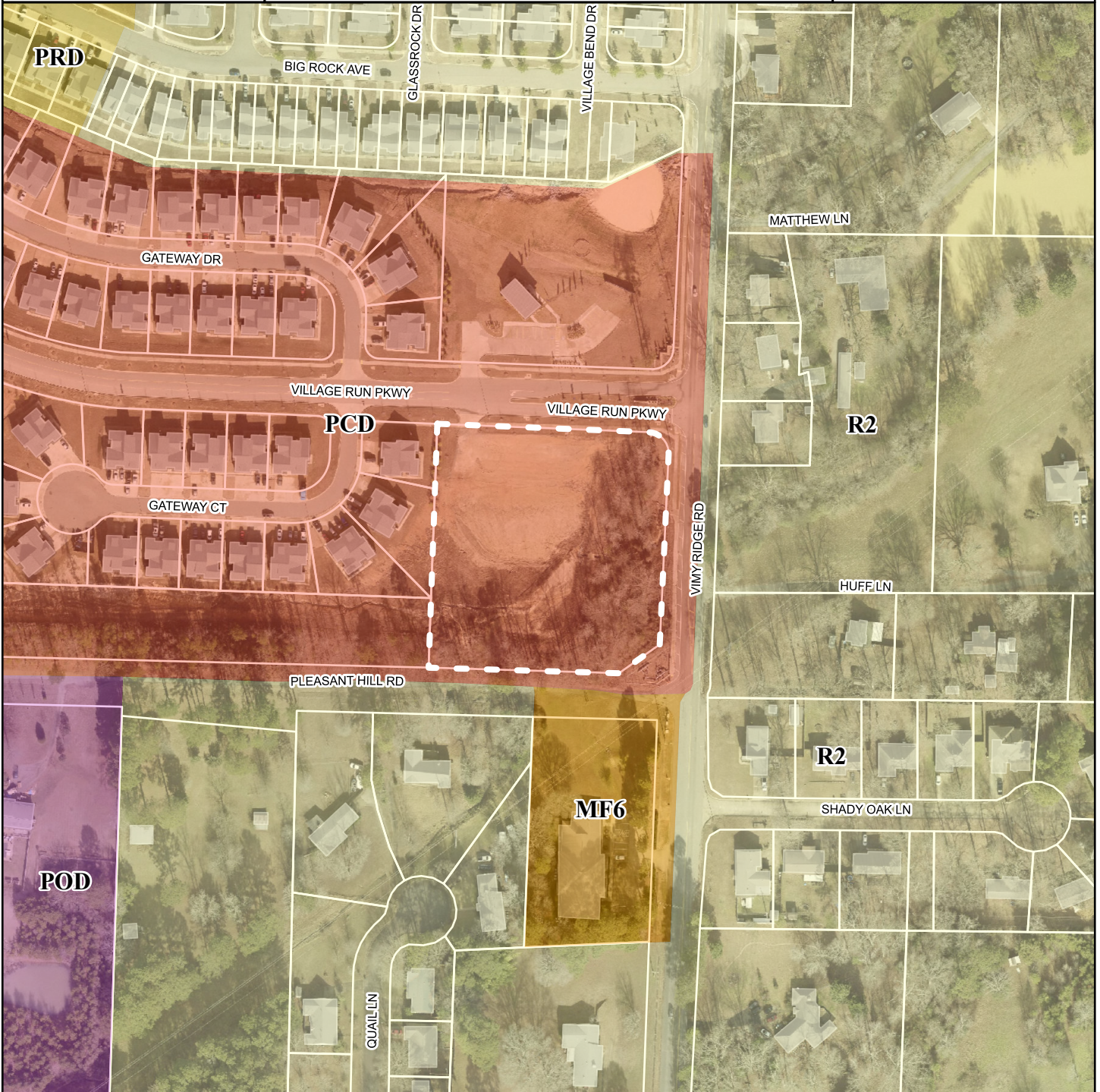
1. Compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis of the agenda staff report.
2. No use within the PCD shall include a convenience store, a liquor store or a pawn shop, and no tenant or owner shall permit such use (condition from original PCD approval).

Z-9257-B

# SWC of VIMY RDGE RD. & VILLAGE RUN PKWY.

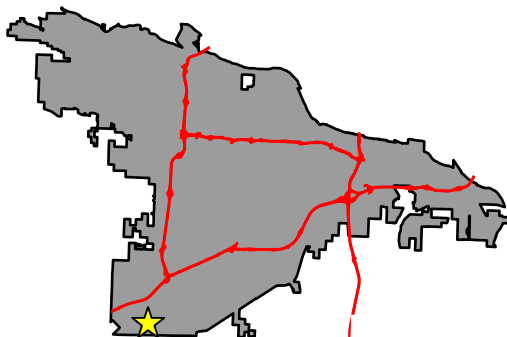
Planning Commission  
MAY 14, 2026

Zoning



### Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-9257-B




# SWC of VIMY RDGE RD. & VILLAGE RUN PKWY.

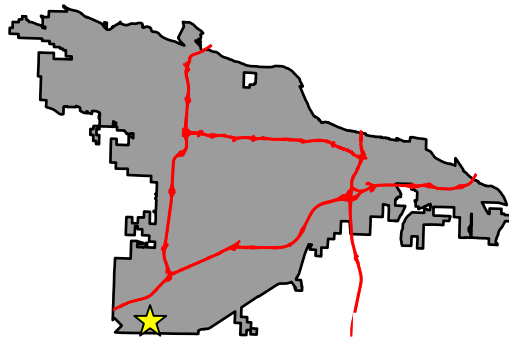
Planning Commission  
MAY 14, 2026

Land Use

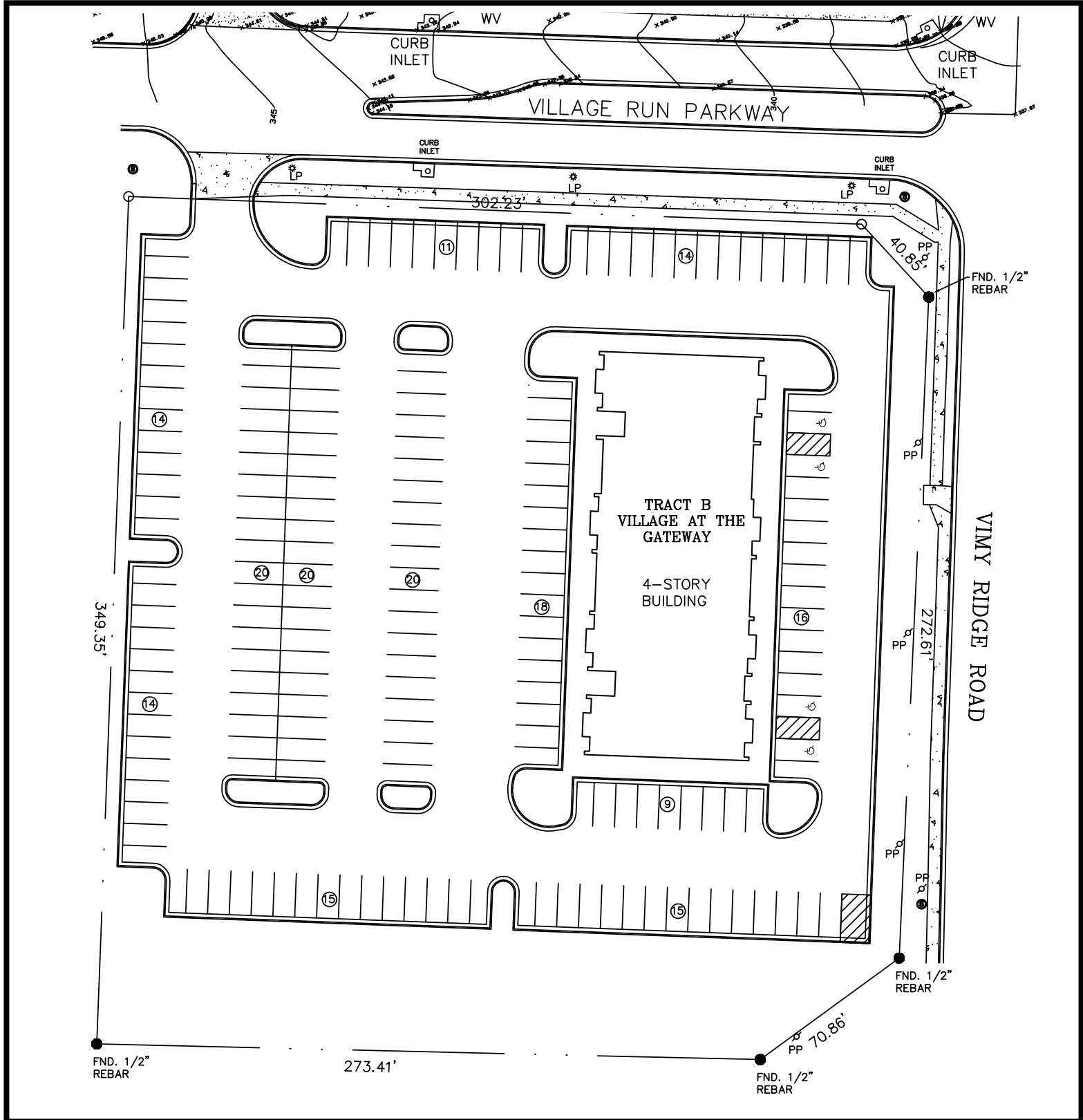


## Legend

-  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





## 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



May 14, 2026

ITEM NO.: 21

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 the 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 is 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](mailto: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 width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

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

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

**Dead Ends.**

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

**Gates**

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

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

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

**Multi-Family Residential Developments**

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

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

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

Parks and Recreation: No Comments Received.

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 ( $\frac{1}{3}$ ) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

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

**Consult Zoning Code 15-87 for allowable trees.**

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 (signs 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:

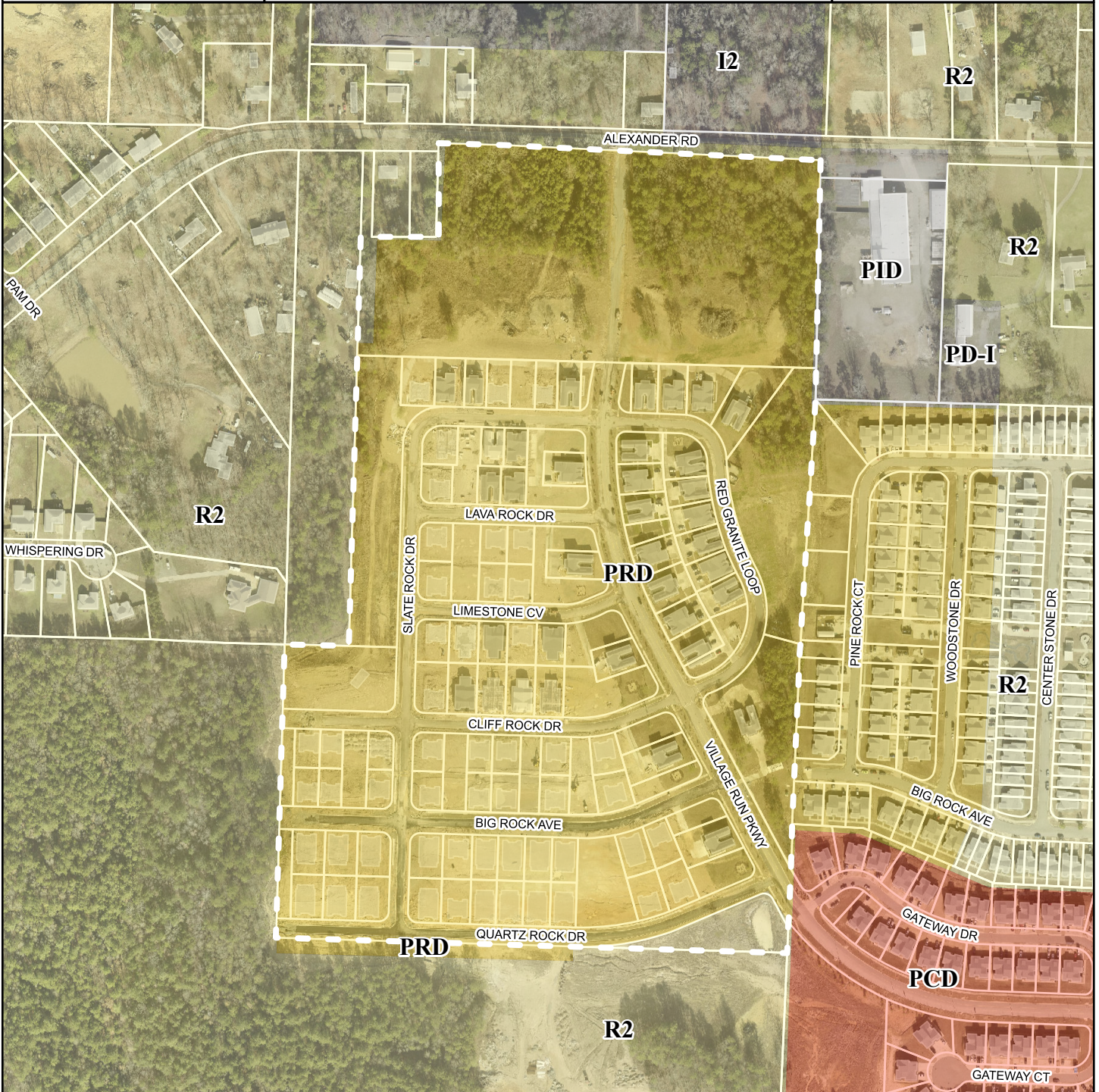
Staff recommends approval of the requested Revised PRD, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis of the agenda staff report.

Z-9407-E

# W. of VILLAGE RUN PKWY., S. of ALEXANDER RD.

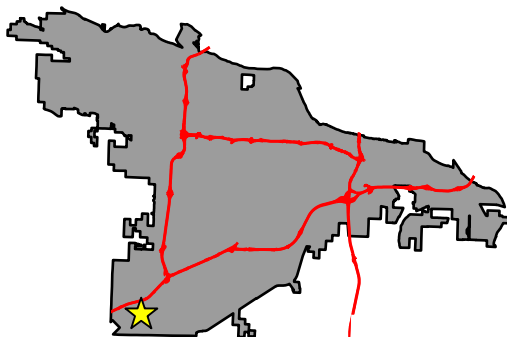
PLANNING COMMISSION  
MAY 14, 2026

Zoning



### Legend

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



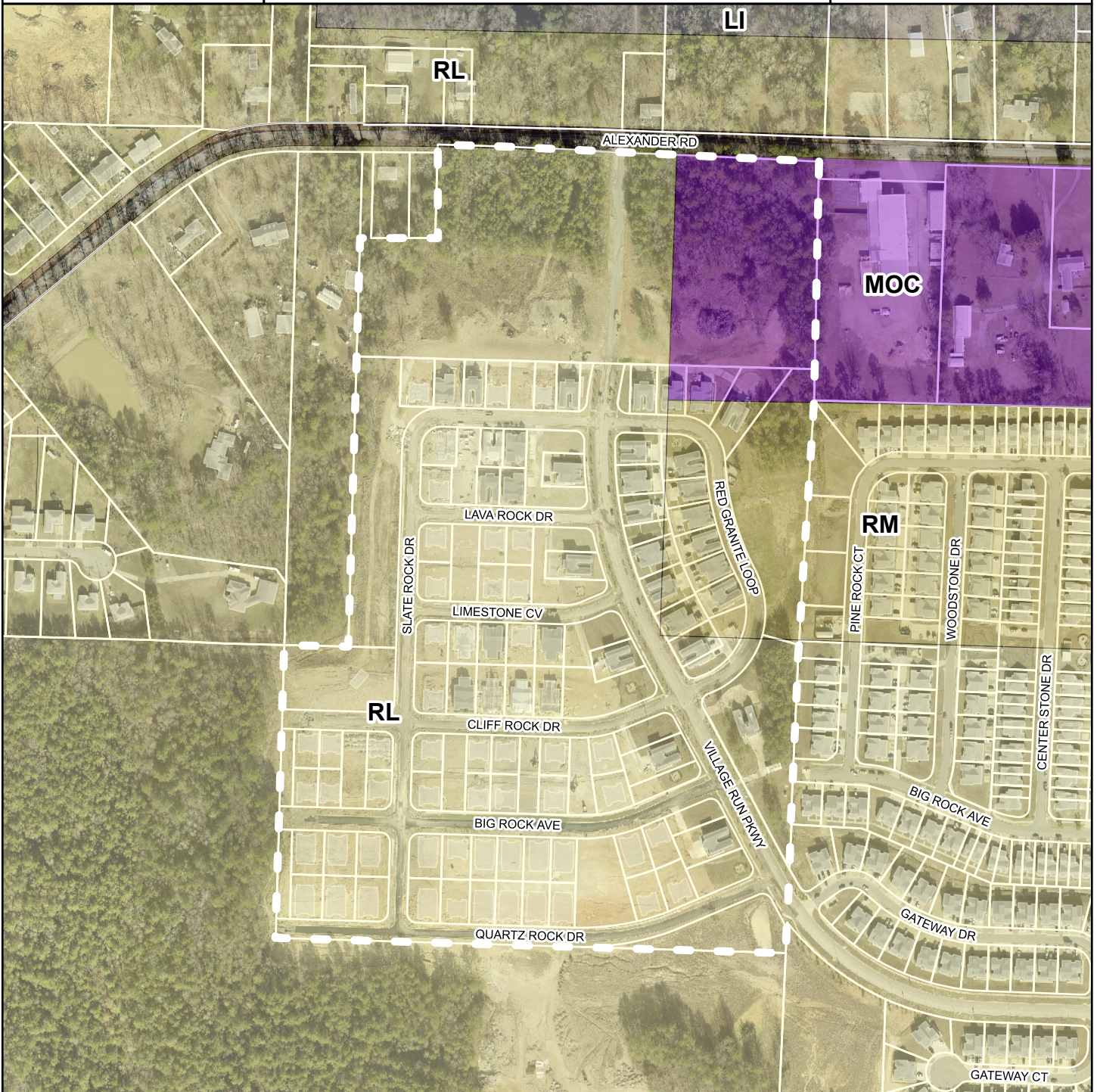
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-9407-E






# W. of VILLAGE RUN PKWY., S. of ALEXANDER RD.

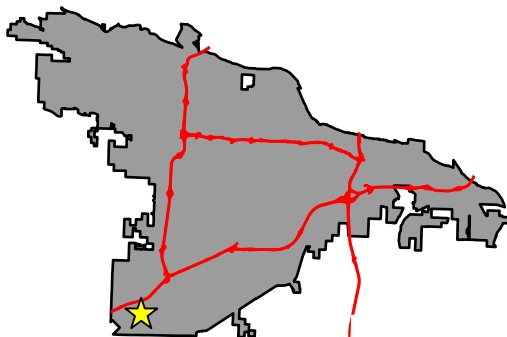
Planning Commission  
MAY 14, 2026

Land Use

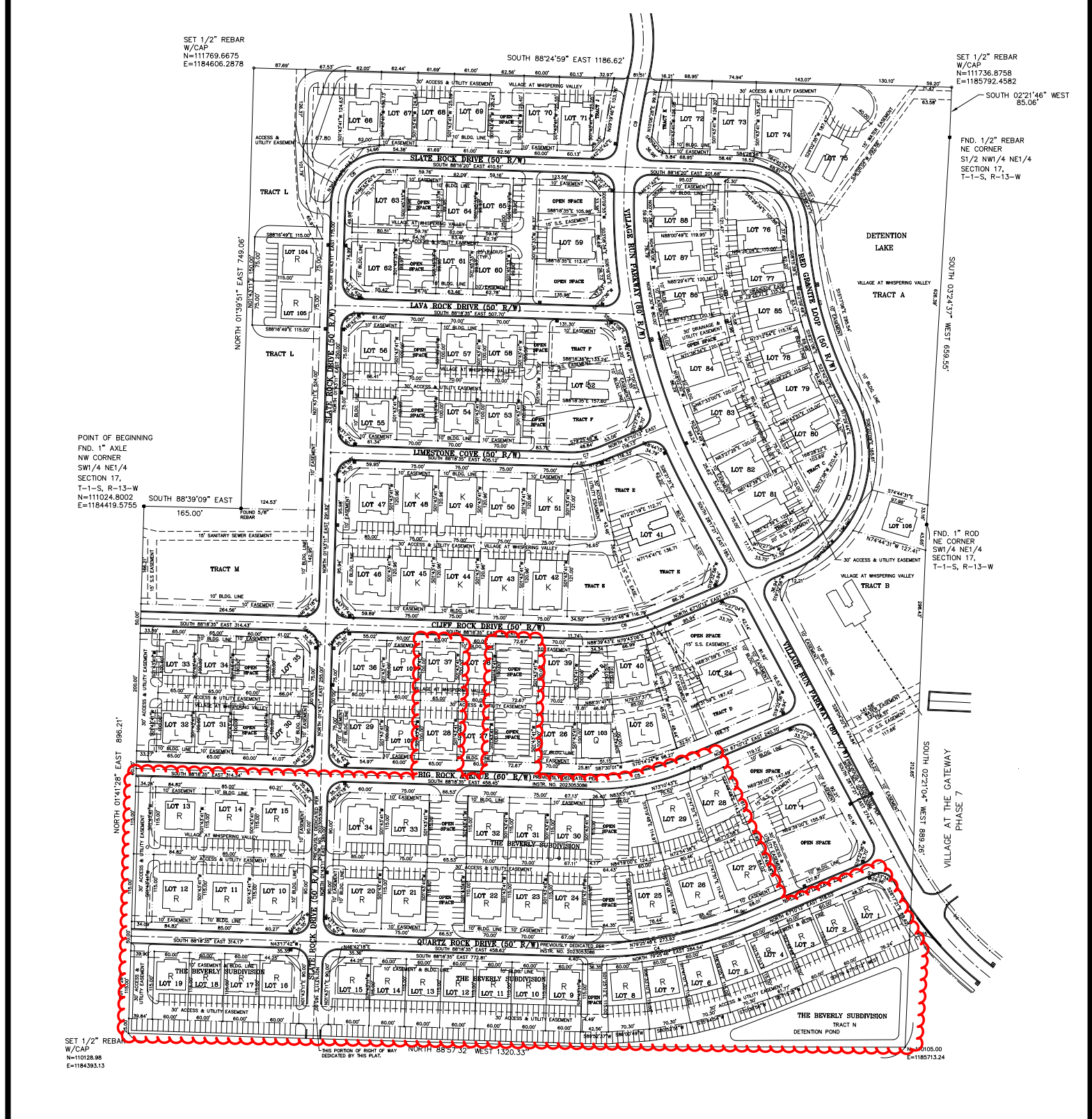


### Legend

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



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



May 14, 2026

ITEM NO.: 22

FILE NO.: Z-10286

NAME: Elite Equity X – PD-R

LOCATION: NWC of Young Road and Eda Drive

DEVELOPER:

Elite Equity X, LLC (Owner)  
P.O. Box 481  
Bentonville, AR 72712

OWNER/AUTHORIZED AGENT:

Kendel Grooms (Agent)  
8114 Cantrell Road  
Little Rock, AR 72227

AREA: 0.32 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.32 acre site from R-2 to PD-R to allow for the construction of two (2) duplex buildings.

B. EXISTING CONDITIONS:

The site is undeveloped and contains mature trees on most of the property. Properties in the general area contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING 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. All streets to meet the current City of Little Rock Master Street Plan.
6. Driveways shall meet all City of Little Rock Standard Details and City Code Sec. 30-43.
7. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Two (2) driveways should be constructed instead of four (4) driveways accessing 4 spaces each. The width of driveway must not exceed 20 feet.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

**Must Comply with Arkansas Fire Prevention Code 2021 edition**

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

**Maintain Access:**

**Fire Hydrants.**

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

**Grade**

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

**Loading**

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

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 13, the 65th Street East Planning District. The development principles of the district include continuing to reflect the existing land use and zoning. The Land Use Plan shows Mixed Use (MX) for the application area. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is for a Duplex.

Surrounding the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family residences, vacant lots, and a day care center. Farther north is area designated for Residential High Density (RH) uses and is characterized by an apartment complex. Farther east is area designated for Residential Low Density (RL) uses and is characterized by single-family homes and undeveloped woodlands. Farther west, along the Geyer Springs Road commercial corridor, is area designated for Commercial (C) uses and is characterized by two convenience stores with gas stations, an autobody shop, two drive-through restaurants, two restaurants, a flooring store, and a single-family home.

This site is not located in an Overlay District.

Master Street Plan:

Young 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:

Young 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 a 0.32 acre site from R-2 to PD-R to allow for the construction of two (2) duplex buildings.

The site is undeveloped and contains mature trees on most of the property. Properties in the general area contain a mixture of zoning and uses.

Each of the duplex structures will be approximately 2,118 square feet in area. The structures will be one-story in height, not to exceed a building height of thirty-five (35) feet.

Each duplex structure will be twenty-five (25) feet from the front (east) property line, over twenty-five (25) feet from the rear (west) property line, 5.5 feet from the north property line and over twenty (23) feet from the south property line.

The duplex buildings will be separated by a distance of ten (10) feet.

A twenty (20) foot access drive from Eda Lane will serve as access to the property, for each duplex building. Eight (8) paved parking spaces (4 per lot) will be located along Eda Lane. Section 36-502(b)(1)(c) of the City's Zoning Ordinance requires a minimum of three (3) parking spaces for each duplex.

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

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

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

All signs must comply with Section 36-551 (signs permitted in residential one- and two-family zones).

Staff is in support of the requested PD-R zoning. The applicant is requesting no variances for the proposed development. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location. There is a residential, multifamily apartment complex (Spanish Willows) located approximately 135 feet from the north property line from the proposed duplex development. Geyer Springs Road is approximately 385 feet from the west property line.

I. STAFF RECOMMENDATION:

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

Z-10286

# NWC of YOUNG RD. & EDA DR.

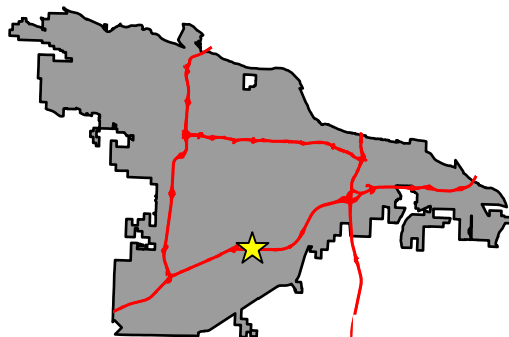
Planning Commission  
MAY 14, 2026

Zoning



## Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10286

# NWC of YOUNG RD. & EDA DR.

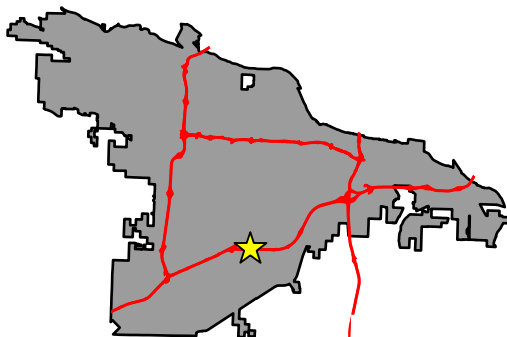
Planning Commission  
MAY 14, 2026

Land Use

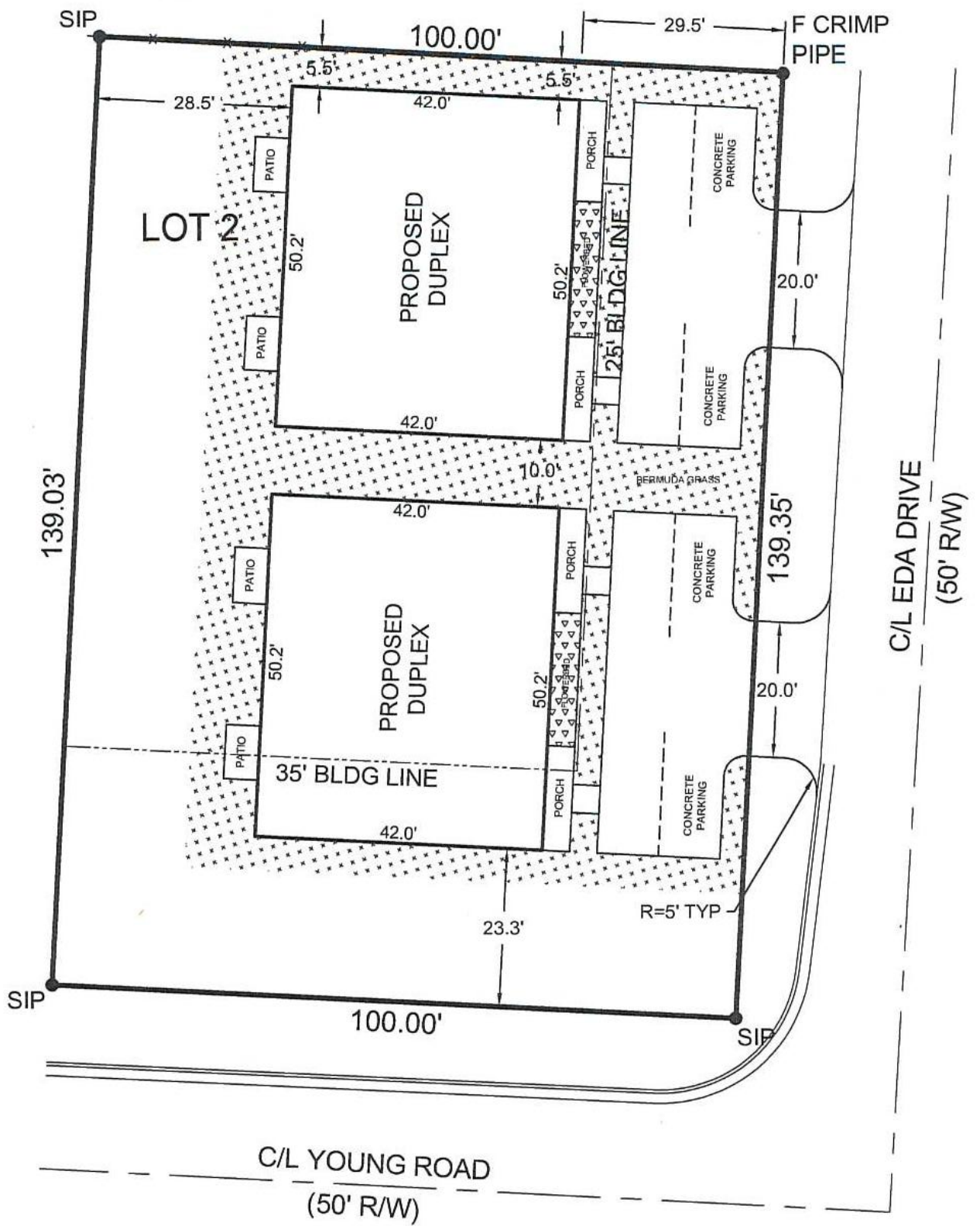


## Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



**Sketch Map**  
**City of Little Rock Planning & Development**

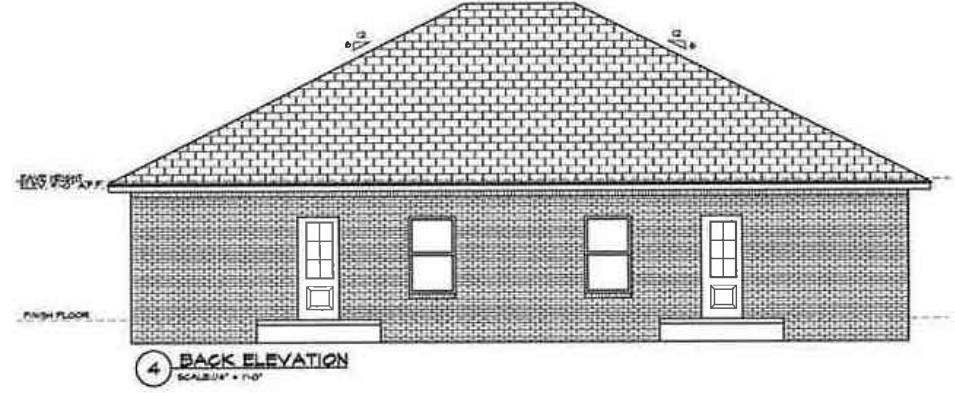
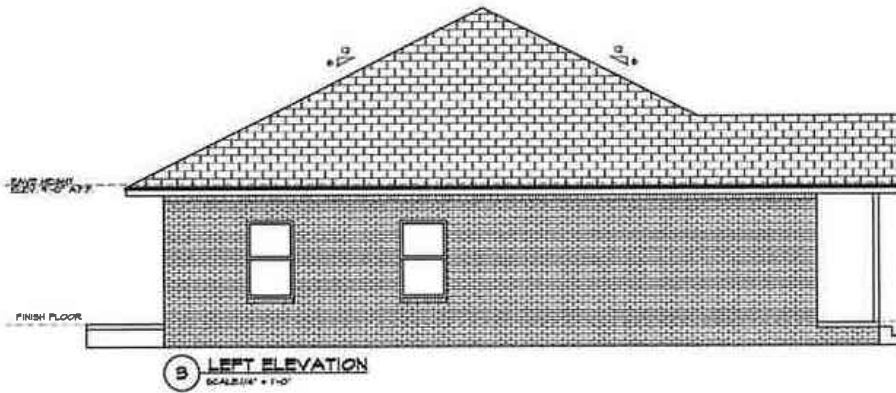
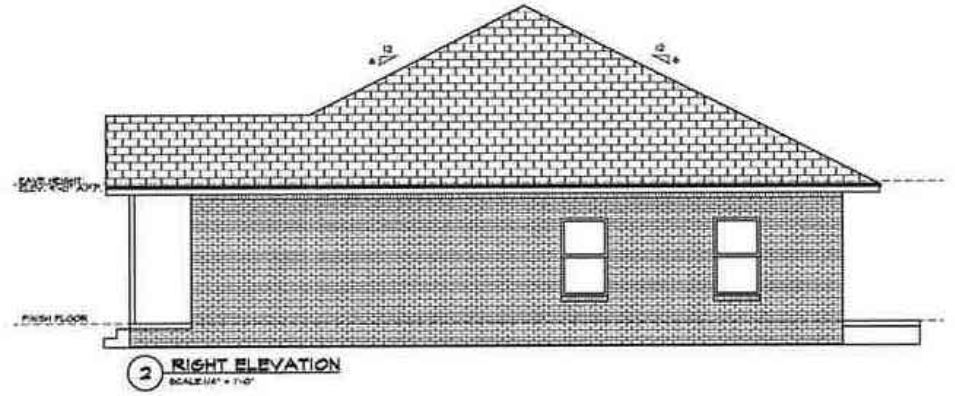
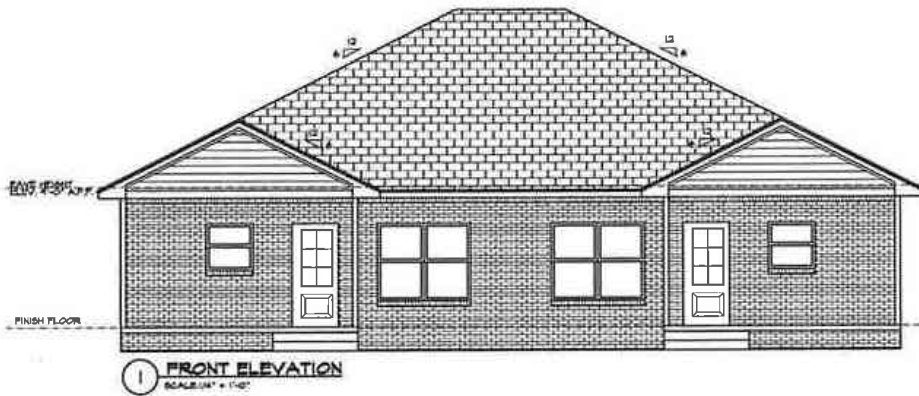
Case No: Z-10286 Sketch 1

Name: Elite Equity X

Location: NWC of Young Road & Eda Dr.

Title: PD-R





## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-10286 Sketch 2

Name: Elite Equity X

Location: NWC of Young Rd. & Eda Dr.

Title: PD-R



May 14, 2026

ITEM NO.: 23

FILE NO.: Z-8629-D

NAME: Storage Space, LLC - Conditional Use Permit - Time Extension

LOCATION: 102 S. Rodney Parham Road

DEVELOPER:

SS Rodney Parham, LLC  
P.O. Box 429  
Lavon, TX 75116

OWNER/AUTHORIZED AGENT:

SS Roney Parham, LLC - owner  
Michael Hall - applicant

AREA: 1.86 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None requested

---

### BACKGROUND

On July 13, 2023 the Planning Commission unanimously approved a Conditional Use permit for 102 S. Rodney Parham Road to allow for the construction of a three-story, enclosed mini-warehouse facility. The facility is to contain a 750 unit mini-warehouse building on a 1.86 acre C-3 zoned property.

#### A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a 36-month time extension for the previously approved conditional use permit.

#### B. EXISTING CONDITIONS:

The property is currently undeveloped.

C. ANALYSIS:

On July 13, 2023 the Planning Commission unanimously approved a Conditional Use permit for 102 S. Rodney Parham Road to allow for the construction of a three-story, enclosed mini-warehouse facility. The facility is to contain a 750 unit mini-warehouse building on a 1.86-acre C-3 zoned property.

As of this date, permits have not been obtained and construction has not been initiated on the project. Conditional Use permit approval expires after three (3) years as per Section 36-108(c) of the City's Zoning Ordinance as follows:

- (c) Conditions may include time limits for exercise of authorization. However, the maximum allowable time shall be three (3) years from the date of approval. Required permits must be obtained within the allotted period, unless an extension of time is granted by the commission. Otherwise, the conditional use permit approval shall be considered void.

The applicant is requesting a 36-month time extension for the previously approved conditional use permit. The applicant's request is as follows:

"We are writing to respectfully request a 36-month extension on Conditional Use Permit Z-8629-D. Our progress has been impacted by a few key factors, and we'd appreciate your consideration.

- The city recently approved a similar development directly across the street. We're waiting for its lease-up to be completed so we can better align market timing.
- Interest rate fluctuations have significantly affected financing.
- Steel costs, while volatile, have now begun trending downward - we're seeing roughly a 25% to 35% reduction compared to where costs were 36 months ago, positioning us for a more favorable construction timeline ahead.

Given these conditions, an extension will ensure we can move forward with the project responsibly and in line with market readiness. Thank you for your time and consideration we look forward to continued partnership."

Staff continues to support the proposed project and feels that a 36-month extension will be appropriate. All conditions and review comments from the original staff review will remain in place, with no changes.

I. STAFF RECOMMENDATION:

May 14, 2026

ITEM NO.: 23 (Cont.)

FILE NO.: Z-8629-D

---

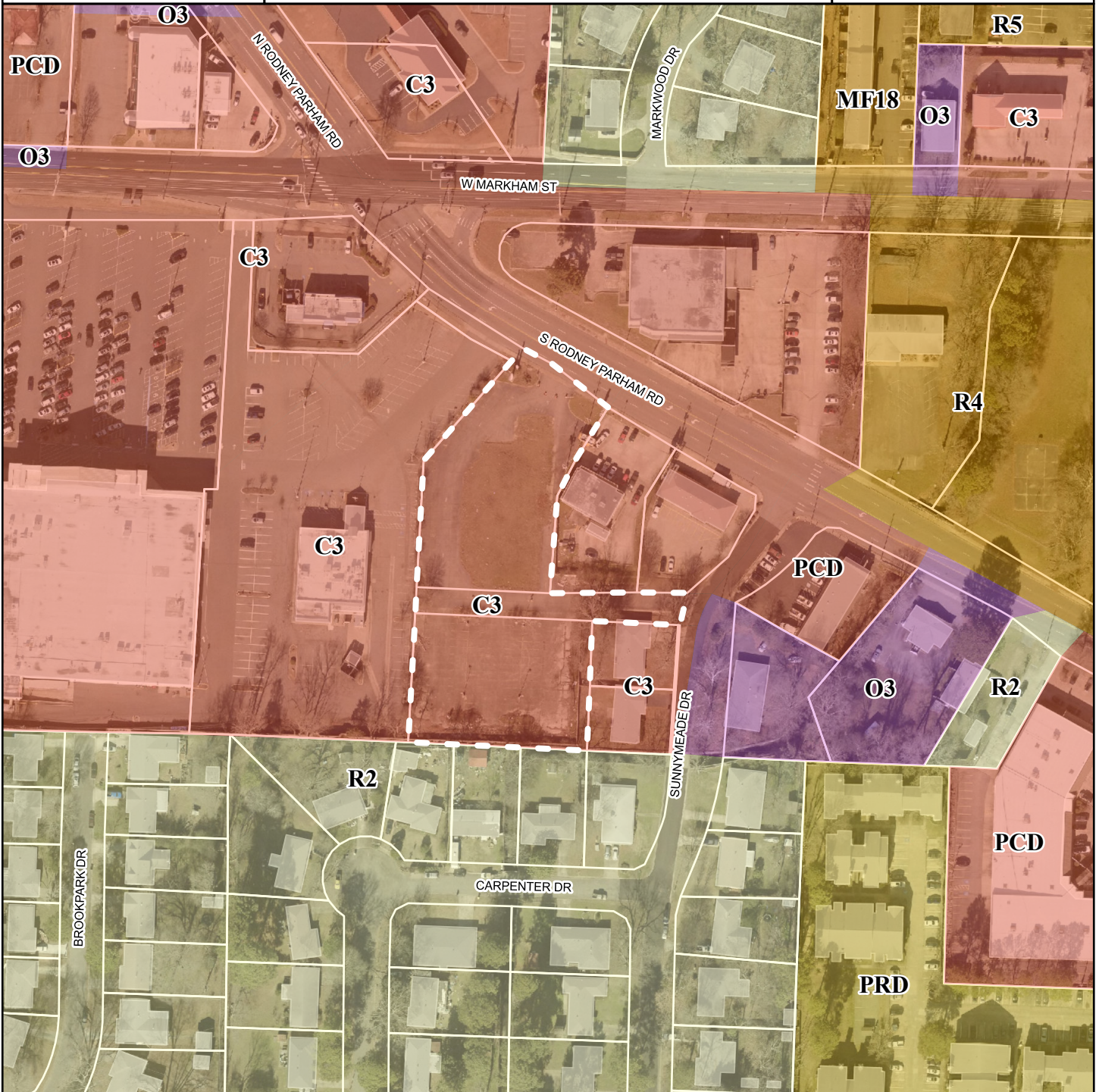
Staff recommends approval of the requested 36-month time extension.

Z-8629-D

102 S. RODNEY PARHAM RD.

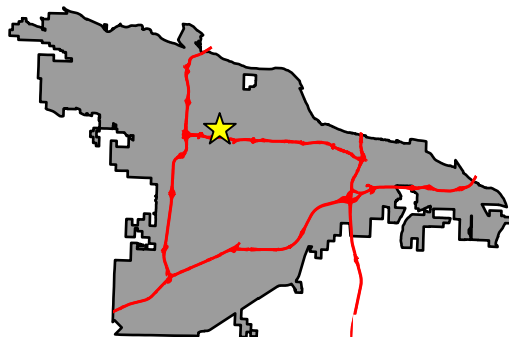
PLANNING COMMISSION  
MAY 14, 2026

Zoning

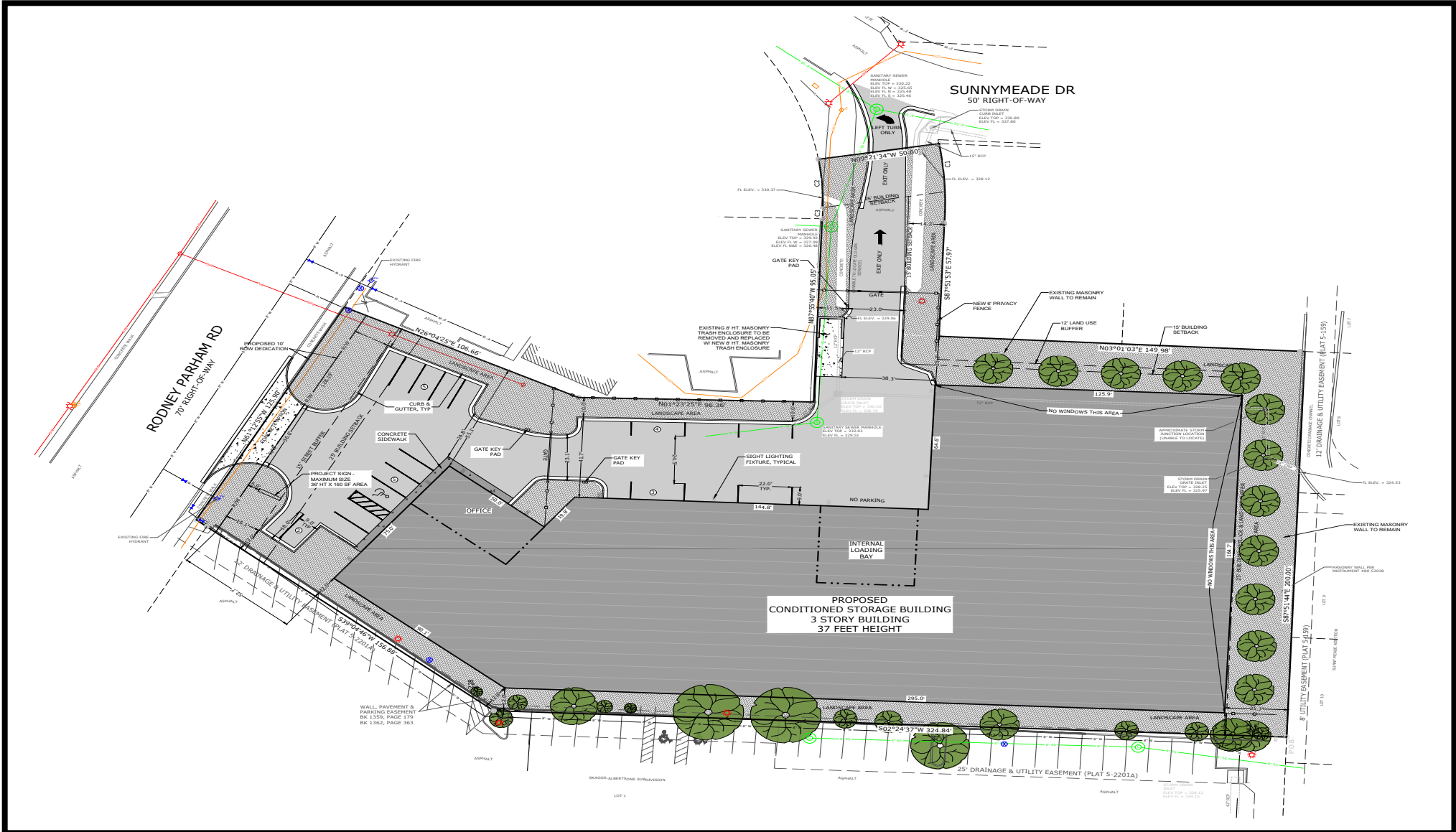


Legend

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



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-8629-D

Name: Storage Space, LLC-Conditional Use Permit

Location: 102 S. Rodney Parham Road

Title: CUP



May 14, 2026

ITEM NO.: 24

FILE NO.: Z-10273

---

NAME: Smith – STR-2 – PD-C

LOCATION: 9102 Bailey Road

APPLICANT/OWNER:

Leonard T. Smith  
7224 Vista Point Ct.  
Sherwood, AR 72120

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: .16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.16-acre property located at 9102 Bailey 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 been operating as a short-term rental for two and a half years.

B. EXISTING CONDITIONS:

The property is occupied by a 1,314 square foot, one-story, single-family residence. The property has parking for two cars from a concrete drive off of Bailey Road. The Future Land Use Plan is Residential Low Density "RL". The current

zoning is R-2.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

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

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such

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

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. South of the application area is I-630. This site is not located in an Overlay District.

Master Street Plan:

Bailey 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:

Bailey 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.

G. ANALYSIS:

The applicant is requesting to rezone a 0.16-acre property located at 9102 Bailey 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 been operating as a short-term rental for two and a half years.

The property is occupied by a 1,314 square foot, one-story, single-family residence. The property has parking for two cars from a concrete drive off of Bailey 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 of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short- Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type 1 & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II.

Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.

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

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

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

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

Currently the City of Little Rock Department of Planning and Development has one hundred and fifty (150) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new

short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

Staff is supportive of the requested rezoning to allow for a short-term rental 2 unit as the desired use. Staff feels the 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-10273



9102 BAILEY RD.

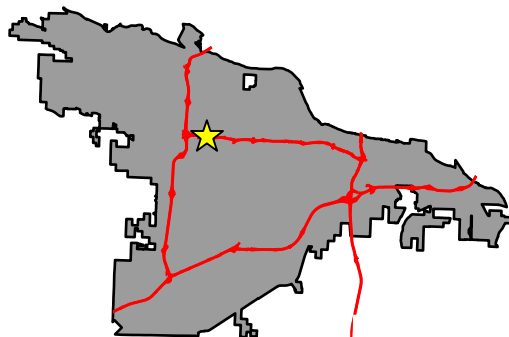
Planning Commission  
MAY 14, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10273

9102 BAILEY RD.

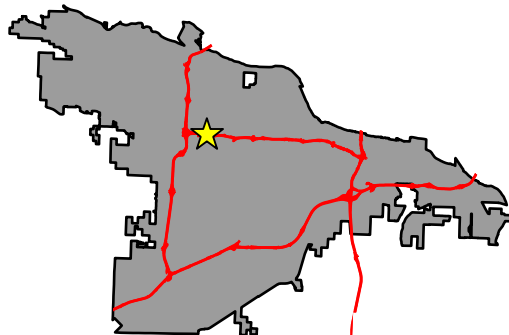
Planning Commission  
MAY 14, 2026

Land Use

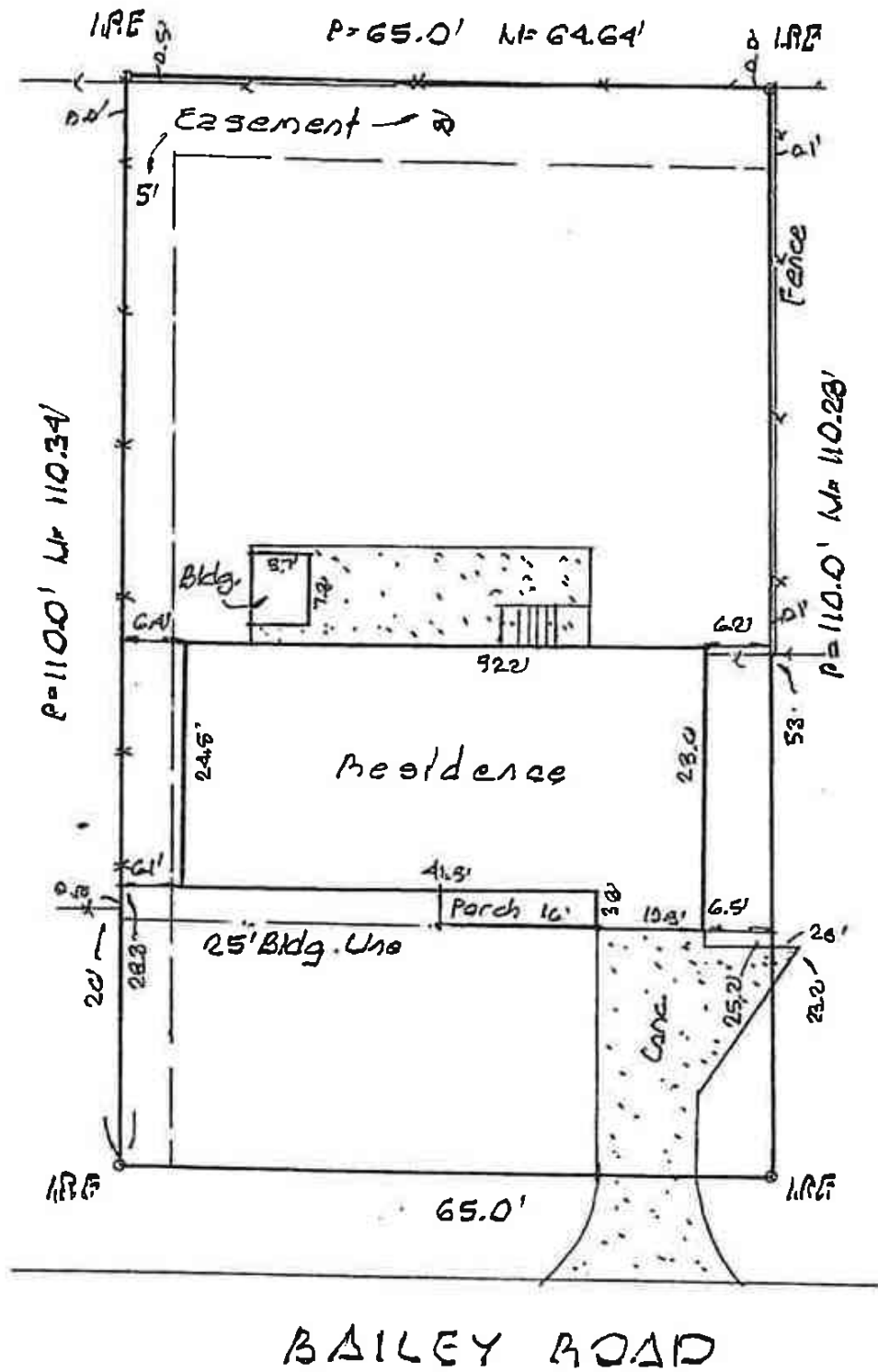


Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



**Sketch Map**  
**City of Little Rock Planning & Development**

Case No: Z-10273

Name: Smith - STR-2

Location: 9102 Bailey Rd.

Title: PD-C



May 14, 2026

ITEM NO.: 25

FILE NO.: Z-10284

---

NAME: Vasquez – STR-2 – PD-C

LOCATION: 1912 W. Daisy Bates Drive

APPLICANT/OWNER:

Vasquez Properties  
8501 Herndon Road  
Little Rock, AR 72204

Ruth M. Vasquez (owner)

SURVEYOR/ENGINEER:

Laha Engineering, Inc.  
6602 Baseline Road, Suite E  
P.O. Box 190251  
Little Rock, AR 72219

AREA: .16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.16-acre property located at 1912 W. Daisy Bates Drive from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has been operating as a short-term rental for approximately one (1) year.

B. EXISTING CONDITIONS:

The property is occupied by a 1,484 square foot, two-story, single-family residence. The property has parking for multiple cars from a concrete drive off of W. Daisy Bates Drive. 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 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. The application is for a PD-C for two STR-2 permits.

To the north, south, and west of the application area are areas designated for Residential Low Density (RL) uses and is characterized by single-family homes interspersed with duplexes and vacant lots. East of application area is area designated for Residential Medium Density (RM) uses and is characterized by duplexes and apartments. This site is not located in an Overlay District.

Master Street Plan:

West Daisy L. Gaston Bates 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.

Bicycle Plan:

West Daisy L. Gaston Bates Drive is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application area is the site of the J. W. Rivers House. Built in 1923, the J. W. Rivers house was identified as being Eligible for listing in the National Register of Historic Places, meaning the property could've been nominated and listed in the National Register and become eligible for state and federal historic tax credits. However, in 2022 the property was significantly altered and due to these alterations it is considered ineligible. The subject site is one block north, across Daisy L. Gatson Bates Drive, from the Central High School Neighborhood Historic District. The application area is approximately 240 feet northeast of the W. R. Stewart House, which was listed on the National Register of Historic Places on 12/22/82.

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 as alterations have already taken place.

G. ANALYSIS:

The applicant is requesting to rezone a 0.16-acre property located at 1912 W. Daisy Bates Drive from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has been operating as a short-term rental for approximately one (1) year.

The property is occupied by a 1,484 square foot, two-story, single-family residence. The property has parking for multiple cars from a concrete drive off of W. Daisy Bates Drive. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

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

Development Standards.

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

a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.

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

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

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

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

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

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

Staff is supportive of the requested rezoning to allow for a short-term rental 2 unit as the desired use. Staff feels the 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:

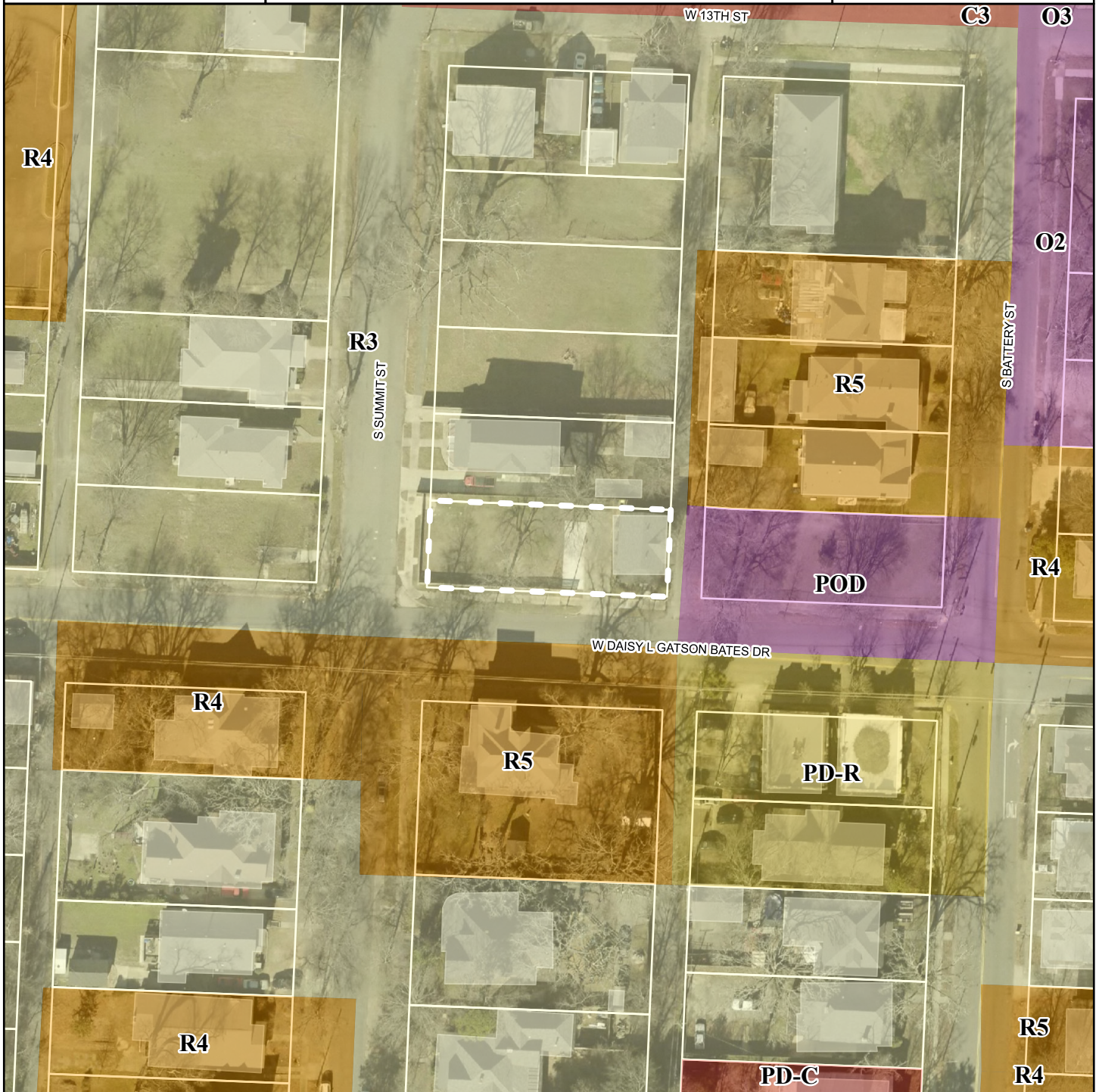
Staff recommends approval of the PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

Z-10284




1912 W. DAISY G. BATES DR.

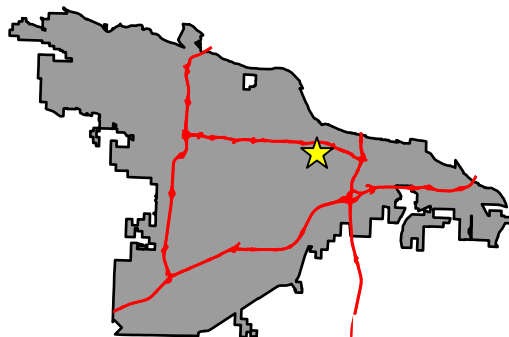
Planning Commission  
MAY 14, 2026

Zoning



Legend

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



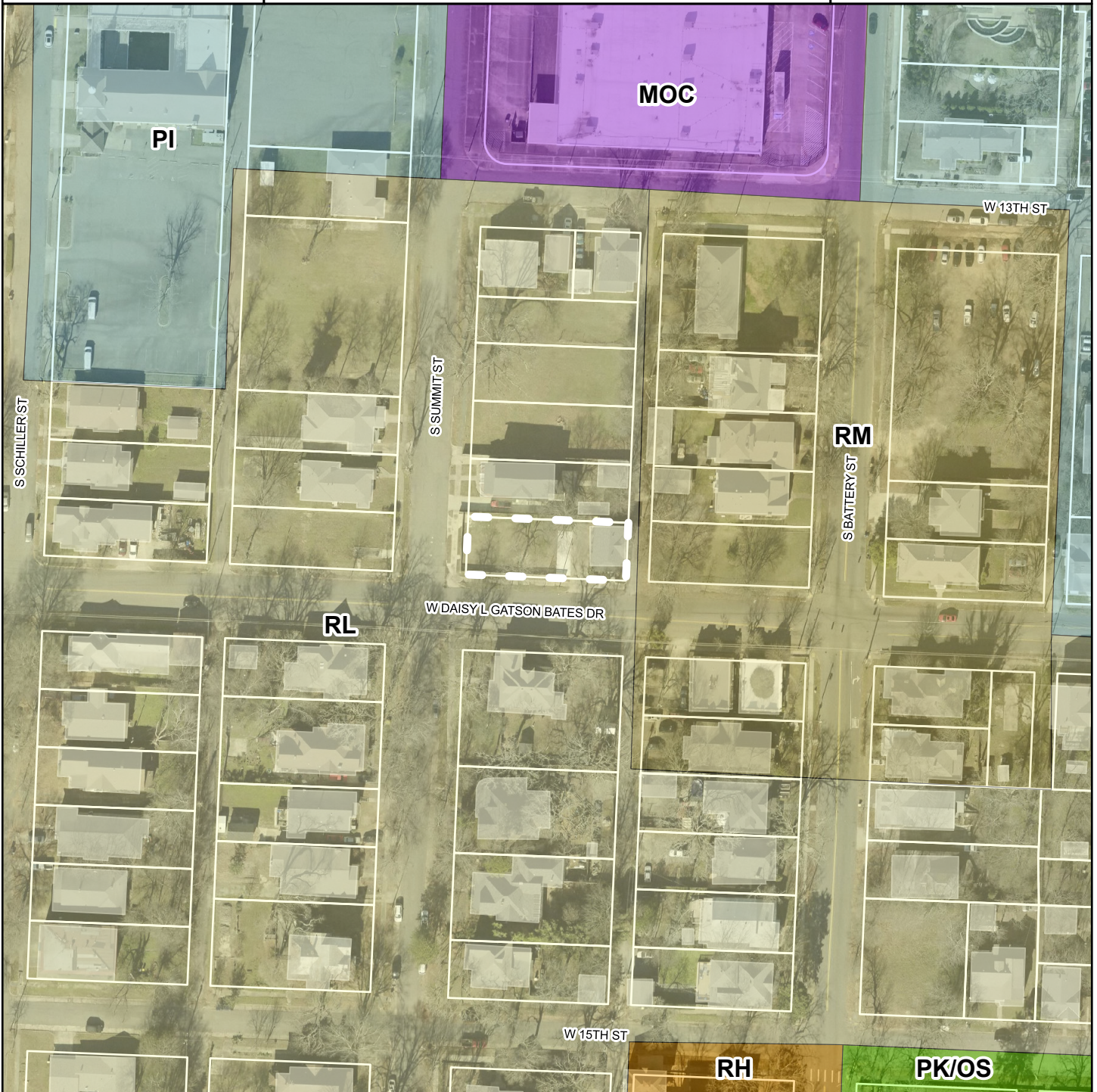
DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

Z-10284








1912 W. DAISY G. BATES DR.

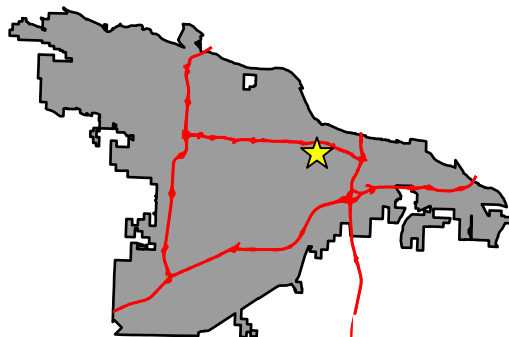
PLANNING COMMISSION  
MAY 14, 2026

Land Use



**Legend**

-  Parcel Lines
-  PUBLIC INSTITUTION
-  PARK / OPEN SPACE
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  MIXED OFFICE AND COMMERCIAL



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

