LITTLE ROCK PLANNING COMMISSION

DIGITAL AGENDA

PLANNING



City of
LITTLE ROCK

November 12, 2026

Planning Commission

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

Andre Bernard, II	**Norman Hodges, Jr.**	**Ahmed Samad**
Jimmy Brown	**Steven Person**	**Michail Vickers**
John Eaves Jr.	**Jeremiah Russel**	**Kevin Haney**

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

1. Hearings will start promptly at scheduled time.

2. Both the applicant and body of persons opposing/expressing concerns will be given a total of **twenty (20) minutes** each to make their presentations. The applicant may reserve a portion of that twenty (20) minutes to respond to issues and concerns raised by objectors and other interested parties. Objectors will be allotted a single block of twenty (20) minutes. Rebuttal shall not be permitted. Although each party may allocate its twenty minutes among several speakers, to avoid redundancy and ensure that all important issues are covered, the commission strongly encourages that a large group opposing a particular application assign a spokesperson to represent its viewpoint. Deferred items that have been discussed at a prior hearing will be limited to a total of **ten (10) minutes** each for applicant and opposing party.

3. Commissioners will withhold questions until after both applicant and opposing parties have made their presentations. There will be no time limit during this questioning period.

4. To ensure proper recognition by the Commission Chair, any person wishing to speak should (A) complete a card beforehand indicating the agenda item on which he/she wishes to speak and (B) when called by the Chair, approach and use the microphone at the podium, and state name and address for the record before making remarks.

5. Speakers will be given seating priority in the hearing room, and overflow attendees may assemble in the hallway. Please avoid standing and congregating around or in front of the Commissioners dais.

6. Please show courtesy to others at the hearing. Persons engaging in disruptive behavior may be asked to leave the hearing room.

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

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

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

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

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

LITTLE ROCK PLANNING COMMISSION
AGENDA
NOVEMBER 12, 2026
4:00 P.M.

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of October 8, 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
November 12, 2026

I. OLD BUSINESS:

Item Number:	File Number:	Title:
1.	S-2022	10400 Colonel Glenn Addition – Preliminary Plat NWC of Colonel Glenn Road & S. Shackleford Road
2.	S-1888-F	Fletcher Valley – Phase 8 – Preliminary Plat Extension of Fletcher Valley Drive, N. of Kanis Road
3.	S-2035	Rainwood Valley Subdivision – Preliminary Plat 12023/12101 Rainwood Road
4.	Z-10356	Lockhart – PD-R 8219 W. 39th Street
5.	Z-10360	Houk – POD 4523 Woodlawn Drive

II. NEW BUSINESS:

Item Number:	File Number:	Title:
6.	S-1952-A	36th & Shackleford Addition – Preliminary Plat SEC of W. 36 Street & S. Shackleford Road
7.	Z-6599-C	Otter Creek Wash – Revised Conditional Use Permit 13100 Otter Creek Road
8.	LU2026-16-01	Land Use Plan Amendment from Mixed Use to Neighborhood Commercial Immediately East of 12300 Stagecoach Road

II. NEW BUSINESS: (Cont.)

Item Number:	File Number:	Title:
8.1	Z-4606-C	Rezoning from R-2 and C-3 to C-3 Immediately E. of 12300 Stagecoach Road
9.	Z-10365	Rezoning from C-3 to R-3 SWC of E. 3rd & Reichardt Streets
10.	Z-10366	Rezoning from C-3 to C-4 1401 S. University Avenue
11.	LU2026-04-01	Land Use Plan Amendment from Office to Neighborhood Commercial 1405 N. Pierce Street
11.1	Z-10368	Rezoning from O-3 to C-1 1405 N. Pierce Street
12.	Z-7225-B	Geraldine Johnson Montessori School – Revised POD 9301 N. Rodney Parham Road
13.	Z-10361	National Property Holdings – PD-R 2314/2316 Blackwood Road
14.	Z-10362	Sanchez – PCD 8503 Stanton Road
15.	Z-10367	Capitol City, LLC – PD-R 515 Brookside Drive
16.	Z-9344	Bronson Townhomes – Short-Form PD-R – Revocation 1902 E. 4th Street

II. NEW BUSINESS: (Cont.)

Item Number:	File Number:	Title:
17.	Z-8926	Ibsen – Short-Form PD-R – Revocation 905 N. Spruce Street

III. SHORT TERM RENTALS:

Item Number:	File Number:	Title:
18.	Z-10363	Redden – STR-2's (2) – PD-C 1319/1321 W. 12th Street
19.	Z-10364	Redden #2 – STR-2 – PD-C 5219 W. 12th Street

November 12, 2026

ITEM NO.: 1 FILE NO.: S-2022

NAME: 10400 Colonel Glenn Addition - Preliminary Plat

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

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 5 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-4

VARIANCES/WAIVERS:

1. Variance to allow reduced driveway spacing.
2. Variance to allow reduced front setbacks (Lot 1).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

The property is undeveloped and partially wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Shackleford Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required. An additional 10 ft of right-of-way is required to be dedicated for a right turn lane at arterial-arterial intersections for a distance of 250 ft measured from the intersecting right-of-way.
2. Colonel Glenn Rd is classified on the Master Street Plan as a principal arterial street. A dedication of right-of-way 55 feet from centerline will be required.
3. A 75 to 100 feet radial dedication of right-of-way is required at the intersection of Shackleford Rd & Colonel Glenn Road (arterial-arterial intersection).
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Shackleford Rd. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 44 ft from the existing striped centerline in compliance with an arterial/arterial intersection design showing future dual left turn lanes. Striping and hatching should be provided for a SB thru lane and a SB right turn lane.
5. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Col. Glenn Rd. including 5-foot sidewalks and access ramps with planned development. The new back of curb should be located 33 ft from the existing striped centerline in compliance with an arterial/arterial intersection design showing dual future left turn lanes. Striping and hatching should be provided for a WB thru lane and a WB right turn lane until full construction is complete. With Col. Glenn Road being an Arkansas state highway, ARDOT, District 6 shall be contacted to determine if street construction will be allowed or if a payment in-lieu of street construction will be requested from the developer. The sidewalk can be installed within dedicated City of Little Rock right-of-way.

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

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

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

Little Rock Water Reclamation Authority: Will need wastewater plans.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

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

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

This site is not located in an Overlay District.

Master Street Plan:

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

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. Analysis:

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

The property is undeveloped and partially wooded.

The proposed lot sizes are as follows:

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (August 13, 2026)

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

PLANNING COMMISSION ACTION: (September 10, 2026)

The application was placed on the Consent Agenda for deferral to the October 8, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was deferred.

PLANNING COMMISSION ACTION: (October 8,2026)

The application was placed on the consent agenda for deferral at the applicant's request to the November 12, 2026 agenda. There was a motion to approve the consent agenda. The motion passed by a vote of 9 ayes, 0 nays, 2 absent.

STAFF UPDATE:

The applicant has been working with the Public Works Department regarding street design at the corner of Colonel Glenn and S. Shackleford Roads and driveway locations. As a result, the applicant has revised the configuration of the lots and the driveway and access locations. The applicant has revised the lot layout to have the four (4) lots running east/west, with Lots 2-4 fronting on S. Shackleford Road and Lot 1 fronting on S Shackleford and Colonel Glenn Roads. The lot sizes are as follows:

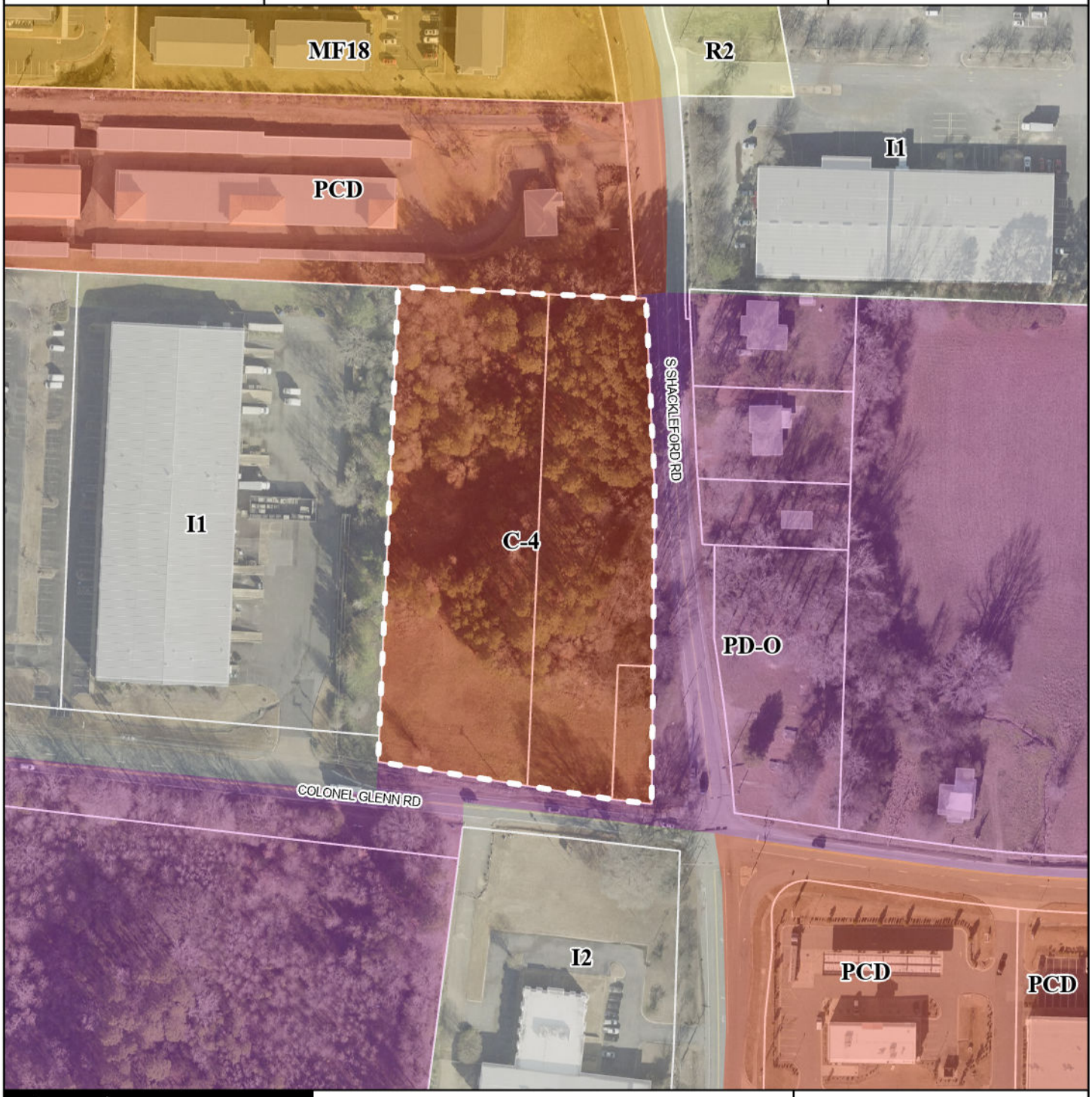
Lot 1 - 1.55 acres
Lot 2 - 0.89 acre
Lot 3 - 0.87 acre
Lot 4 - 0.83 acre

The applicant is proposing front platted building lines of 45 feet for Lots 2-4 and 25 feet for Lot 1 (both street frontages). Section 36-302 (e)(1) of the City's Coning Ordinance require front building setbacks of 45 feet for C-4 zoned lots. Therefore, the applicant is requesting a variance to allow reduced front setbacks for Lot 1. Staff supports the variance request.

The applicant is proposing two (2) driveways for the proposed development, one (1) per street frontage. The driveway from Colonel Glenn Road will be located at the southwest corner of Lot 1 and the driveway from S. Shackleford Road will be located at Lot 2. The driveway on Lot 2 will serve all four (4) lots via an internal access easement. The applicant is requesting a variance for the driveway on Lot 1, as it is less than 300 feet fo the west property line of the overall plat. (Section 31-210 of the Subdivision Ordinance). The driveway is located approximately 60 feet from the west property line. Public Works has indicated support of the driveway locations as proposed.

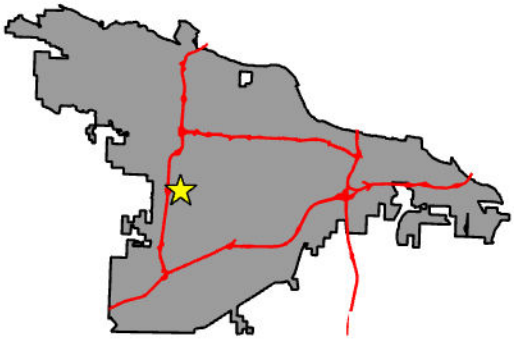
Staff continues to support the proposed preliminary plat with variances as noted in the "Staff Recommendation" above and the "Staff Update".

S-2022	NWC of COLONEL GLENN RD. & S. SHACKLEFORD RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		

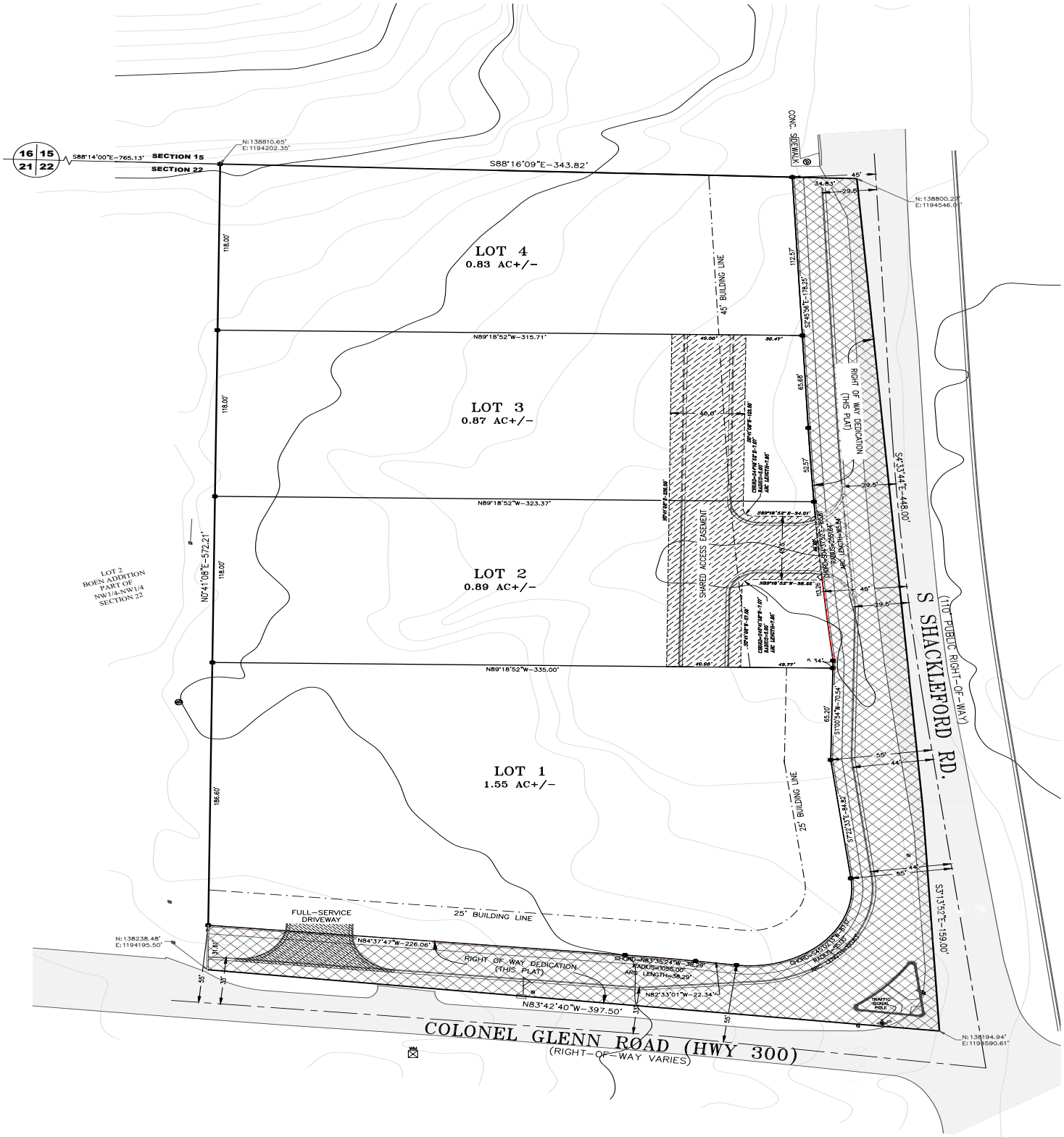


Legend

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



DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2022

Name: 10400 Colonel Glenn Addition

Location: NWC of Colonel Glenn Rd. & S. Shackleford Rd.

Title: Preliminary Plat

N

November 12, 2026

ITEM NO.: 2 FILE NO.: S-1888-F

NAME: Fletcher Valley – Phase 8 – Preliminary Plat

LOCATION: Extension of Fletcher Valley Drive, North of Kanis Road

DEVELOPER:

Potlatch Deltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Deltic Real Estate, LLC - Owner

White-Daters and Associates - agent

SURVEYOR/ENGINEER:

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

AREA: 20.26 acres NUMBER OF LOTS: 41 FT.NEW STREET: 2,350 l.f.

WARD: 5

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to subdivide 20.26 acres of R-2 zoned property into 41 lots for single family residential development. The development will be accessed via an extension of Fletcher Valley Drive, north of Kanis Road.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly wooded, with varying degrees of slope.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Per the International Fire Code, Appendix D, the proposed cul de sac must have a 96 ft diameter.
2. Is a gated entrance with entry pad and vehicular turnaround proposed to be installed at entrance. Show the proposed design with at least 40 ft of vehicle stack and turnaround for a SU-30 vehicle (single unit delivery van).
3. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
4. 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.
5. Access to detention ponds must be provided to the public right-of-way and/or access easement for future maintenance by the developer and/or local property owners' association.
6. All public drainage easements or tract must be unobstructed and access provided to the private roadway and utility easement by constructed infrastructure and/or documented on the final plat.
7. 100 year overflow swales must be constructed and placed within public drainage easements or tracts.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
10. No residential waste collection service will be provided on private streets unless the property owners
association provides a waiver of damage claims for operations on private property.

11. Per the IFC, Appendix D, Fire apparatus road shall not exceed 10% grade unless approved by the Fire Chief. Please provide a copy of the approval.
12. The proposed secondary fire apparatus access should be at least 20 ft wide and constructed with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of a fire apparatus weighing at least 75,000 lbs.

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

Little Rock Water Reclamation Authority: Will need wastewater plans.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. No cut or filling is permitted over CAW's Raw Water Line located near this area without review and approval from CAW.
2. A 12" waterline will need to be installed along the proposed private roadway for fire flow considerations of future phases.
3. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
4. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
5. 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.
6. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
7. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department:

Need verification of secondary access

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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

One- or Two-Family Residential Developments.

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

Exceptions:

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

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

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

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 21, the Burlingame Valley Planning District. The development principles of this district prioritize maintaining the rural setting of the area. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences in developing subdivisions and large undeveloped tracts.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

Fletcher Valley 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 requests to subdivide 20.26 acres of R-2 zoned property into 41 lots for single family residential development. The development will be accessed via an extension of Fletcher Valley Drive, north of Kanis Road.

The property is currently undeveloped and mostly wooded, with varying degrees of slope.

The subdivision will be final platted in one (1) phase.

A 2,350 linear foot street (cul-de-sac) from Fletcher Valley Drive will serve the single-family subdivision. A gated entrance will be located from Fletcher Valley Drive. The design of the gated entrance will include a turnaround and a mail diosk. The mail kiosk location must meet City standards and be approved by the postal service.

A 20-foot-wide secondary access will be located at the east end of the cul-de-sac street, between Lots 19 and 20. The secondary access will tie into Wildcreek Circle, Fetcher Ridge Drive and Kinley Loop. The secondary access must be constructed as per City standards.

All of the proposed lots will comply with ordinance standards for lot width, depth and area. All of the lots will have a 25-foot front platted building line. A buffer tract will be located around the perimeter of the subdivision.

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

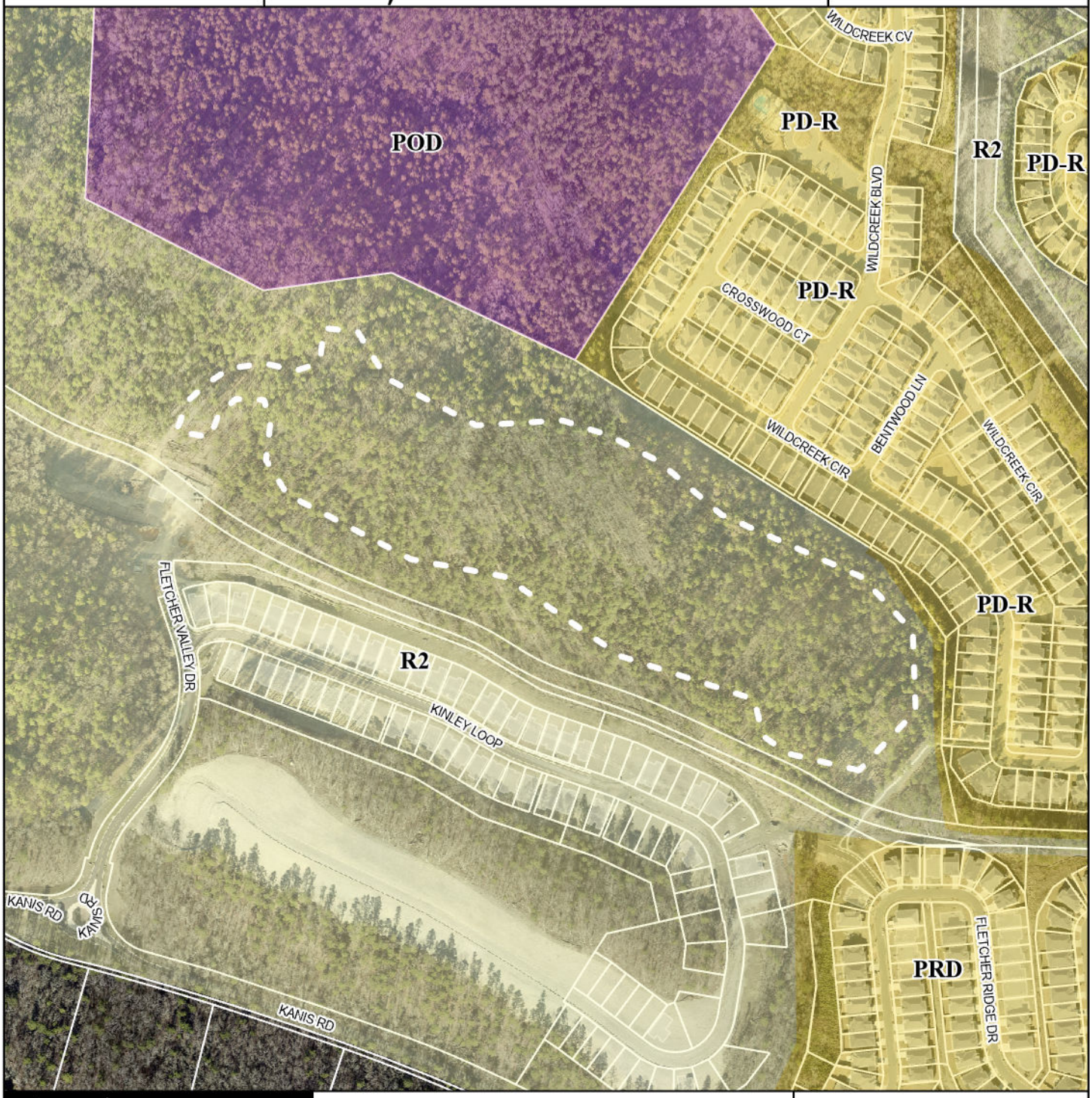
STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (October 8, 2026)

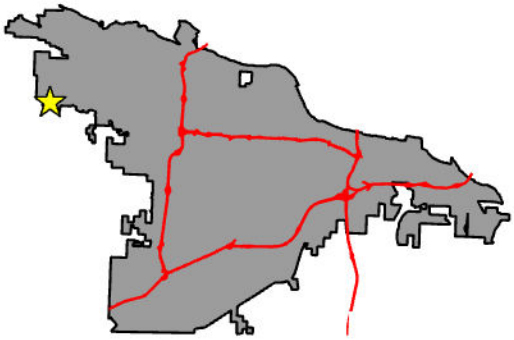
The application was placed on the consent agenda for deferral at the applicant’s request to the November 12, 2026 agenda. There was a motion to approve the consent agenda. The motion passed by a vote of 9 ayes, 0 nays, 2 absent.

S-1888-F	EXTENSION OF FLETCHER VALLEY DR., NORTH OF KANIS RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		

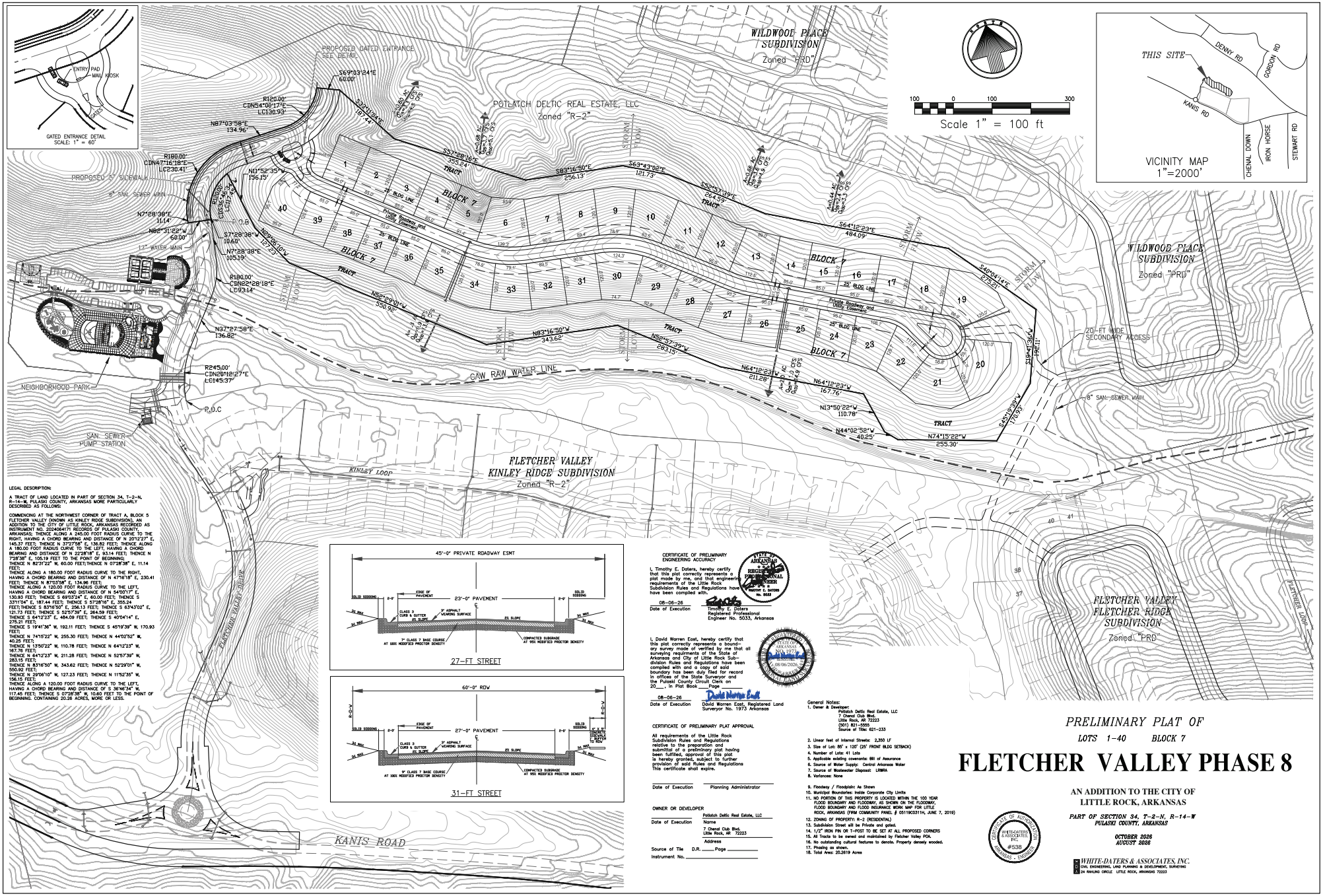


Legend

- SINGLE FAMILY
- PLANNED RESIDENTIAL
- OFFICE
- Parcel Lines



DEPARTMENT OF
PLANNING & DEVELOPMENT



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT A, BLOCK 5 FLETCHER VALLEY (KNOWN AS KINLEY RIDGE SUBDIVISION), AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS RECORDED AS INSTRUMENT NO. 2024064171 RECORDS OF PULASKI COUNTY, ARKANSAS; THENCE ALONG A 245.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N 20°13'27" E, 145.37 FEET; THENCE N 37°27'58" E, 136.82 FEET; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N 22°28'18" E, 93.14 FEET; THENCE N 7°28'38" E, 105.19 FEET TO THE POINT OF BEGINNING; THENCE N 82°31'22" W, 60.00 FEET; THENCE N 07°28'38" E, 11.14 FEET; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N 47°16'18" E, 230.41 FEET; THENCE N 87°03'58" E, 134.96 FEET; THENCE ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N 54°01'17" E, 130.93 FEET; THENCE S 69°03'24" E, 60.00 FEET; THENCE S 33°11'04" E, 187.44 FEET; THENCE S 57°28'16" E, 355.24 FEET; THENCE S 83°16'50" E, 256.13 FEET; THENCE S 63°43'06" E, 121.73 FEET; THENCE S 52°57'39" E, 264.59 FEET; THENCE S 64°12'23" E, 484.09 FEET; THENCE S 40°04'14" E, 275.21 FEET; THENCE S 19°41'36" W, 192.11 FEET; THENCE S 45°19'39" W, 170.93 FEET; THENCE N 74°15'22" W, 255.30 FEET; THENCE N 44°02'52" W, 40.25 FEET; THENCE N 13°50'22" W, 110.78 FEET; THENCE N 64°12'23" W, 167.76 FEET; THENCE N 64°12'23" W, 211.28 FEET; THENCE N 52°57'39" W, 283.15 FEET; THENCE N 83°16'50" W, 343.62 FEET; THENCE N 52°29'01" W, 550.92 FEET; THENCE N 29°06'10" W, 127.23 FEET; THENCE N 11°52'35" W, 156.15 FEET; THENCE ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S 36°46'34" W, 117.45 FEET; THENCE S 07°28'38" W, 10.80 FEET TO THE POINT OF BEGINNING. CONTAINING 20.26 ACRES, MORE OR LESS.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Timothy E. Daters, hereby certify that this plat correctly represents a plat made by me, and that engineering requirements of the Little Rock Subdivision Rules and Regulations have been complied with.

08-06-26
Date of Execution

Timothy E. Daters
Registered Professional Engineer No. 5033, Arkansas

I, David Warren East, hereby certify that this plat correctly represents a boundary survey made of verified by me that all surveying requirements of the State of Arkansas and City of Little Rock Subdivision Rules and Regulations have been compiled with and a copy of said boundary has been duly filed for record in offices of the State Surveyor and the Pulaski County Circuit Clerk on 20___, in Plat Book ___Page ___

08-06-26
Date of Execution

David Warren East, Registered Land Surveyor No. 1973 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the Little Rock Subdivision Rules and Regulations relative to the preparation and submittal of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provision of said Rules and Regulations This certificate shall expire.

Date of Execution — Planning Administrator

OWNER OR DEVELOPER

Potlatch Deltic Real Estate, LLC
Name
Date of Execution
7 Chenal Club Blvd.
Little Rock, AR 72223
Address

Source of Title D.R. ___ Page ___
Instrument No. ___

General Notes:
1. Owner & Developer:
Potlatch Deltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, AR 72223
(501) 821-5555
Source of Title: 821-233
2. Linear feet of Internal Streets: 2,350 LF
3. Size of Lot: 85' x 120' (25' FRONT BLDG SETBACK)
4. Number of Lots: 41 Lots
5. Applicable existing covenants: 661 of Assurance
6. Source of Water Supply: Central Arkansas Water
7. Source of Wastewater Disposal: LRMWA
8. Variances: None
9. Floodway / Floodplain: As Shown
10. Municipal Boundaries: Inside Corporate City Limits
11. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AND FLOODWAY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS (FIRM COMMUNITY PANEL # 05119C0331H, JUNE 7, 2019)
12. ZONING OF PROPERTY: R-2 (RESIDENTIAL)
13. Subdivision Street will be Private and gated.
14. 1/2" IRON PIN OR T-POST TO BE SET AT ALL PROPOSED CORNERS
15. All Tracts to be owned and maintained by Fletcher Valley POA.
16. No outstanding cultural features to denote. Property densely wooded.
17. Phasing as shown.
18. Total Area: 20.2619 Acres

PRELIMINARY PLAT OF

LOTS 1-40 BLOCK 7

FLETCHER VALLEY PHASE 8

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

PART OF SECTION 34, T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

OCTOBER 2026
AUGUST 2026

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

November 12, 2026

ITEM NO.: 3 FILE NO.: S-2035

NAME: Rainwood Valley Subdivision – Preliminary Plat

LOCATION: 12023/12101 Rainwood Road

DEVELOPER:

The Tarsen Sami Lal & Suman Rani Rev. Trust
112 Hunters Green Circle
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

The Tarsen Sami Lal & Suman Rani Rev. Trust - Owner

Joe White and Associates - agent

SURVEYOR/ENGINEER:

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

AREA: 2.35 acres NUMBER OF LOTS: 5 FT.NEW STREET: 0 l.f.

WARD: 5

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow pipe-stem lots (Lots 2 & 3).
2. Variance to allow increased lot width-to-depth ratio (Lot 5).

PLANNING COMMISSION ACTION: (October 8, 2026)

The application was placed on the consent agenda for deferral at the applicant's request to the November 12, 2026 agenda. There was a motion to approve the consent agenda. The motion passed by a vote of 9 ayes, 0 nays, 2 absent.

STAFF UPDATE:

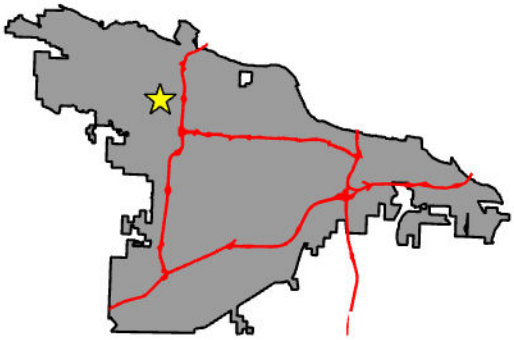
On October 26, 2026, the applicant requested this application be withdrawn, without prejudice. Staff supports the withdrawal request.

S-2035	12023/12101 RAINWOOD RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



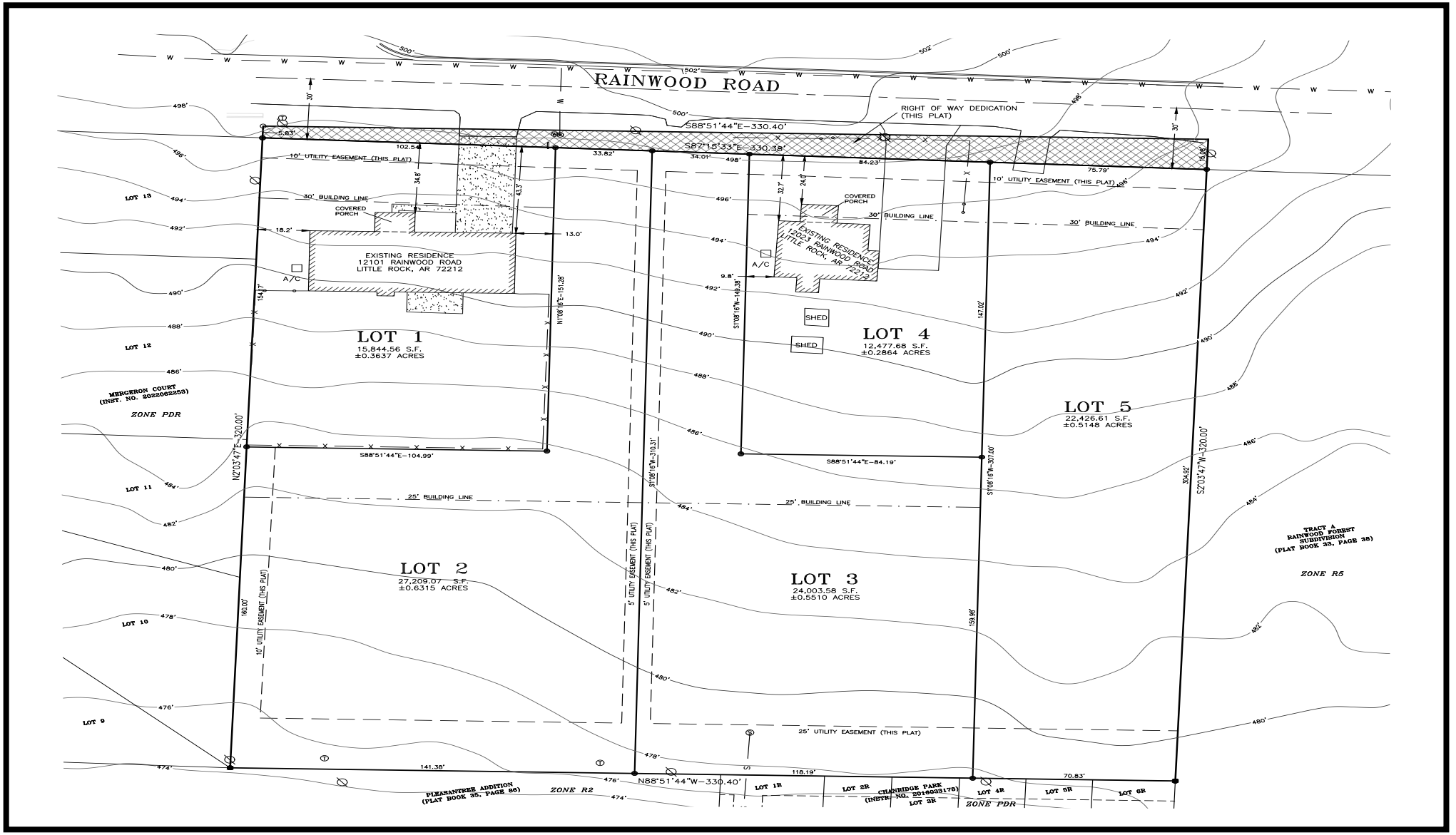
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-2035

Name: Rainwood Valley Subdivision

Location: 12023/12101 Rainwood Rd.

Title: Preliminary Plat

N

November 12, 2026

ITEM NO.: 4 FILE NO.: Z-10356

NAME: Lockhart – PD-R

LOCATION: 8219 W. 39th Street

OWNER/AUTHORIZED AGENT:

Jerry Lockhart
405 Cain Trail
Maumelle, AR 72113

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.23 acre NUMBER OF LOTS: 3 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.23 acre site from R-3 to PD-R to allow for a residential development. As part of the overall project, the applicant proposes to replat existing remnants of three (3) lots into one (1) lot, to contain two (2) duplex buildings.

B. EXISTING CONDITIONS:

The site is currently undeveloped, grass-covered and contains mature trees sparsely scattered throughout the property. There are vestiges of an existing driveway extending from W. 39th Street and a concrete pad near the middle portion 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 shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. 39th St is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. Per Section 30-43 and 31-210, driveways are to be located no closer than 5 ft from the side property line within the public right-of-way for construction of the required 5 ft driveway wings. City code continues and states only 1 driveway is allowed per residential lot and the driveway cannot exceed 30 ft total (20 ft – driveway with 5 ft wings on both sides). The proposed site plan does not conform with City code. Provide revised site plan to access the property.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact

Central Arkansas Water. That work would be done at the expense of the developer.

5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan

The request is in Planning District 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterizede by single-family residences and vacant lotsThis site is not located in an Overlay District.

Master Street Plan:

West 39th 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 39th Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. Analysis:

The applicant is proposing to rezone a 0.23 acre site from R-3 to PD-R to allow for a residential development. As part of the overall project, the applicant proposes to replat existing remnants of three (3) lots into one (1) lot, to contain two (2) duplex buildings.

The site is currently undeveloped, grass-covered and contains mature trees sparsely scattered throughout the property. There are vestiges of existing of an existing driveway extending from W. 39th Street and a concrete pad near the middle portion of the property.

The site plan shows access to the development from a single twenty (20) foot wide driveway extending from W. 39th Street.

The buildings will be setback over forty (40) feet from the front property line, ten (10) feet from the rear property line and five (5) feet from both side property lines.

The overall development will contain two (2) separate buildings, depicted as Building A & B on the plan. Each building will be approximately 1,375 square feet in area. Each building will contain two (2) units measuring 683 square feet in area, for a total of four (4) units. A paved walkway extends from the parking lot to each unit. The buildings will have a total separation of over fourteen (14) feet.

No building shall exceed thirty-five (35) feet in height.

Section 36-502 typically requires six (6) off-street parking spaces for the proposed use. The plan shows eight (8) off-street parking spaces, including two (2) ADA parking spaces, in the front portion of the property. The parking complies with code.

The applicant is not proposing any signs at this time. All signs placed on the property must comply with Section 36-551 (signs permitted in residential one- and two-family zones).

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

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

To staff's knowledge, there are no outstanding issues associated with this application. The applicant met with staff to discuss several technical concerns regarding a legible, adequately dimensioned site plan, an acceptable parking plan, lot circulation and maneuvering for the proposed development. The revised site plan addresses outstanding technical concerns. The proposed development represents only a minor increase in density. Although there will be a minor increase in traffic, staff feels the development will have no adverse impact on properties in the general area.

I. STAFF RECOMMENDATION:

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

The applicant provided the following regarding the proposed development:

"The proposed rezoning is intended to facilitate the development of a small-scale residential subdivision consisting of two duplex structures, providing a total of four residential units.

The proposed development will utilize the existing lot, approximately 10,000 square feet with dimensions of 69 x 143. Each duplex will measure approximately 1179 square feet, with a porch of 56 square feet, and each residential unit will consist of approximately 590 square feet. The proposed structures will have a maximum height of approximately 15'- 83/4'' feet and will provide 4 parking spaces for residents and visitors, per building.

The site will be developed in accordance with applicable zoning, building, setback, parking, access, and other development requirements. An attempt was also made to obtain the property's Bill of Assurance from the Pulaski County Assessor's Office; however, the office was unable to locate it. This statement is provided in accordance with the rezoning application requirements for properties for which a Bill of Assurance is not available.

This requested rezoning is respectfully submitted for consideration and approval to facilitate the proposed residential development outlined herein."

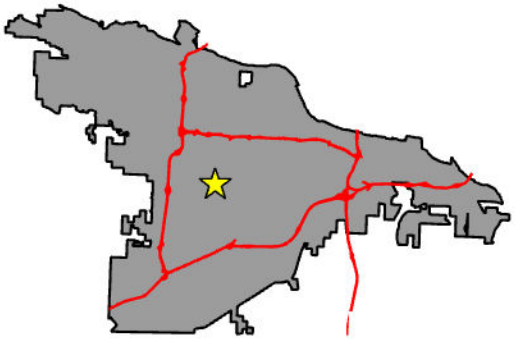
Z-10356	8219 WEST 39th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend

SINGLE FAMILY

Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

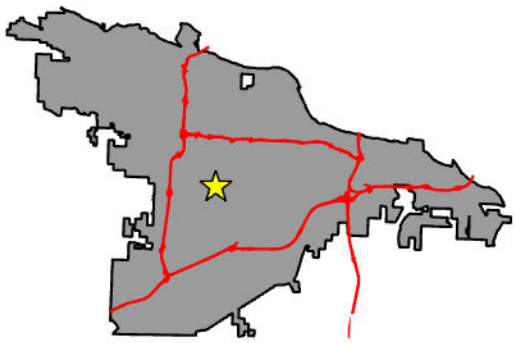
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10356	8219 WEST 39th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



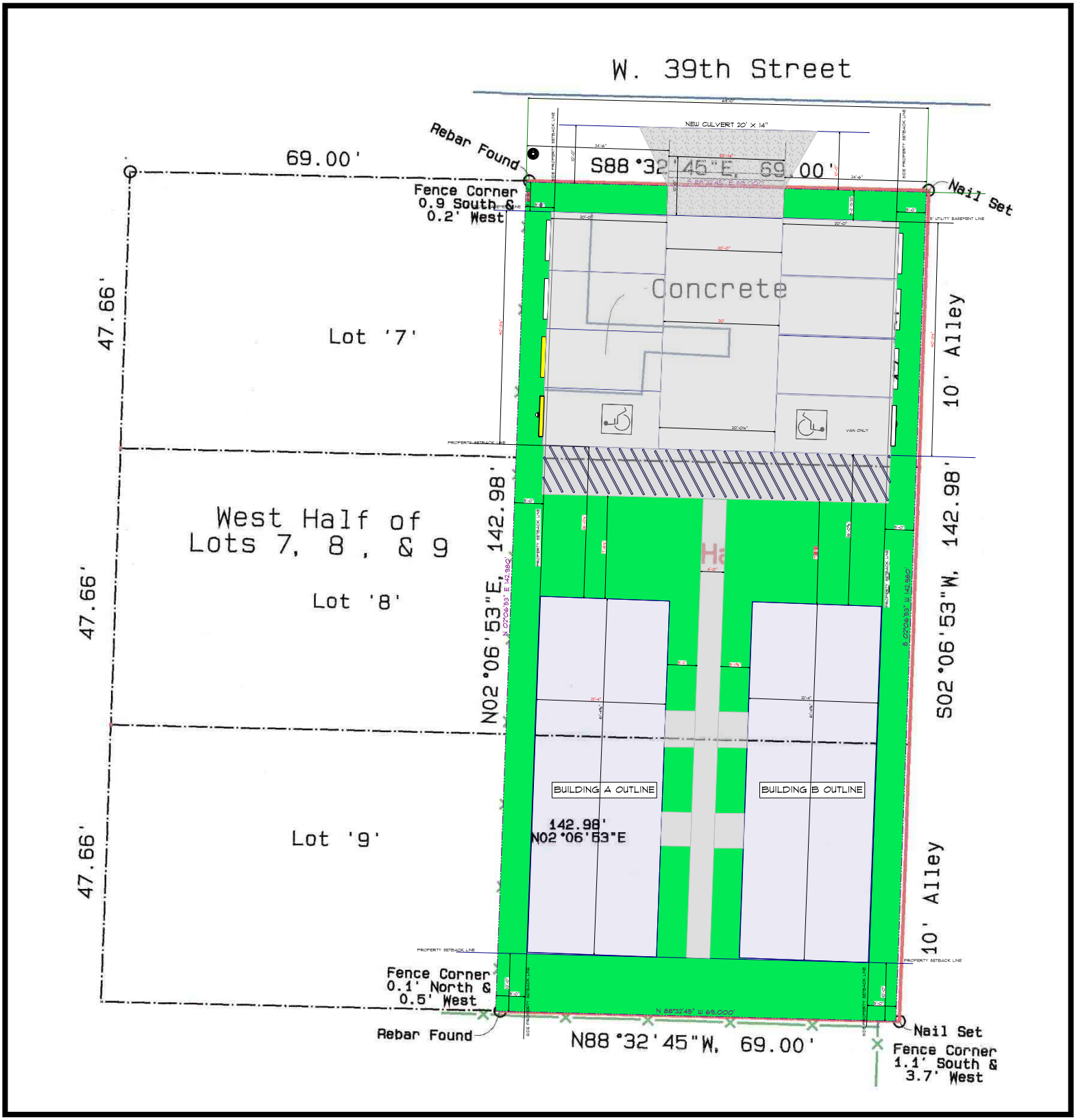
Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

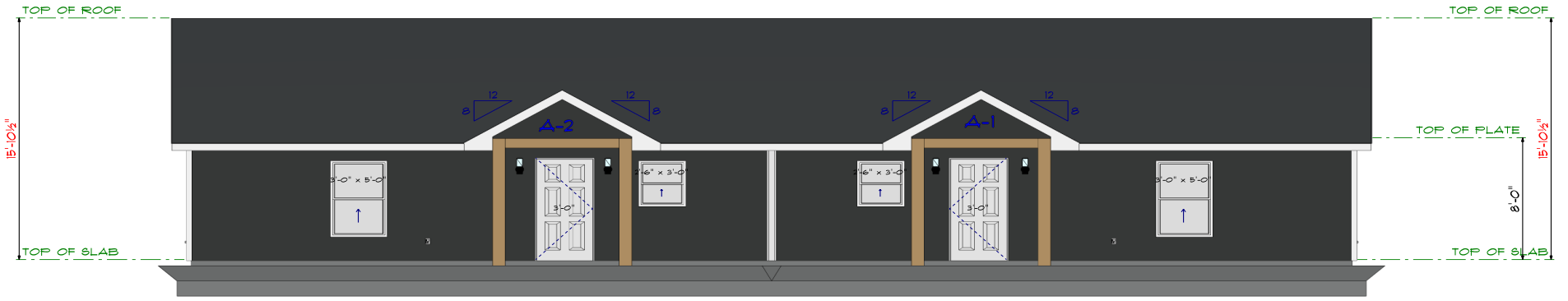
Case No: Z-10356

Name: Lockhart

Location: 8219 W. 39th St.

Title: PD-R

N



FRONT ENTRY ELEVATION "Faces Alley"

SCALE: 1/4" = 1'-0"



BACK ELEVATION "NEIGHBOR VIEW"

SCALE: 1/4" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

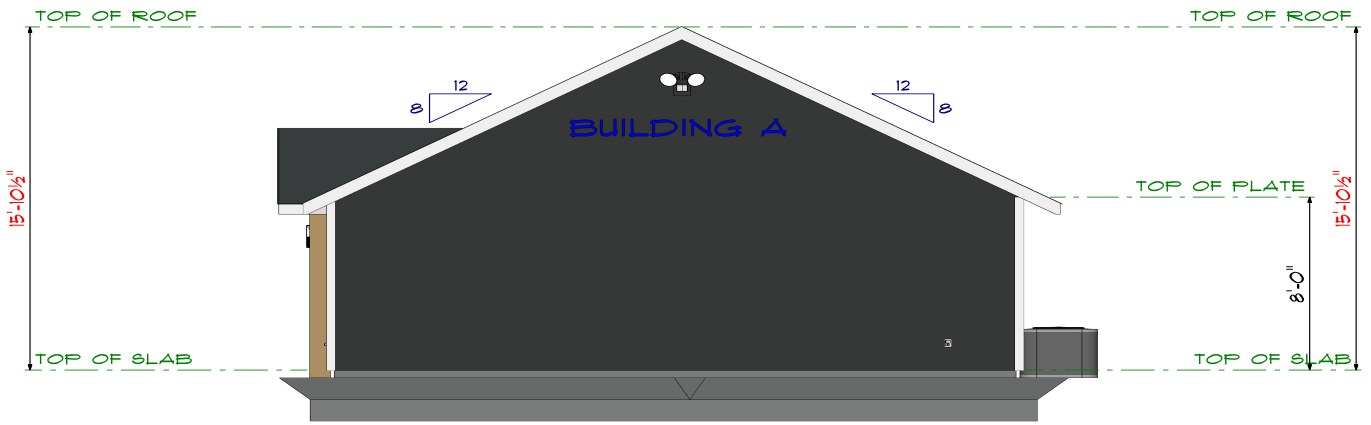
Case No: Z-10356 Front & Back Elevation

Name: Lockhart

Location: 8219 W. 39th St.

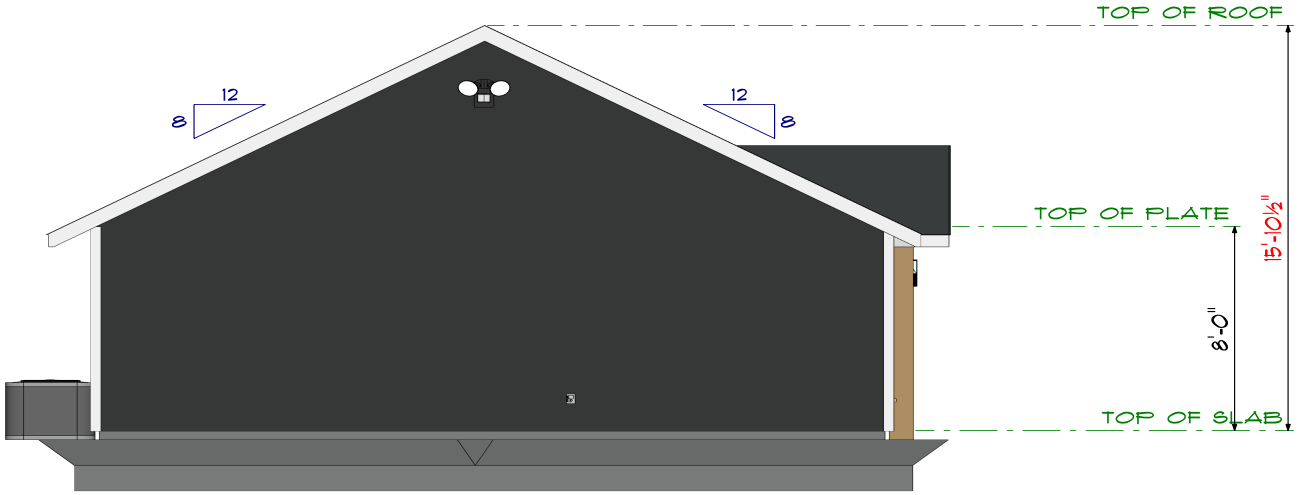
Title: PD-R

N



BLDG A STREET SIDE ELEVATION @ PARKING

SCALE: 1/4" = 1'-0"



FENCE LINE ELEVATION @ REAR OF PROP.

SCALE: 1/4" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

Case No: Z-10356 Side & Rear Elevation

Name: Lockhart

Location: 8219 W. 39th St.

Title: PD-R

N

November 12, 2026

ITEM NO.: 5 FILE NO.: Z-10360

NAME: Houk – POD

LOCATION: 4523 Woodlawn Drive

OWNER/AUTHORIZED AGENT:

David & Tabitha Houk
2500 Fair Park Boulevard
Little Rock, AR 72204

SURVEYOR/ENGINEER:

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

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

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-2 to POD in order to construct a new two-story structure on the site, which will include a physical therapy office on the first floor and a single-family residence on the second floor. Subject property is located within the Hillcrest Design Overlay District.

B. EXISTING CONDITIONS:

Subject property is located on the south side of Woodlawn Drive. Several properties on the north side of Woodlawn Drive contain commercial zoning and uses. The remaining properties in the general area contain a mixture of professional offices, single-family and higher density residential zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A twenty foot radial dedication of right-of-way is required at the intersection of Beechwood St. and Woodlawn Ave.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department: Full Plan Review.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan

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

To the north of the application area is area designated for Commercial (C) uses and is characterized by a grocery store and houses converted to commercial businesses, medical offices, and a restaurant. East, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences, a quadplex, an 8-plex, and two office buildings.

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

Master Street Plan:

Woodlawn 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:

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

Historic Preservation Plan:

The subject property is the site of the D. B. Lipsey House and is in the Hillcrest Historic District. Built circa 1915 in the Dutch Colonial style, this house is identified as contributing to the Hillcrest Historic District.

The application proposes to demolish the D. B. Lipsey House and build a new structure. The proposed demolition directly impacts an identified historic resources and the architectural character of the Hillcrest Historic District. The proposed new construction contraditcts the Hillcrest Overlay District, which prescribes protecting the historic character of the neighborhood through its architecture and site features, regarding massing, parking, scale, setbacks, and site features.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. The application, as shown, will have direct negative impacts on an identified historic resource and surrounding area.

H. ANALYSIS:

The applicant proposes to rezone a 0.16 acre site from R-2 to POD in order to construct a new two-story structure on the site, which will include a physical therapy office on the first floor and a single-family residence on the second floor. Subject property is located within the Hillcrest Design Overlay District.

Subject property is located on the south side of Woodlawn Drive. Several properties on the north side of Woodlawn Drive contain commercial zoning and uses. The remaining properties in the general area contain a mixture of professional offices, single-family and higher density residential zoning and uses.

The applicant provided the following information regarding the proposed use:

"The subject property is a 6,970 square foot lot containing the shell of a burned out home/office that will be removed from the lot. The PZD will allow improvements to the property including a new structure of approximately 4,321 (heated and cooled) square feet. I am requesting the PZD to formally authorize a mixed use residential and professional office structure, including a single family residential dwelling and a small-scale professional physical therapy/bodywork/corrective exercise practice operated by the property owner. The office space is a limited, low-impact professional use within the same structure - specifically, a boutique, cash pay (cash, CC, HSA and platforms) physical therapy office offering professional licensed physical therapy, rehabilitation, manual therapy, therapeutic bodywork, wellness and related non-invasive health and fitness services, conducted by appointment only.

Ownership and Applicant Structure
My wife Tabitha and I hold title to the property as individuals, and I am the sole applicant for this request. There are no additional title holders, co-applicants, or corporate entities involved in the ownership of the property. I will occupy the property as my primary residence, and I will personally own and operate the boutique, cash pay (cash, CC, HSA and platforms) physical therapy office proposed for a portion of the structure.

Development Rationale and Zoning History
The rationale for this request is grounded in the property's documented zoning and use history. According to Brad Jordan at City Planning, the City records reflect that this parcel was reclassified from R-2 to C-1 (Neighborhood Commercial) and then reverted back to R-2 approximately six months later. Notwithstanding that reversion, the property has continued to function as a commercial/residential space for several decades, including prior use as an antique store and as both the residence and office of a physician most recently. This long history of mixed residential and professional use establishes a clear and well-precedented character site use that this PZD application hopes to formalize. The proposed use is a continuation of this lower intensity use and is an effort to continue providing the neighborhood with a strong quality of life asset. Rather than seeking a full commercial reclassification, a PZD allows the Commission to tailor the permitted use narrowly to the boutique physical therapy practice described in this application, while preserving the residential character, scale, and appearance of the property and the surrounding neighborhood.

Structural and Site Composition
The proposed development involves a single-family home with space to operate the boutique physical therapy office. The structure will total approximately 4,321 square feet (heated and cooled) and will continue to read externally as a residential home consistent with the character of Woodlawn Drive, with commercial accents nearing the Beechwood Street boundary side that are consistent with the commercial aspects of Beechwood Street (Kroger, restaurants, Beyond Wellness, Chiropractor, Hair Salon, physician practice, etc.) . A defined portion of the exterior/ interior will be used as my personal residence and the other as a private physical therapy office treatment space."

Access is provided by twelve (12) foot wide driveway extending south from Woodlawn Avenue. The driveway expands to provide a parking area in the rear yard.

The site plan shows building setbacks of thirty-two (32) feet from the front (west) property line, over twenty-five (25) feet from the rear property line, ten (10) feet from the side (north) property line (not including the balcony), and five (5) feet from the south side property line.

Section 36-502 typically requires two (2) parking spaces for proposed professional therapy use and one (1) parking space for residential use. On-street parking is permitted along Woodlawn Avenue. There is a two-car carport at the southeast corner of the new structure. The applicant notes appointment only sessions seeing a maximum of 1-2 clients any given time. Staff feels the off-street parking area on the east side of the building, and on-street parking along Woodlawn Avenue will be sufficient to serve the proposed use.

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

The applicant is not requesting a sign with this application. Any sign placed on the property must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

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

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

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

Staff is supportive of the requested POD zoning. To staff's knowledge, there are no outstanding issues associated with this application. The historical use of the property has been a doctor's office/clinic. The proposed use will be no more intense than previous uses on the property. The proposed building complies with the Hillcrest Design Overlay District standards. The applicant is requesting no variances from the Hillcrest DOD. The applicant met with staff to resolve technical issues associated with this application. The applicant notes the existing medical office building burned and is no longer salvageable, therefore, new construction is the only option to develop the site. Properties in the general area contain office and short-term rental uses. Similar existing houses in the area have been repurposed and contain audiology and dental office uses. The applicant notes they have operated as a physical therapist for thirteen (13) years in the Little Rock area. Staff feels the proposed use will have no adverse impact on surrounding properties.

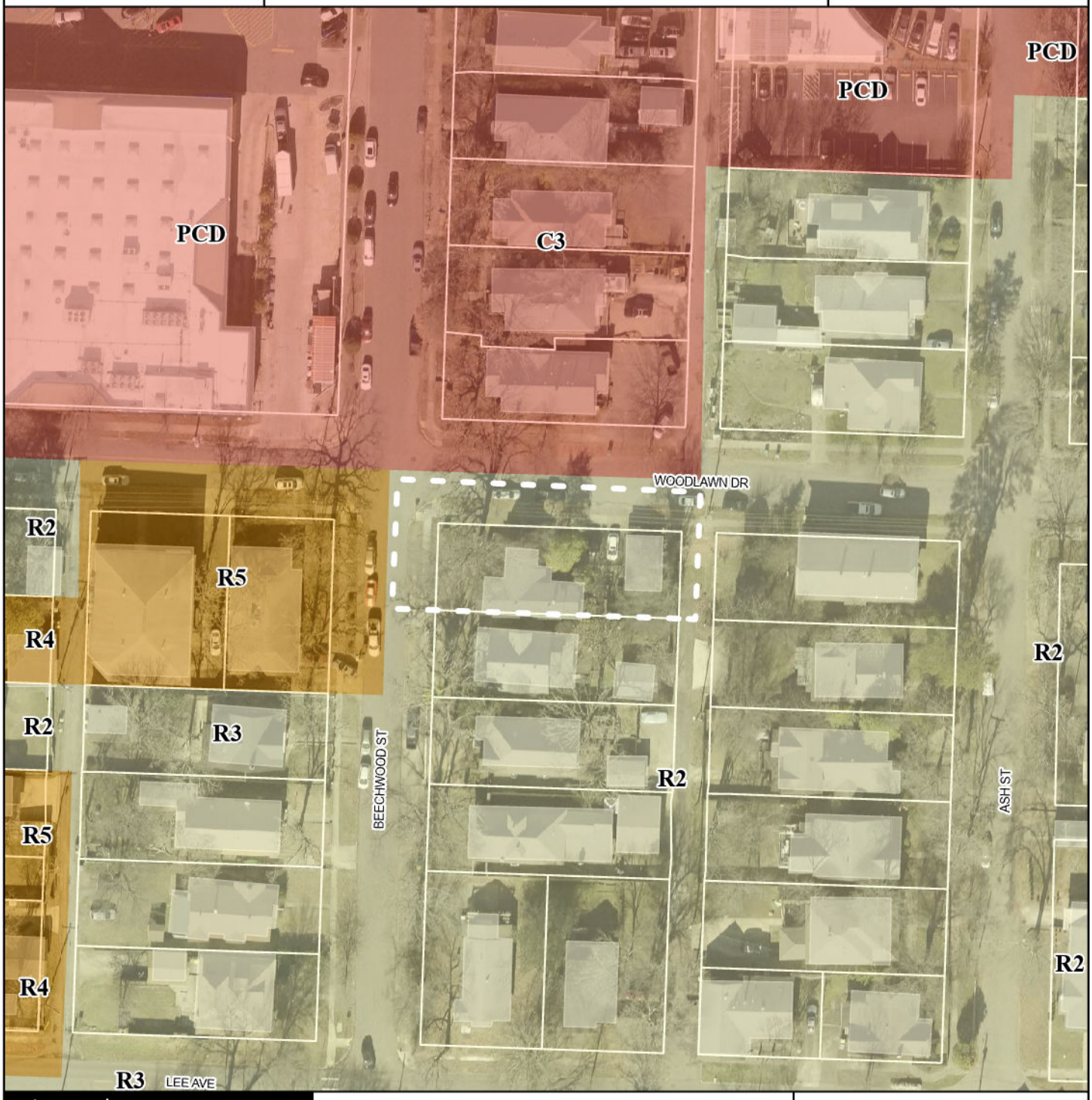
I. STAFF RECOMMENDATION:

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

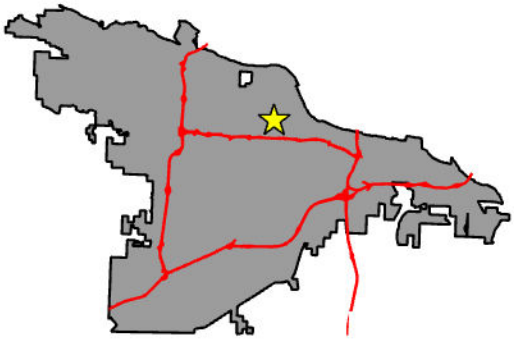
PLANNING COMMISSION ACTION: (October 8,2026)

The application was placed on the Consent Agenda for deferral to the November 12, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 9 ayes, 1 nay and 1 absent. The application was deferred.

Z-10360	4523 WOODLAWN DR.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



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



CITY OF LITTLE ROCK ARKANSAS

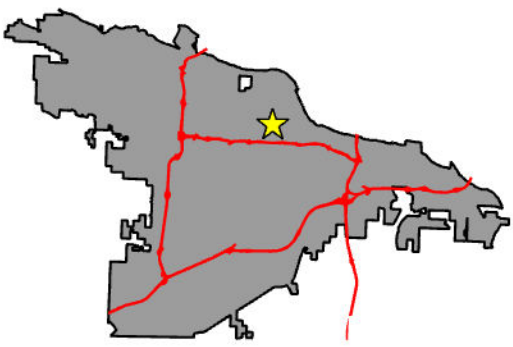
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10360	4523 WOODLAWN DR.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		

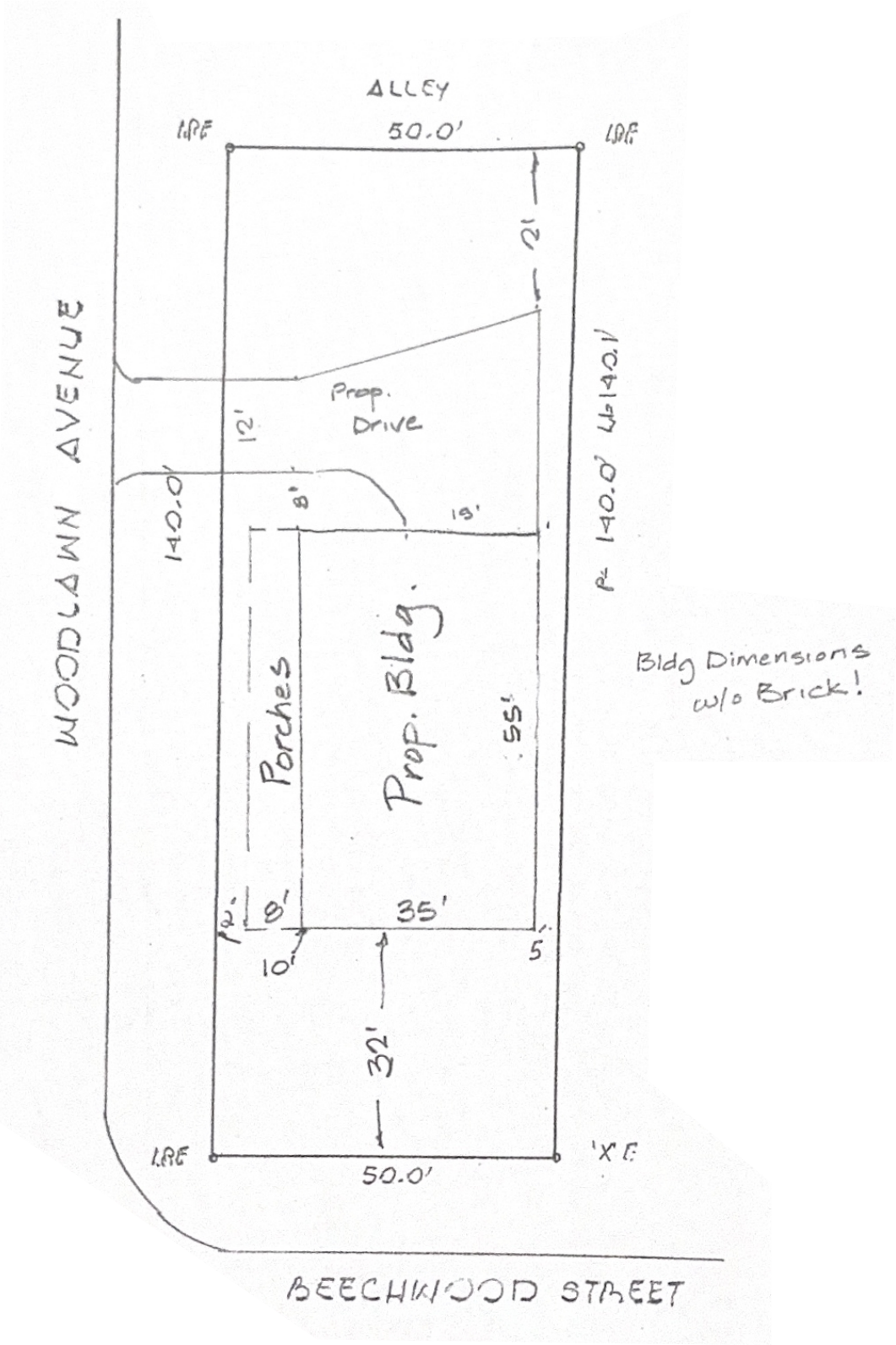


Legend

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



DEPARTMENT OF
PLANNING &
DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10360

Name: Houk

Location: 4523 Woodlawn Dr.

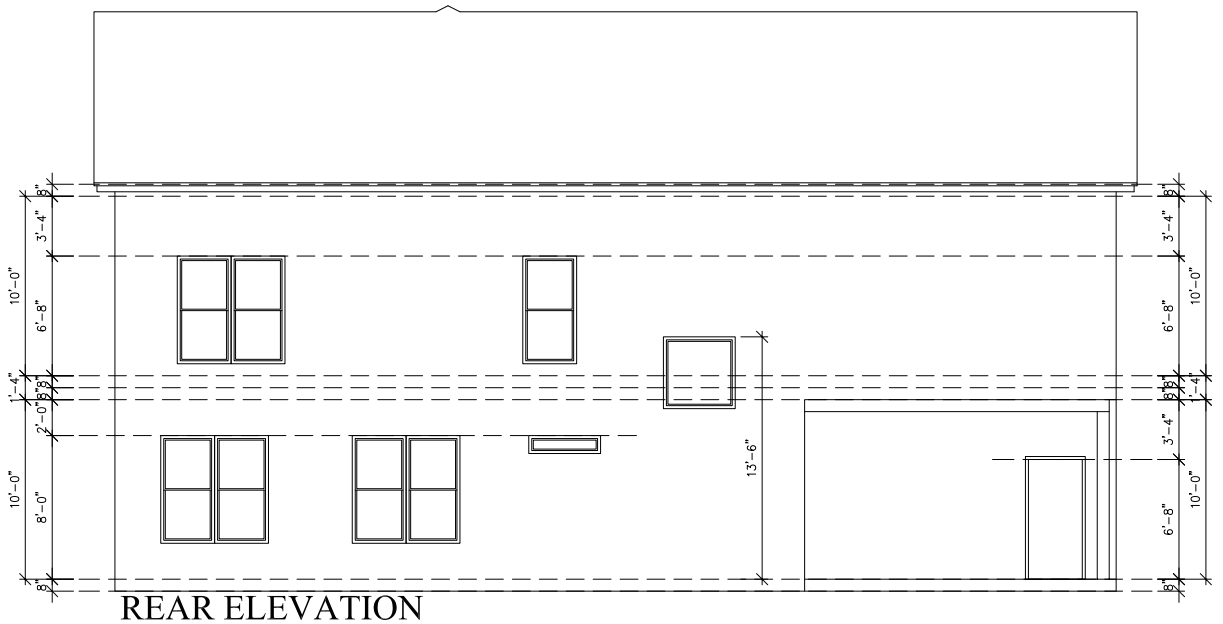
Title: POD

N



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

Case No: Z-10360 Front & Rear Elevation

Name: Houk

Location: 4523 Woodlawn Dr.

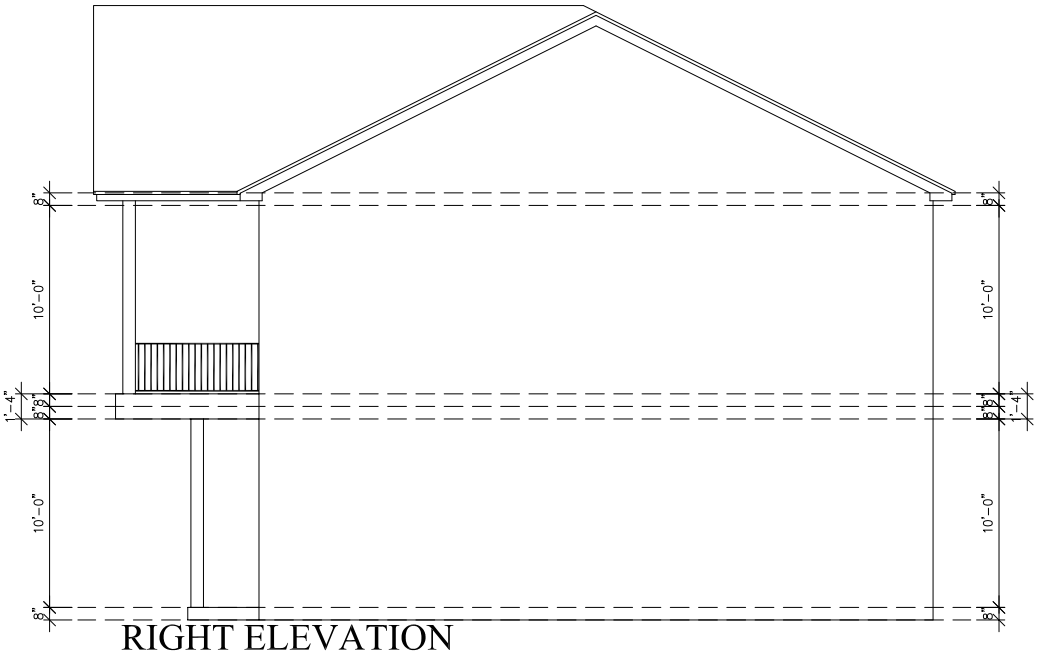
Title: POD

N



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Sketch Map
City of Little Rock Planning & Development

Case No: Z-10360 Left & Right Elevation

Name: Houk

Location: 4523 Woodlawn Dr.

Title: POD

N



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10360 Rendering

Name: Houk

Location: 4523 Woodlawn Dr.

Title: POD

N

November 12, 2026

ITEM NO.: 6 FILE NO.: S-1952-A

NAME: 36th and Shackleford Addition - Preliminary Plat

LOCATION: SE Corner of W. 36th Street and S. Shackleford Road

DEVELOPER:

Keith Richardson
9800 Maumelle Blvd.
North Little Rock, AR 72113

OWNER/AUTHORIZED AGENT:

The Pointe at Shackleford Crossing, LLC & Richardson Properties - Owner
White-Daters and Associates - Agent

SURVEYOR/ENGINEER:

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

AREA: 16.57 acres NUMBER OF LOTS: 5 FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: MF-18

VARIANCES/WAIVERS:

1. Driveway spacing variance.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 16.57 acres of MF-18 zoned property into five (5) lots for future development. The property is located at the southeast corner of W. 36th Street and S. Shackleford Road.

B. EXISTING CONDITIONS:

The property is undeveloped and partially wooded. A creek (Brodie Creek) is located along the south boundary line of the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Shackleford Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required. Dedicate an additional 10 ft width of right-of-way for a length of 250 ft measured from the intersecting right-of-way.
2. Per the Master Street Plan, a minimum 75 ft radial dedication of right-of-way is required at the intersection of 36th St. & Shackleford Rd. (arterial-arterial intersection).
3. Per Sec. 30-283, with site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to Shackleford Rd with sidewalk at the time of platting of a lot that fronts Shackleford Rd or takes access from Shackleford Rd. The new back of curb should be located 29.5 ft from the striped centerline.
4. Per Sec. 30-281 with site development the adjacent property owner is responsible for improving one hundred (100) percent of the bridge or box culvert construction on arterial streets (Shackleford Rd) for the initial fifteen (15.0) feet of span length. (Span lengths are measured perpendicular from supporting walls). At the time of plan development, provide a cost estimate for the construction of the initial 15 ft of the span length and the completion of the road construction to the north side of the bridge for staff review and approval. A payment for the construction of the initial 15 ft of span length and road construction should be paid by the adjacent property owner in-lieu of construction to the Little Rock Public Works Dept.
5. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
6. Access to detention ponds must be provided to the public right-of-way and/or access easement for future maintenance.

7. Sidewalks with appropriate handicap ramps are required to be constructed on W 36th St. in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
8. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on arterial streets is 300 ft from intersecting right-of-ways and other driveways. The 36th St. middle driveway does not meet the driveway spacing requirement and should be removed. Shared driveways can be located on the proposed shared lots lines. The width of driveway must not exceed 36 feet.
9. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on arterial streets is 300 ft from intersecting right-of-ways and other driveways. Staff recommends approval of a driveway spacing variance for the proposed Shackleford Rd south driveway due to the curvature of Shackleford Road and the bridge at the south property line.
10. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
11. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
12. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
13. The minimum Finish Floor elevation of at least 1 ft or more above the base flood elevation is required to be shown on each lot of the plat and grading plans.
14. 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.
15. On site and right-of-way striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
16. The right turn lane and the island radiuses should be designed for a WB-67 turn movements.
17. The right turn island and intersection sidewalk should be designed with access ramps and island cuts to meet ADA recommendations.
18. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
19. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
20. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
21. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.

22. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
23. Provide the phasing plan for right-of-way improvements in 36th St and Shackleford Road;
24. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).

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

Little Rock Water Reclamation Authority: Will need sanitary sewer plans for the subdivision.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Provide a 15' utility easement to Lot 5, a main extension to Lot 5 will be required for Lot 5 to obtain water service.

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

Fire Department:

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

Maintain Access:
Fire Hydrants.
Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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

Exceptions:

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

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

Fire Hydrants
Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.
If you have any additional questions please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 11, the I-430 Planning District. The development principles of the district include careful consideration and response to the existing land uses and the natural features of the area and developing facilities for all modes of transportation. The Land Use Plan shows Residential High Density (RH) for the application area. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

To the north of the application area are areas designated for Residential High Density (RH) uses and Office (O) uses and are characterized by an apartment complex with approximately 144 residential units and undeveloped woodlands, respectively. East of the application area is area designated for Public/Institutional (P/I) uses and is characterized by a faith-based institution. South of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Brodie Creek. West of the application area, across from Shackleford Road, is area designated for Residential Medium Density (RM) uses and is characterized by a single-family residence.

This site is not located in an Overlay District.

Master Street Plan:

36th Street and Shackleford Road are Minor Arterials 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:

36th Street is on the Master Bike Plan with an Existing Class II Bike Lane. Shackleford Road to the south of 36th Street is on the Master Bike Plan as having proposed Class II Bike Lanes. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. Analysis:

The applicant proposes to subdivide 16.57 acres of MF-18 zoned property into five (5) lots for future development. The property is located at the southeast corner of W. 36th Street and S. Shackleford Road.

The property is undeveloped and partially wooded. A creek (Brodie Creek) is located along the south boundary line of the property.

The proposed lot sizes are as follows:

Lot 1 - 3.57 Acres
Lot 2 - 3.78 Acres
Lot 3 - 2.36 Acres
Lot 4 - 3.71 Acres
Lot 5 - 1.44 Acres

The lots will be developed in the following phases:

Phase One - Lot 1
Phase Two - Lot 2
Phase Three - Lot 4 & Tract A
Phase Four - Lot 5
Phase Five - Lot 3

The applicant proposes to grade the entire site with Phase 1 development. This will allow material from future phases to be used to balance the cut/fill over the entire site.

The applicant is proposing two (2) driveway locations from W. 36th street and two (2) driveway locations from S. Shackleford Road. There will be cross-access easements between Lots 1 and 2 and Lots 4 and 5. According to Section 31-210 of the City's Zoning Ordinance, minimum spacing between driveways along an arterial roadway is 300 feet. The two (2) driveways along S. Shackleford Road are separated by 250 feet. The driveway locations are proposed to eliminate sight-distance issues with the curvature of S. Shackleford Road. The applicant is requesting a variance to allow the reduced driveway spacing. Staff supports the variance request.

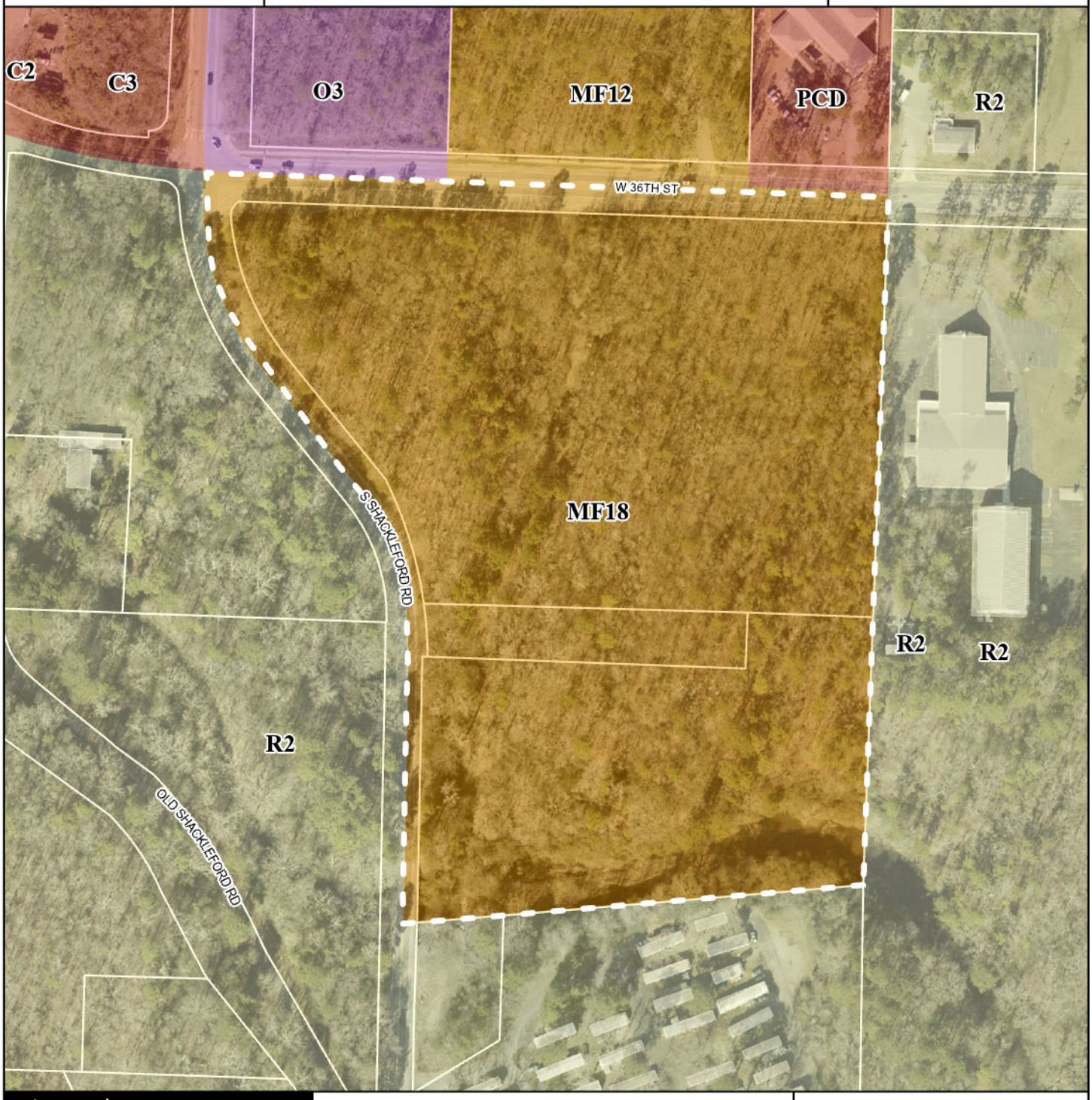
Brodie Creek runs along the south boundary of the overall property. The floodway associated with the creek will be located within Tract A. A 25-foot floodway easement will be located along the south line of Lots 4 and 5.

To staff's knowledge, there are no outstanding issues associated with the preliminary plat. The proposed lot sizes conform with ordinance standards. Staff supports the preliminary plat request.

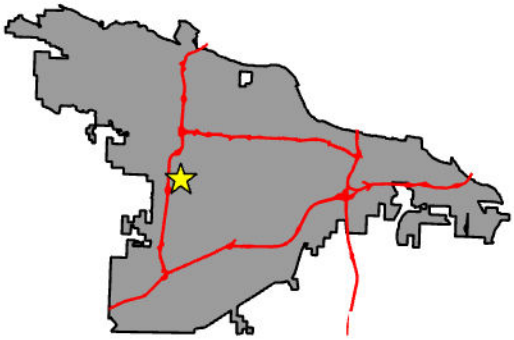
STAFF RECOMMENDATION:

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

S-1952-A	SEC of W. 36th ST. & SOUTH SHACKLEFORD RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		

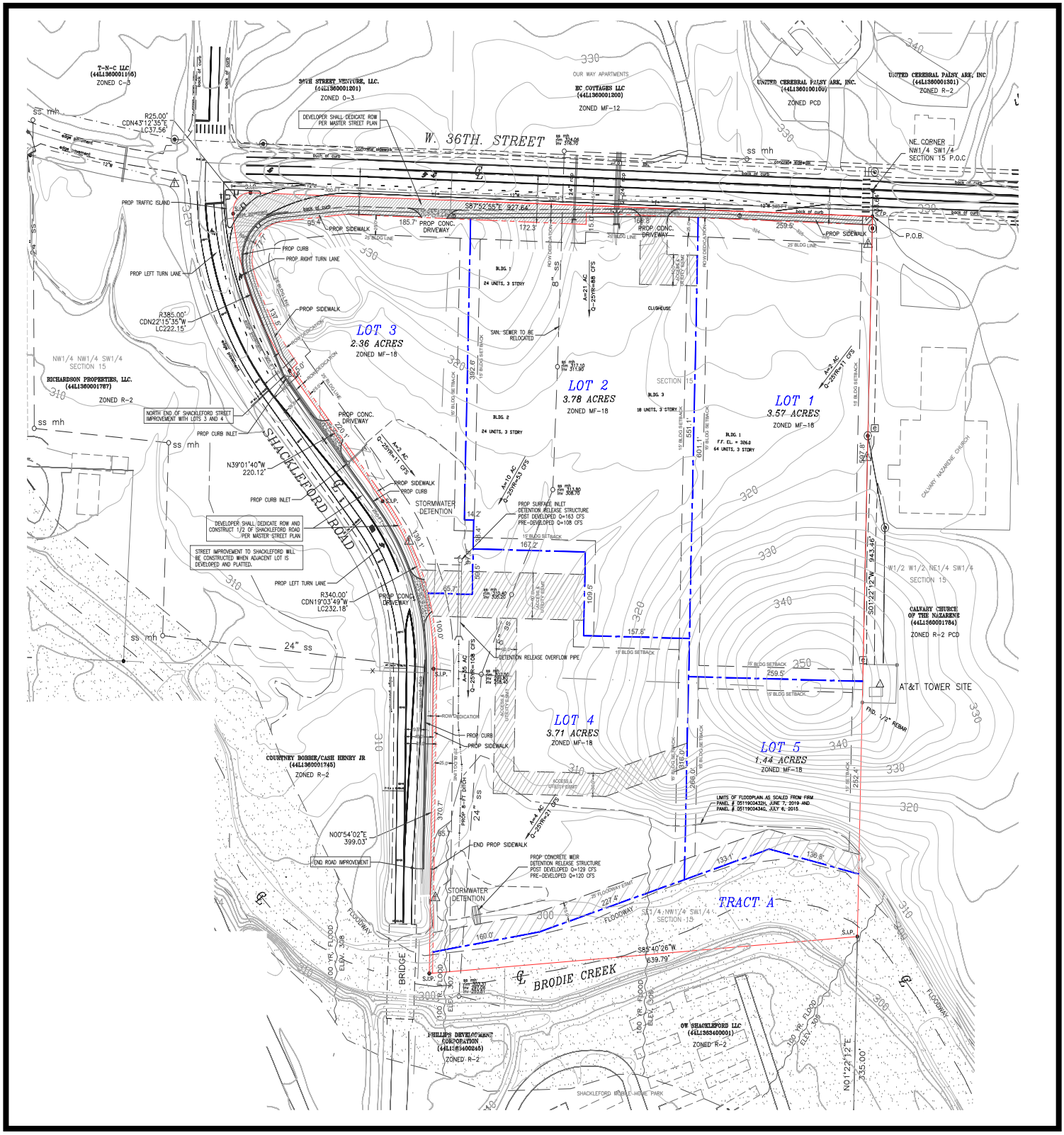


Legend
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: S-1952-A

Name: 36th & Shackleford Addition

Location: SEC of W. 36th St. & S. Shackleford Rd.

Title: Preliminary Plat

November 12, 2026

ITEM NO.: 7 FILE NO.: Z-6599-C

NAME: Otter Creek Wash - Revised Conditional Use Permit

LOCATION: 13100 Otter Creek Road

DEVELOPER:

Drew and Rachel Alexander
10803 McCabe Lane
North Little Rock, AR 72113

OWNER/AUTHORIZED AGENT:

Otter Creek Wash, LLC - owner
Drew and Rachel Alexander - applicant

SURVEYOR/ENGINEER:

Arkansas Surveying and Consulting
1926 Salem Road
Benton, AR 72019

AREA: 1.32-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-3 CUP

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a revised conditional use permit to allow modification and additional uses to an existing carwash facility on C-3 zoned property at 13100 Otter Creek Road.

B. EXISTING CONDITIONS:

The property is occupied by a one-story carwash facility, which includes an automated carwash, carwash bays (self-serve) and vacuum islands. A single driveway from Otter Creek Road serves as access to the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:
Fire Hydrants.
Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 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 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

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

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

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of

the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Site development plan must be provided with layout of proposed parking area changes and addition of any new landscaping areas. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

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 and of the preservation of natural sound barriers, open spaces, and wetlands and significant environmental features and systems. The Land Use Plan shows Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

To the north, south, and west of the application area are areas designated for Commercial (C) uses and are characterized by an auto parts store, strip malls, a restaurant, a financial institution, a convenience store with fuel pumps, a liquor store, and a tobacco store. East of the application area is area designated for Park/Open Space(PK/OS) uses and is characterized by Otter Creek.

This site is not located in an Overlay District.

Master Street Plan:

Otter Creek 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:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant is requesting a revised conditional use permit to allow modification and additional uses to an existing carwash facility on C-3 zoned property at 13100 Otter Creek Road.

The property is occupied by a one-story carwash facility, which includes an automated carwash, carwash bays (self-serve) and vacuum islands. A single driveway from Otter Creek Road serves as access to the property.

Th applicant provided the following information on the carwash facility renovations:

"The existing building layout is as follows (from left to right):

- Bay 1: Currently an unused/empty bay.
- Bay 2: Existing automatic car wash bay.
- Center Section (Tower): Existing equipment room, office, and restroom serving the car wash.
- Bays 3-6: Existing self-service car wash bays.

Our proposed amending of the current CUP (Z-6599-8), includes the following;

- Relocate the automatic car wash equipment from Bay 2 to Bay 1, allowing Bay 1 to become the new automatic wash. The new automatic bay would be equipped with automatic doors and operate without an attendant.
- Convert Bay 2 into a quick lube & oil change service bay.
- Renovate the center section from the existing equipment room into a customer waiting area, office, and restroom.
- Enclose Bays 3-6 and convert them into automotive service bays for tires, alignments, and general vehicle repair.
- Extend the rear of the building approximately 15 feet, beginning at the office area and continuing across to Bay 6. This addition would provide additional workspace for the service bays and tire storage along the rear wall.

The existing self-service bays would no longer be drive-through. Instead, they would have overhead doors only on the front side, with the rear enclosed as part of the building expansion."

The applicant also proposes to expand the paved area behind the building to include additional maneuvering area and parking for 16 vehicles. Vacuum stations will continue to be located along the south and east perimeters of the overall paved area.

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

If a dumpster is placed on the site, it must be located away from the street and screened as per Section 36-523.

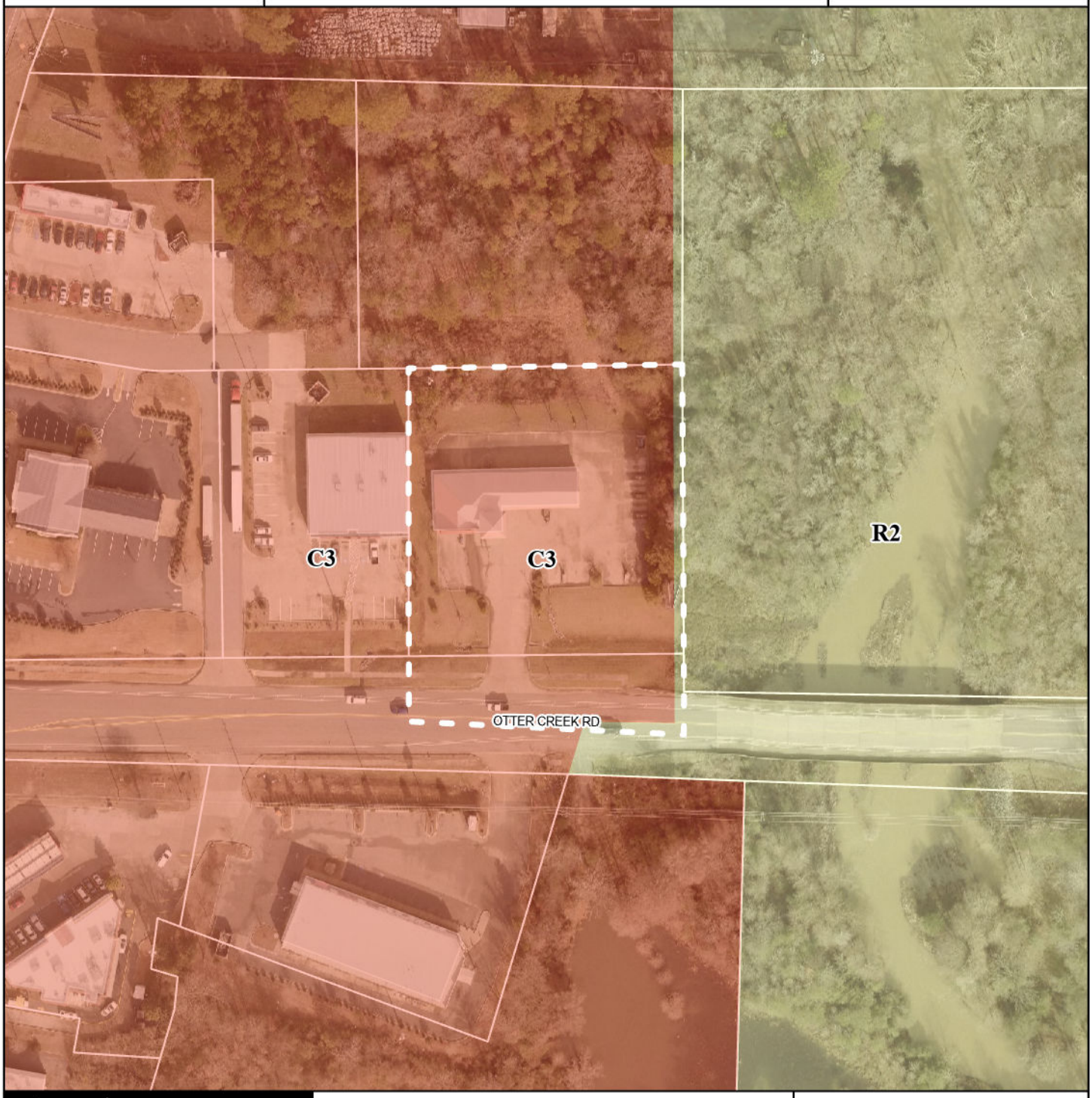
All work on vehicles must take place inside the building. There is to be no outside storage of vehicle parts, tires, etc.

Staff is supportive of the revised conditional use permit. Staff views the expansion of the existing carwash facility as reasonable. Staff believes the revised CUP will have no adverse impact on the surrounding properties.

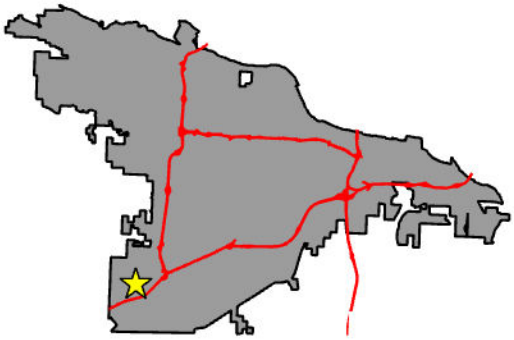
I. STAFF RECOMMENDATION:

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

Z-6599-C	13100 OTTER CREEK RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		

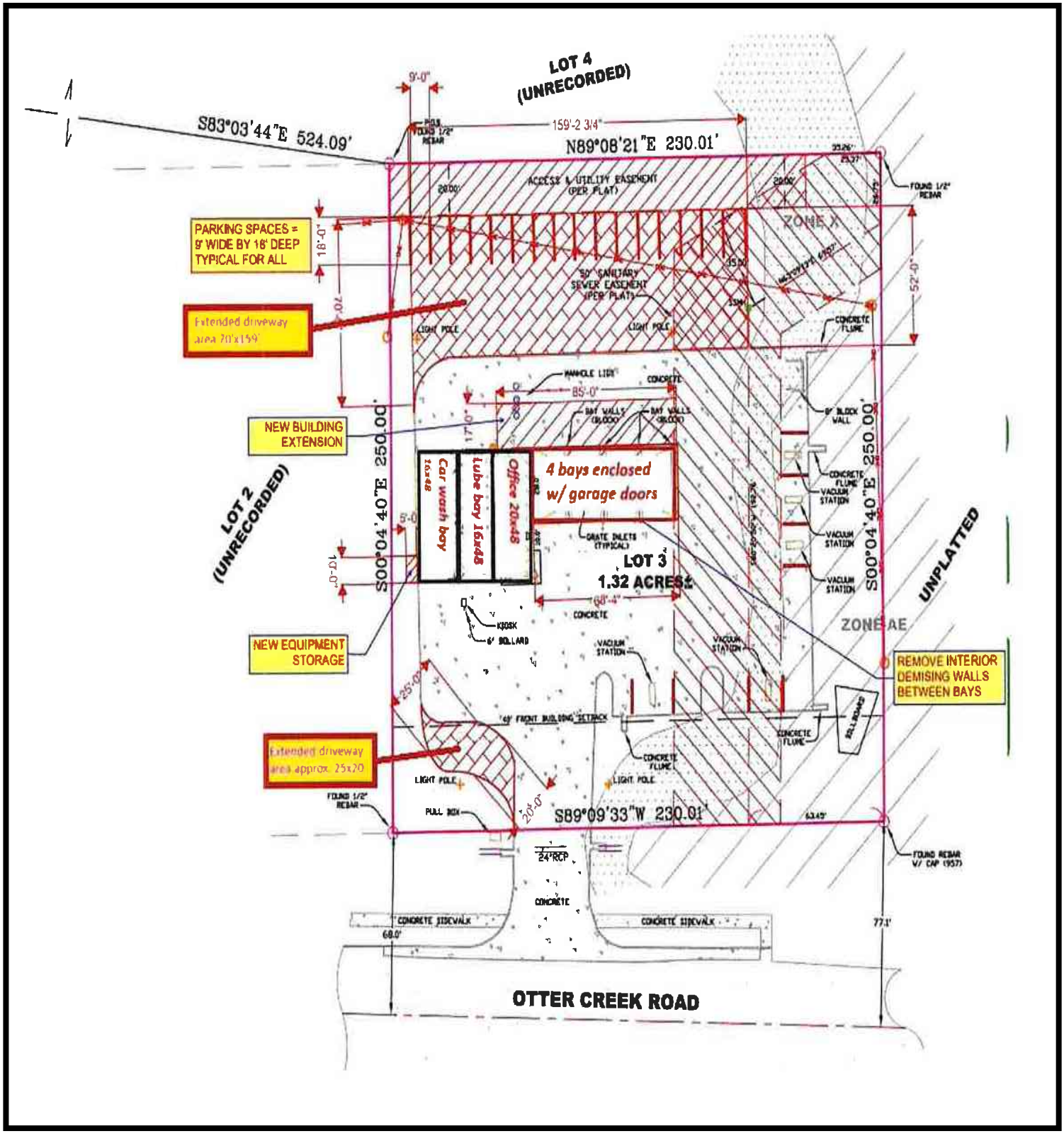


Legend
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-6599-C

Name: Otter Creek Wash

Location: 13100 Otter Creek Rd.

Title: Revised Conditional Use Permit

N

November 12, 2026

ITEM NO. 8 FILE NO.: LU2026-16-01

NAME: Otter Creek Planning District Land Use Plan Amendment – MX to NC

LOCATION: Immediately E. of 12300 Stagecoach Road

OWNER/AUTHORIZED AGENT:

Owner
NRC Enterprises of LR LLC
13020 Colonel Glenn Road
Little Rock, AR 72210

Agent
Zane Robbins
Robbins Professional Land Services, Inc.
PO Box 393
Bryant, AR 72089

AREA: 7.67 acres +/-

WARD: Ward 7 PLANNING DISTRICT: 16

CURRENT ZONING: R-2, Single-Family District and C-3, General Commercial District

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BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Mixed Use (MX) to Neighborhood Commercial (NC). The application is pursued concurrently with a rezoning application, File No. Z-4606-C, request from Single-Family District (R-2) to General Commercial District (C-3).

B. EXISTING CONDITIONS:

The subject site is 7.67 acres +/- of densely wooded land void of structures. The site has approximately 332 feet of frontage along Stagecoach 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 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation and of the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. 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 request is for commercial and, therefore, a Land Use Plan Amendment is required.

To the north, east, and west of the application area are areas designated for Mixed Use (MX) uses and is characterized by a liquor store, a baseball field, undeveloped land, a strip retail mall, a single-family residence, a restaurant, a cleaning service, and a pest control office and warehouse. South of the application area, across from Stagecoach Road, are areas designated for Neighborhood Commercial (NC) uses and are characterized by two restaurants, a grocery store, a retail store, and a mobile home park.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

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

E. ANALYSIS:

The subject site consists of approximately 7.67 acres of undeveloped, densely wooded land with roughly 332 feet of frontage along Stagecoach Road. The property is located within the Otter Creek Planning District (Planning District 16) and is not situated within an overlay district. Surrounding development includes a mix of commercial, recreational, and residential uses reflective of the varied land-use pattern that characterizes this portion of the district.

Staff finds that the requested Land Use Plan Amendment from Mixed Use (MX) to Neighborhood Commercial (NC) is reasonable given the site's location, the established development pattern along Stagecoach Road, and the guiding principles of Planning District 16. The district emphasizes improving roadways to support multiple modes of travel while preserving significant natural features. The applicant seeks a commercial designation, and because the existing MX category requires a Planned Zoning District for purely commercial use, the proposed NC designation aligns more directly with the intended commercial development. The Neighborhood Commercial category supports low-intensity commercial uses serving nearby residents. These uses are consistent with the commercial corridor emerging along Stagecoach Road.

The surrounding land-use context reinforces compatibility with the proposed amendment. To the north, east, and west, areas designated for Mixed Use support an existing blend of commercial, recreational, and residential activity, including a liquor store, baseball field, strip retail development, single-family residences, service-oriented businesses, and undeveloped land. South of the site, across Stagecoach Road, the Land Use Plan already identifies Neighborhood Commercial uses, and existing development includes restaurants, a grocery store, a retail store, and a mobile home park. The proposed NC designation would therefore extend and integrate with the existing commercial presence along the corridor.

The site's frontage on Stagecoach Road, a Minor Arterial on the Master Street Plan, further supports the appropriateness of the NC designation. Minor Arterials are intended to carry higher traffic volumes and to provide consistent connectivity through the urban area. Neighborhood Commercial uses typically generate traffic levels compatible with this roadway classification, particularly given requirements for deceleration lanes, sidewalk installation, and possible right-of-way dedication. The presence of an existing Class II bike lane also supports a neighborhood-serving commercial environment that accommodates multimodal access.

No historic resources are anticipated to be affected by the proposed amendment. The concurrent rezoning request (File No. Z-4606-C) will allow coordinated review of future development to ensure compliance with applicable zoning standards and transportation requirements.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Otter Creek Planning District from Mixed Use (MX) to Neighborhood Commercial (NC) and recommends approval.

LU2026-16-01

2025 Aerial

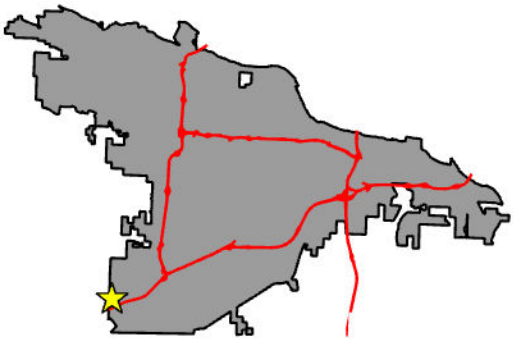
IMMEDIATELY EAST OF 12300 STAGECOACH RD.

PLANNING COMMISSION
NOVEMBER 12, 2026



Legend

Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

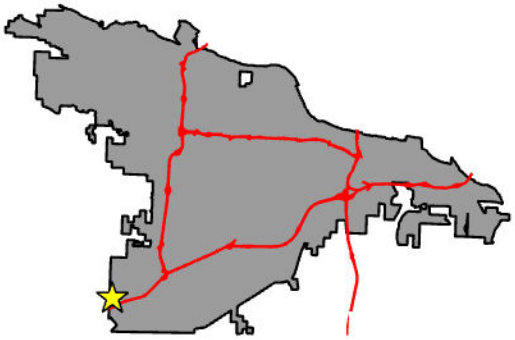
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LU2026-16-01	IMMEDIATELY EAST OF 12300 STAGECOACH RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend

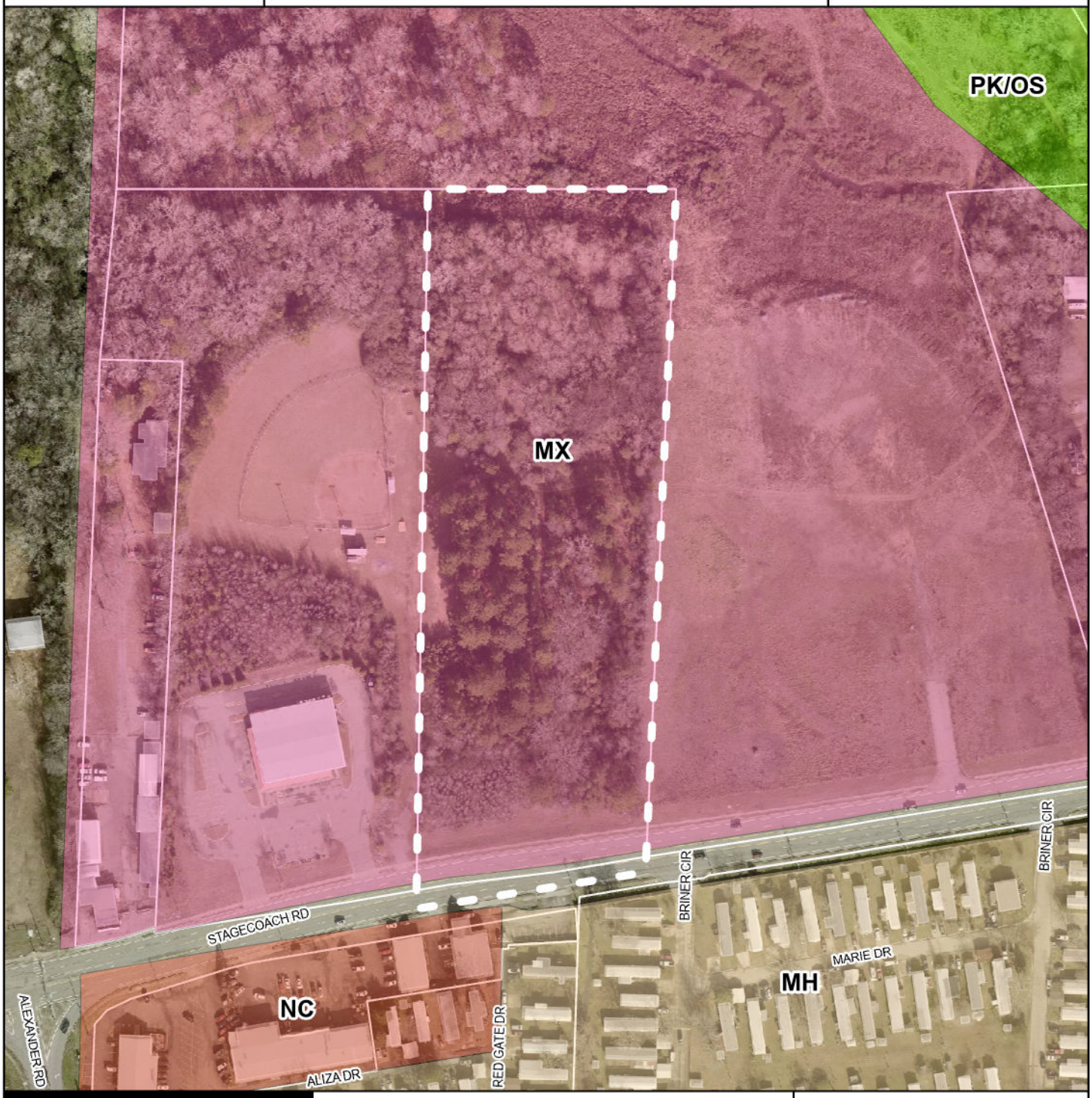
- MOBILE HOME
- INDUSTRIAL
- PARKS AND RECREATION
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

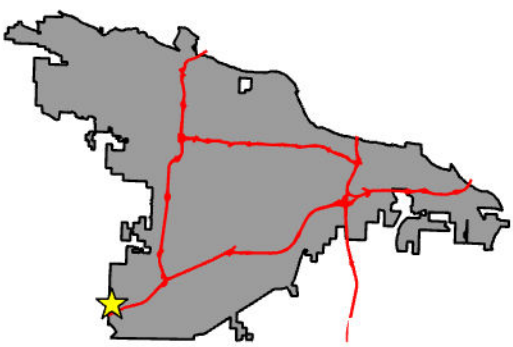
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LU2026-16-01	IMMEDIATELY EAST OF 12300 STAGECOACH RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

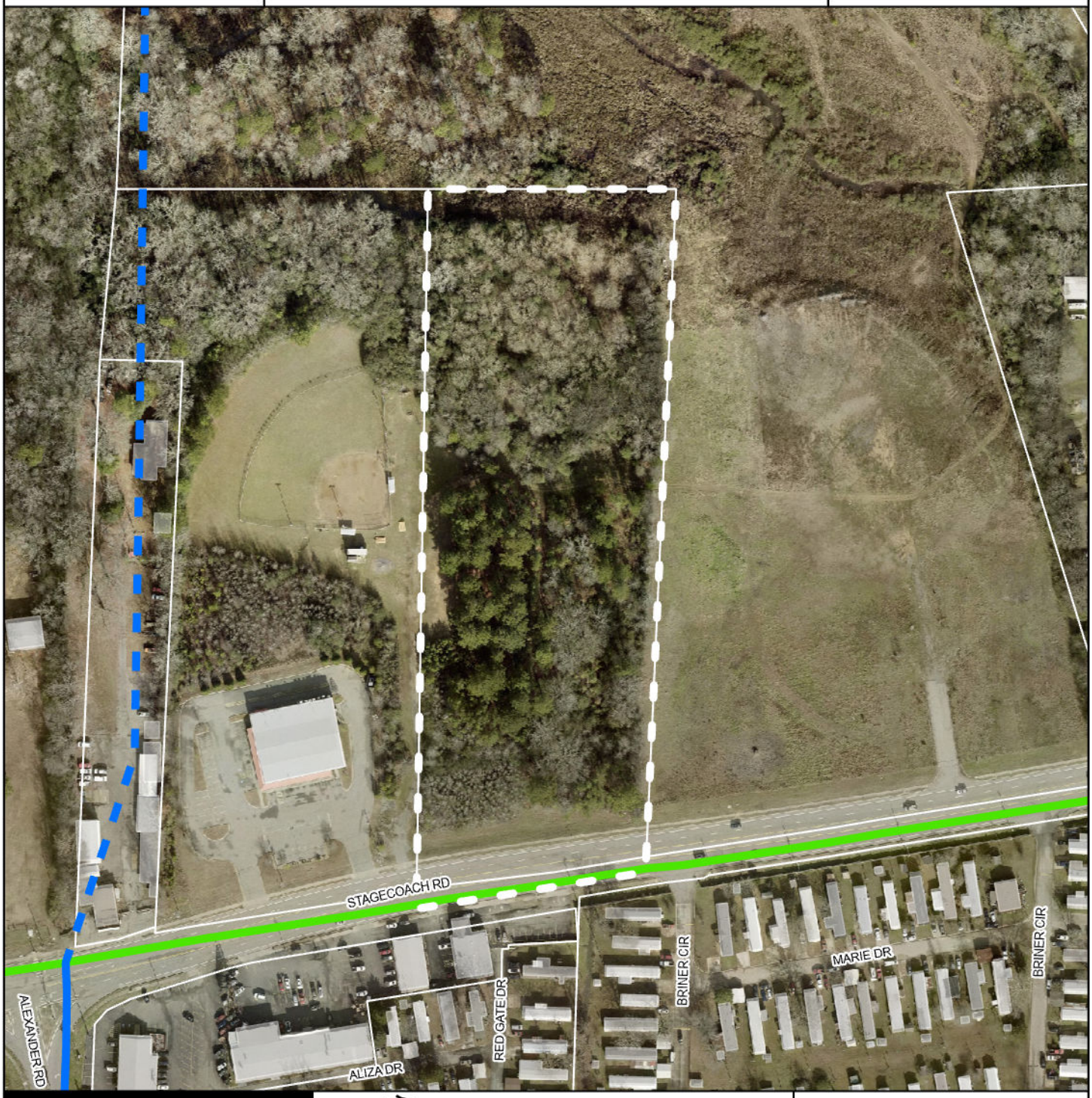
- Parcel Lines
- MOBILE HOME PARK
- PARK / OPEN SPACE
- NEIGHBORHOOD COMMERCIAL
- MIXED USE



CITY OF LITTLE ROCK ARKANSAS

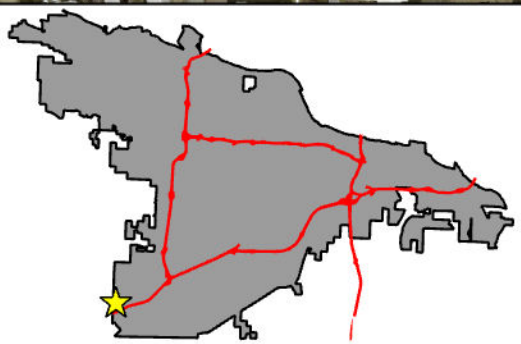
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LU2026-16-01	IMMEDIATELY EAST OF 12300 STAGECOACH RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Master Street Plan		



Legend

- Parcel Lines
- Minor Arterial
- Principal Arterial
- Proposed Principal Arterial



CITY OF LITTLE ROCK ARKANSAS

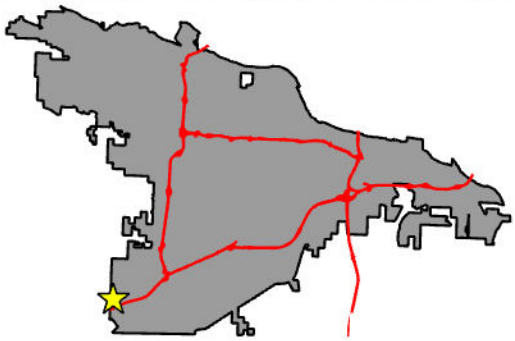
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LU2026-16-01	IMMEDIATELY EAST OF 12300 STAGECOACH RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Active Transportation		



Legend

- Parcel Lines
- Propsed - Bikeway I - Path
- BIKEWAY II-LANE
- Proposed Paved Trail
- Parks



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

LU2026-16-01

Flood Hazard

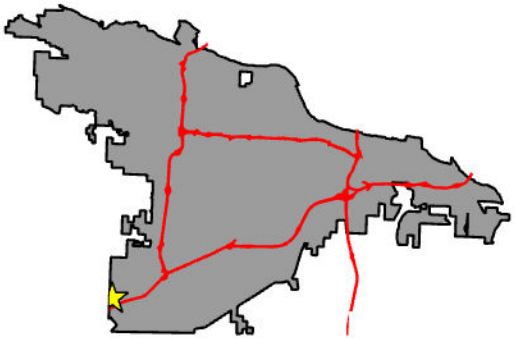
IMMEDIATELY EAST OF 12300 STAGECOACH RD.

PLANNING COMMISSION
NOVEMBER 12, 2026



Legend

- Parcel Lines
- Stream Channel
- Stream
- ,
- 1% Flood Outside Floodway
- 1% Flood, Inside Floodway
- 0.2% Annual Chance



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT

November 12, 2026

ITEM NO.: 8.1 FILE NO.: Z-4606-C

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

LOCATION: Immediately East of 12300 Stagecoach Road

DEVELOPER:

NRC Enterprises of LR, LLC
13020 Colonel Glenn Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

NRC Enterprises of LR, LLC - owner
Zone Robbins - agent

SURVEYOR/ENGINEER:

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

AREA: 7.38 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2 and C-3

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 7.38-acre property located immediately east of 12300 Stagecoach Road from R-2 and C-3 to C-3. The rezoning is requested to allow future commercial development.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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:

Show and reference existing 15' easement at south of property, Instrument #2011025512. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

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

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 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 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

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

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

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

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

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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:

Minimum gate width shall be 20 feet.

Gates shall be of swinging or sliding type.

Construction of gates shall be of material that allow manual operation by one person.

Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.

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.

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.

Locking device specifications shall be submitted for approval \by the fire code official

Electric gate operators, where provided, shall be listed in accordance with UL 325.

Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation and of the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. 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 request is for commercial and, therefore, a Land Use Plan Amendment is required. An amendment is being pursued concurrently through LU2026-16-01.

To the north, east, and west of the application area are areas designated for Mixed Use (MX) uses and is characterized by a liquor store, a baseball field, undeveloped land, a strip retail mall, a single-family residence, a restaurant, a cleaning service, and a pest control office and warehouse. South of the application area, across from Stagecoach Road, are areas designated for Neighborhood Commercial (NC) uses and are characterized by two restaurants, a grocery store, a retail store, and a mobile home park.

This site is not located in an Overlay District.

Master Street Plan:

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

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

Bicycle Plan:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant requests to rezone the 7.38-acre property located immediately east of 12300 Stagecoach Road from R-2 and C-3 to C-3. The rezoning is requested to allow future commercial development.

The property is undeveloped and mostly wooded. The south 300 feet of the property was rezoned to C-3 on April 15, 1986 (Ordinance 15,077).

The City's Future Land Use Plan designates the property as "MX" Mixed Use. An application for a land use plan amendment to "NC" Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning. The requested C-3 represents a continuation of the zoning pattern in this area along Stagecoach Road. There is existing C-3 zoning west and south of the site. PCD zoning is located to the east and north.

I. STAFF RECOMMENDATION:

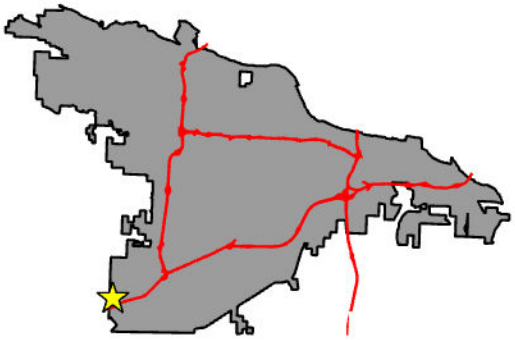
Staff recommends approval of the requested C-3 rezoning.

Z-4606-C	IMMEDIATELY EAST of 12300 STAGECOACH ROAD	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend

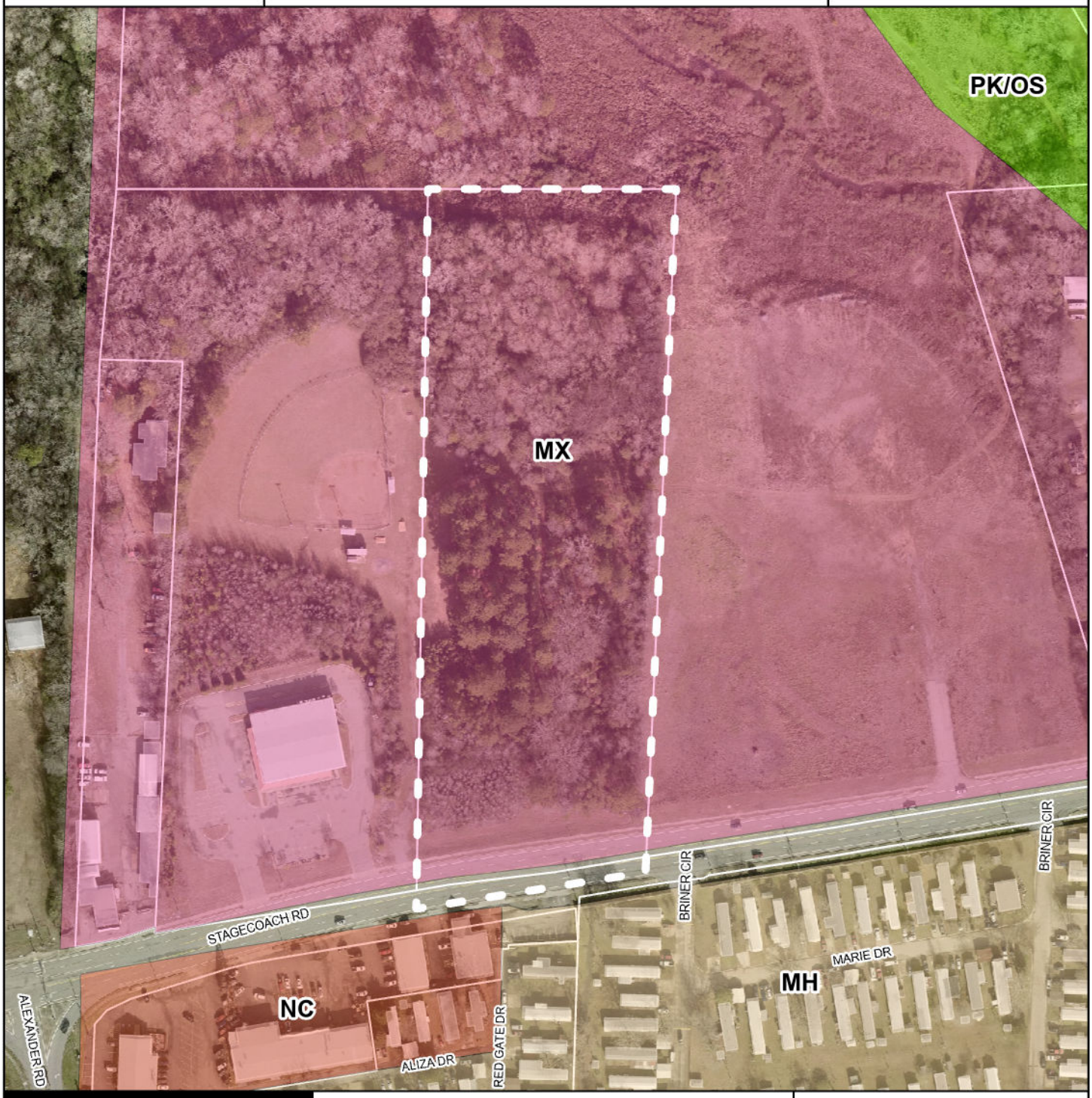
- MOBILE HOME
- INDUSTRIAL
- PARKS AND RECREATION
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

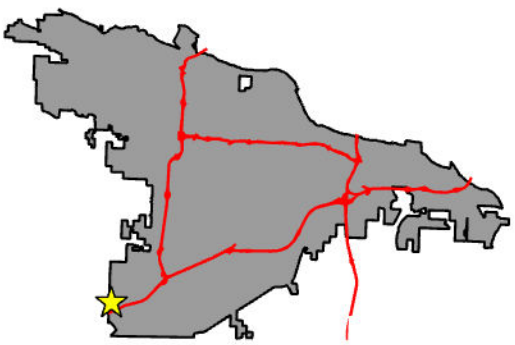
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-4606-C	IMMEDIATELY EAST of 12300 STAGECOACH ROAD	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

- Parcel Lines
- MOBILE HOME PARK
- PARK / OPEN SPACE
- NEIGHBORHOOD COMMERCIAL
- MIXED USE



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

November 12, 2026

ITEM NO.: 9 FILE NO.: Z-10365

NAME: Rezoning from C-3 to R-3

LOCATION: SW corner of E. 3rd and Reichardt Streets

DEVELOPER:

Kidd Living Trust
1601 N. Taylor Street
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Kidd Living Trust - owner
Michael Shane Kidd - applicant

SURVEYOR/ENGINEER:

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

AREA: 0.17-acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: C-3

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.17-acre property located at the southwest corner of E. 3rd and Reichardt Streets from C-3 to R-3. The rezoning is requested to allow construction of a single-family residence.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly grass covered.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:
Fire Hydrants.
Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments 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 principals are to protect the residential uses by buffering and restricting Industrial development and developing facilities for all modes of transportation. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences and a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

East 3rd Street and Riechardt 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:

East 3rd Street and Reichardt 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 0.17-acre property located at the southwest corner of E. 3rd and Reichardt Streets from C-3 to R-3. The rezoning is requested to allow construction of a single-family residence.

The property is undeveloped and mostly grass covered.

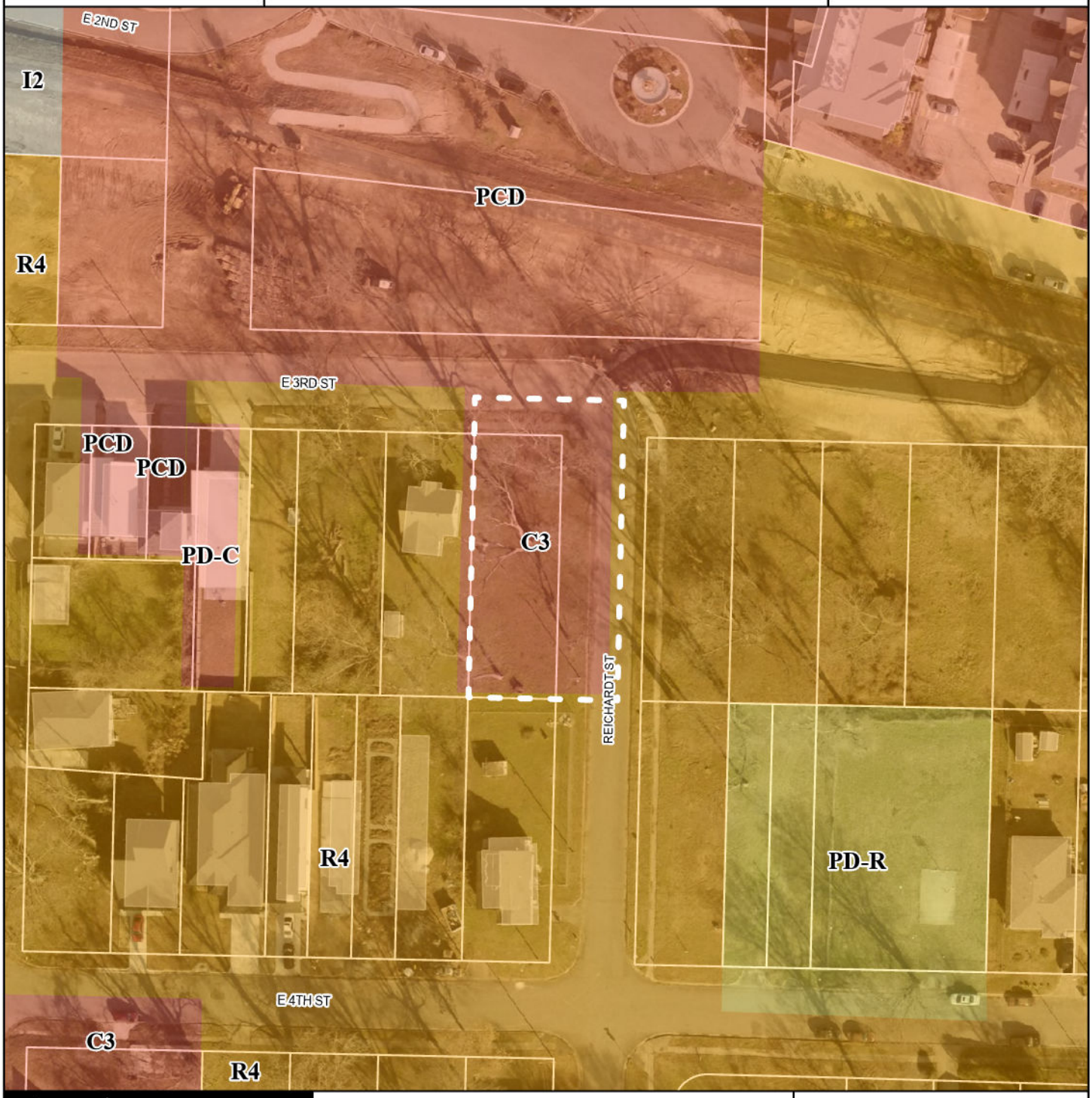
The City's Future Land Use Plan designates the property as "RM" Residential Medium Density. The proposed rezoning does not require a land use plan amendment.

Staff is supportive of the requested R-3 rezoning. The proposed R-3 zoning is consistent with the surrounding zoning. The surrounding R-4 zoning also allows single family residential development.

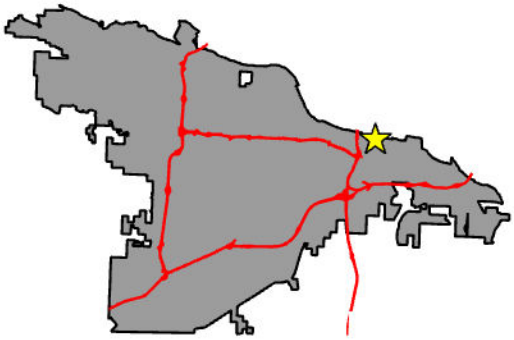
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 rezoning.

Z-10365	SWC of E. 3rd ST. & REICHARDT ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



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



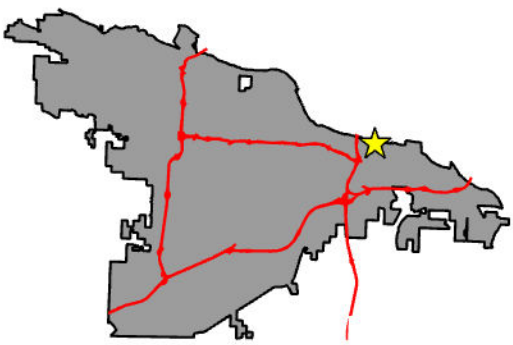
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10365	SWC of E. 3rd ST. & REICHARDT ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

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



DEPARTMENT OF
PLANNING & DEVELOPMENT

November 12, 2026

ITEM NO.: 10 FILE NO.: Z-10366

NAME: Rezoning from C-3 to C-4

LOCATION: 1401 S. University Avenue

DEVELOPER:

Muni Investment, Inc.
1801 Eastchase Parkway, Suite 101
Fort Worth, TX 76120

OWNER/AUTHORIZED AGENT:

Muni Investment, Inc. - owner
Mark West - agent

SURVEYOR/ENGINEER:

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

AREA: 0.58-acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: C-3

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.58-acre property located at 1401 S. University Avenue from C-3 to C-4. The rezoning is requested to allow an auto sales business.

B. EXISTING CONDITIONS:

The property is occupied by a one-story commercial building. Paved parking is located on the north, south and west sides of the building. A driveway from S. University Avenue serves as access to the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:

Fire Hydrants.
Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 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 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30’, approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall

be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

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

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

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

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments 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 Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

To the east of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences. South and west of the application area are areas designated for Commercial (C) uses and are characterized by strip commercial and professional office buildings.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

South University Avenue 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 0.58-acre property located at 1401 S. University Avenue from C-3 to C-4. The rezoning is requested to allow an auto sales business.

The property is occupied by a one-story commercial building. Paved parking is located on the north, south and west sides of the building. A driveway from S. University Avenue serves as access to the property.

The City's Future Land Use Plan designates this property as "C" Commercial. The requested C-4 rezoning does not require a amendment to the land use plan.

Staff is supportive of the requested C-4 rezoning. The requested C-4 zoning is consistent with the zonings along the east and west sides of S. University Avenue. All the properties along the east and west sides of S. University Avenue, from W. 12th Street to W. 19th Street/Boyle Park Road, are zoned commercial.

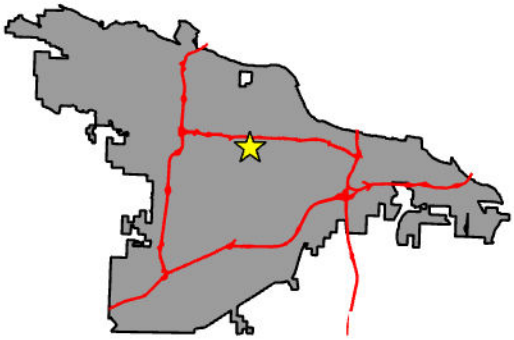
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

Z-10366	1401 S. UNIVERSITY AVE.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend
- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

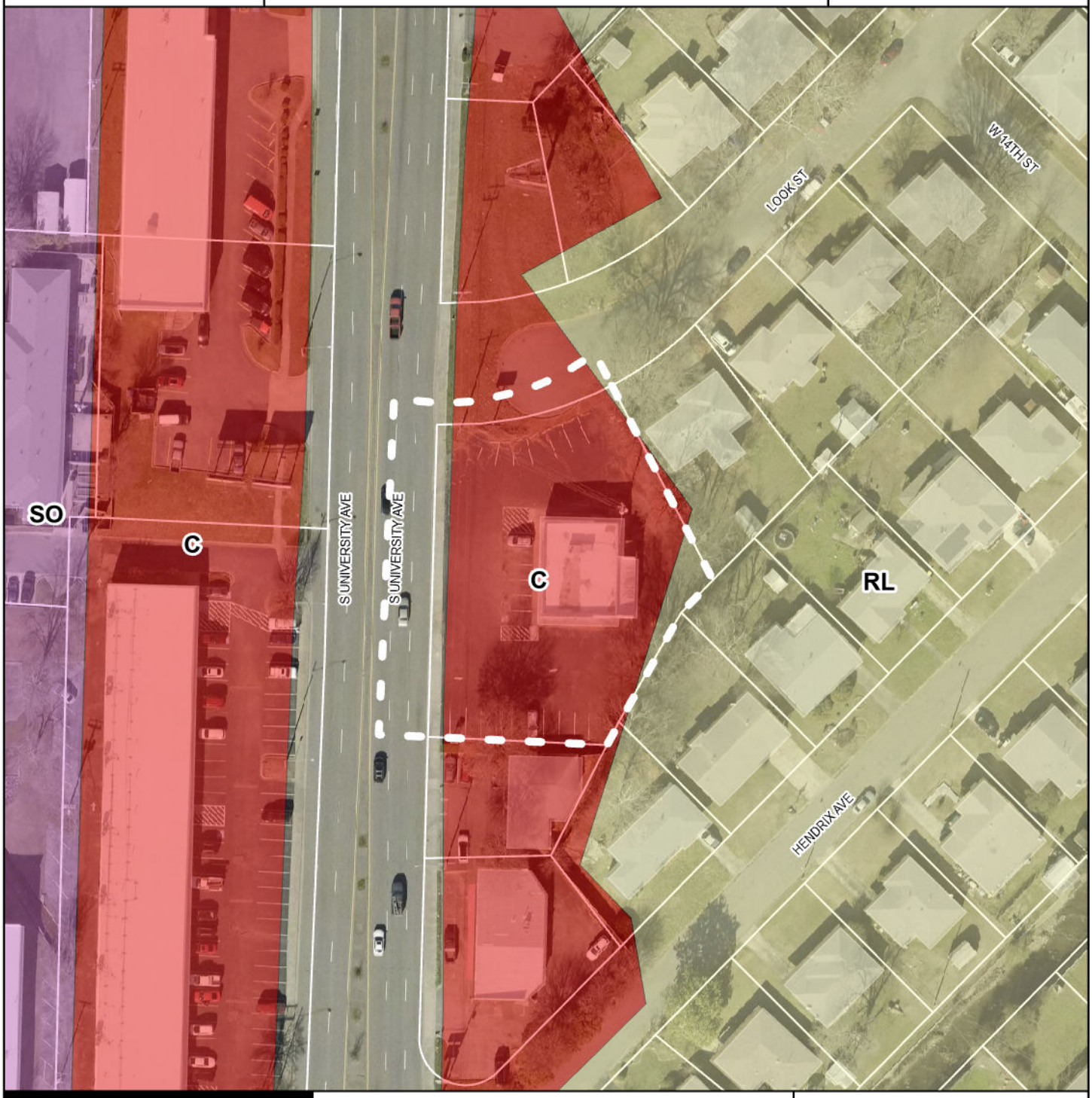
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10366

Land Use

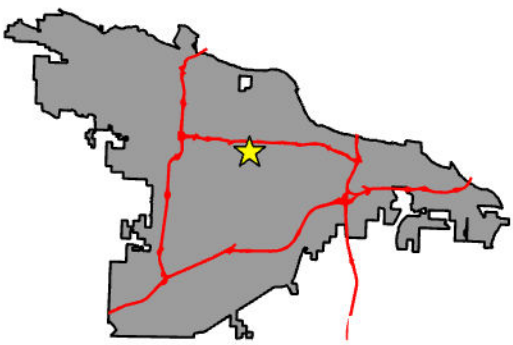
1401 S. UNIVERSITY AVE.

PLANNING COMMISSION
NOVEMBER 12, 2026



Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT

November 12, 2026

ITEM NO. 11 FILE NO.: LU2026-04-01

NAME: Heights Hillcrest Planning District Land Use Plan Amendment – O to NC

LOCATION: 1405 N Pierce Street

OWNER/AUTHORIZED AGENT:

Owner
Forest Heights Office Building LLC
1501 N University Ave, Ste 800
Little Rock, AR 72207

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

AREA: 1.22 acres +/-

WARD: Ward 3 PLANNING DISTRICT: 4

CURRENT ZONING: O-3, General Office District & Heights Landscape Design Overlay District

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BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Office (O) to Neighborhood Commercial (NC). The application is pursued concurrently with a rezoning application, File No. Z-10368, request from General Office District (O-3) to Neighborhood Commercial District (C-1).

B. EXISTING CONDITIONS:

The subject site is 1.22 acres +/- of developed land occupied by single-story office building and surface parking. The site has 140 feet of frontage along N. Pierce 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 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preserving and enhancing the unique and positive features of this section of the city, providing mixed use development opportunities in commercial areas, and improving existing transportation and active transportation infrastructure. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application request is for neighborhood commercial and, therefore, a Land Use Plan Amendment is required. An amendment is being pursued concurrently through LU2026-04-01.

To the north of the application area is area designated for Office (O) uses and is characterized by an office building, an educational building, and single-family residences. South of the application area is area designated for Residential Medium Density (RM) uses and is characterized by 24 condominium units and a pilates studio. West of the application area is designated for Residential High Density (RH) uses and is characterized by an apartment complex with over 30 units and an apartment complex with over 200 units. The subject site is located in the Heights Landscape Design Overlay District (Ord. 21787). The purpose of the District is to preserve and restore the tree canopy along residential streets.

Master Street Plan:

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

Bicycle Plan:

North Pierce 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.

E. ANALYSIS:

The subject site consists of approximately 1.22 acres of developed land containing a single-story office building and associated surface parking, with approximately 140 feet of frontage along North Pierce Street. The property lies within the Heights/Hillcrest Planning District and the Heights Landscape Design Overlay District. Existing development surrounding the site includes a mixture of office, residential, educational, and small-scale commercial uses, reflecting the varied land-use pattern typical of this district.

Staff finds that the requested Land Use Plan Amendment from Office (O) to Neighborhood Commercial (NC) is reasonable given the site's location, surrounding land uses, and the development principles of Planning District 4. The district encourages preservation of neighborhood character while supporting mixed-use opportunities in appropriate commercial areas. The Neighborhood Commercial (NC) category accommodates low-intensity commercial uses that serve nearby residents, such as small retail shops, personal services, and neighborhood-serving offices—uses compatible with both adjacent residential development and existing office uses.

The land-use context supports the proposed amendment. To the north, Office (O) designations align with existing office and institutional uses as well as single-family residences. To the south, medium-density residential development and a Pilates studio reflect a transition from residential to small-scale commercial activity. To the west, high-density residential complexes contribute to a concentrated population that would benefit from accessible, neighborhood-serving commercial uses. The proposed Neighborhood Commercial designation is therefore compatible with and responsive to the surrounding development pattern.

The site's location on a Local Street further supports the NC designation. Neighborhood Commercial uses are generally lower in traffic generation and intensity than broader commercial categories and are more appropriate along local streets serving established neighborhoods. While North Pierce Street may require right-of-way dedication or improvements, the scale of the requested land-use change is consistent with expected traffic impacts along this street type.

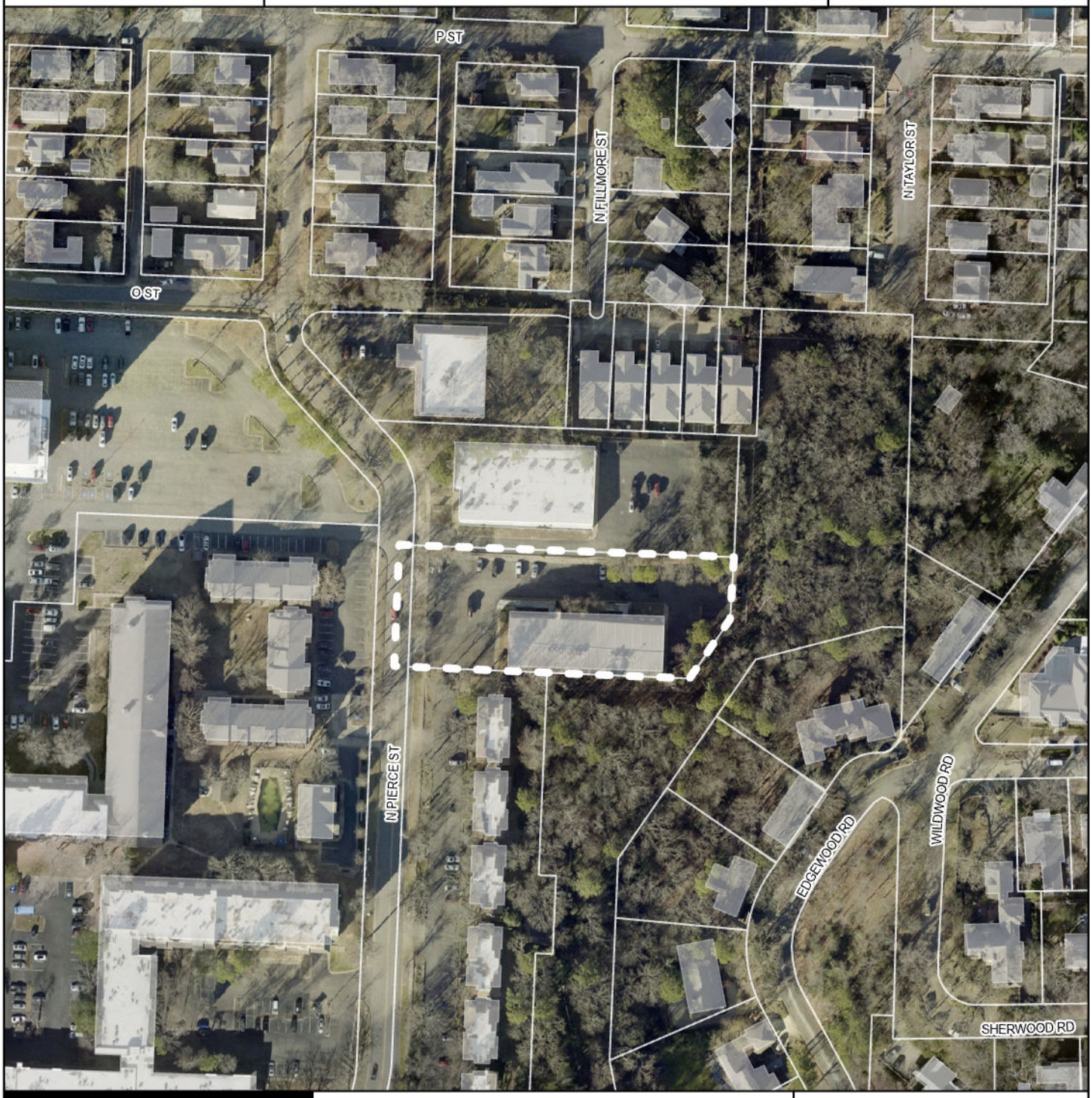
The property's location within the Heights Landscape Design Overlay District provides an additional layer of design review that will ensure future development maintains and enhances the tree canopy and streetscape character valued in this area. The overlay's standards complement the NC designation by guiding context-sensitive development compatible with adjacent residential areas.

The amendment is consistent with the development trends and land-use patterns within the Heights Hillcrest Planning District. No historic resource concerns have been identified. The concurrent rezoning request (File No. Z-10368) will allow coordinated review to ensure any future development adheres to applicable zoning and overlay requirements.

F. STAFF RECOMMENDATION:

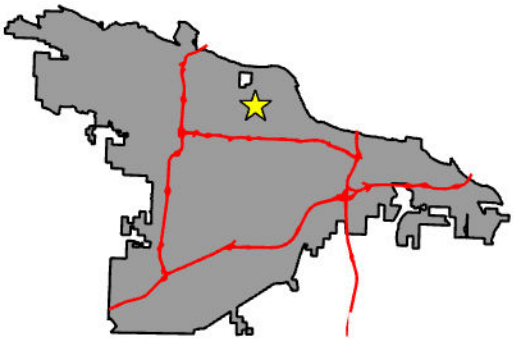
Staff supports the proposed Land Use Plan Amendment in the Heights Hillcrest Planning District from Office (O) to Neighborhood Commercial (NC) and recommends approval.

LU2026-04-01	1405 N. PIERCE ST.	PLANNING COMMISSION
2025 Aerial		NOVEMBER 12, 2026



Legend

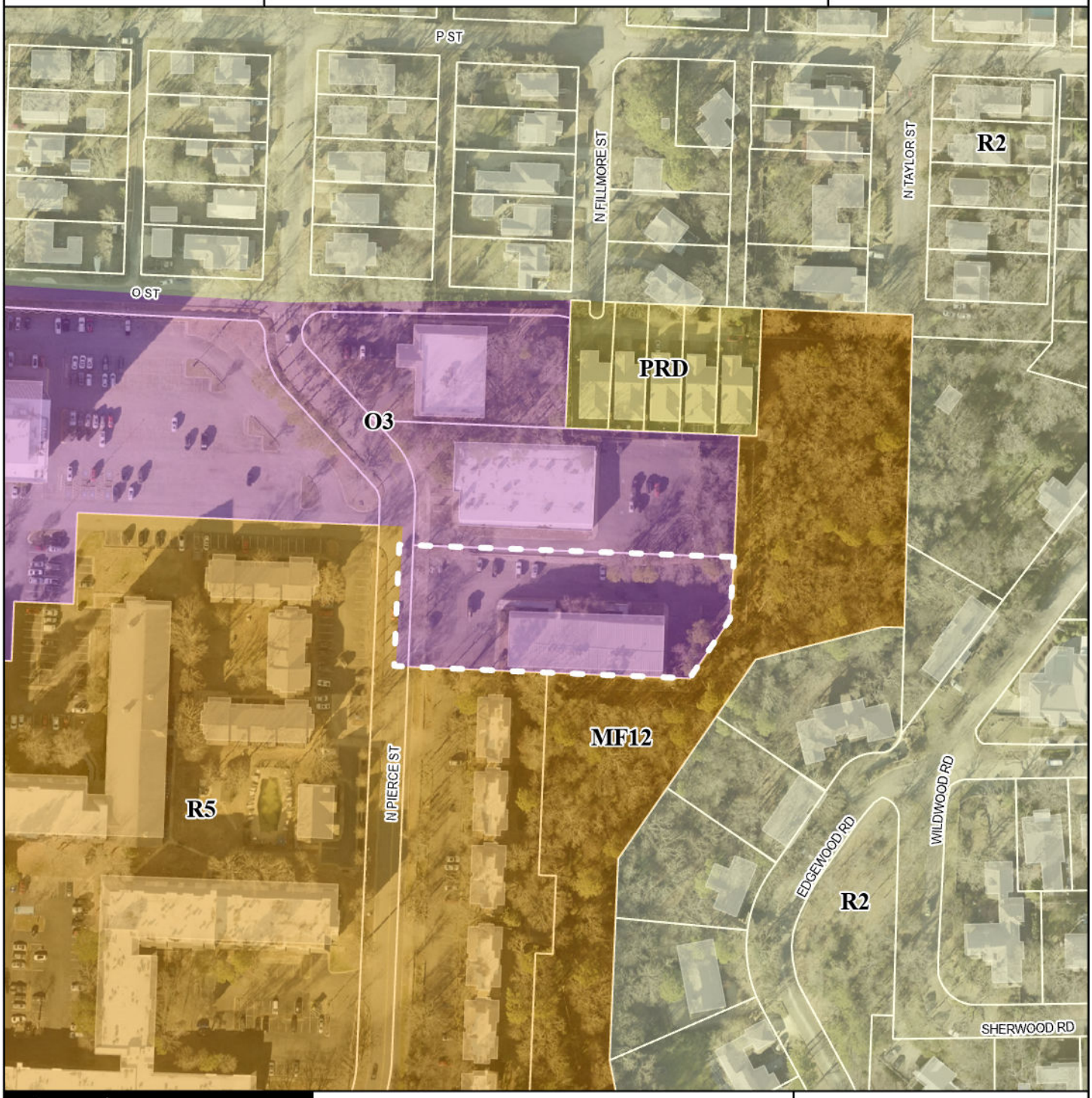
Parcel Lines



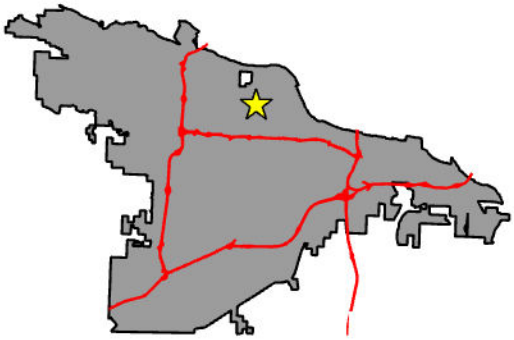
CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT

LU2026-04-01	1405 N. PIERCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



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



CITY OF LITTLE ROCK ARKANSAS

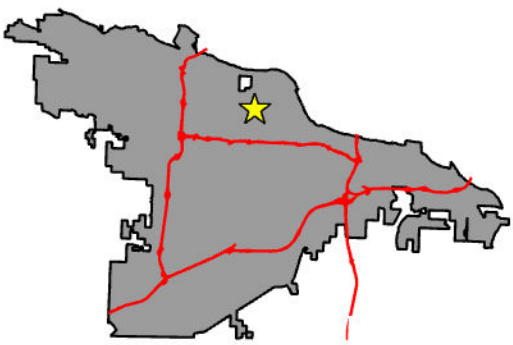
DEPARTMENT OF
PLANNING & DEVELOPMENT

LU2026-04-01	1405 N. PIERCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

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



CITY OF LITTLE ROCK ARKANSAS

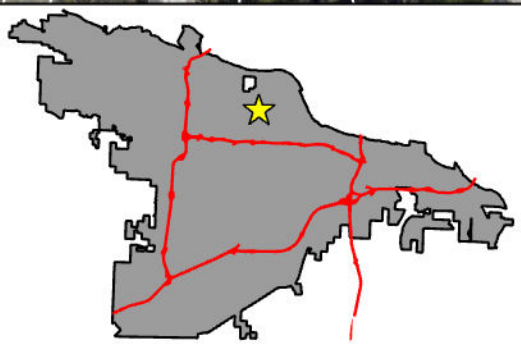
DEPARTMENT OF
PLANNING & DEVELOPMENT

LU2026-04-01	1405 N. PIERCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Master Street Plan		



Legend

Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

LU2026-04-01

Active Transportation

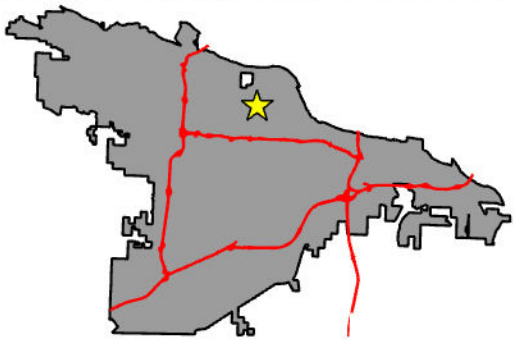
1405 N. PIERCE ST.

PLANNING COMMISSION
NOVEMBER 12, 2026



Legend

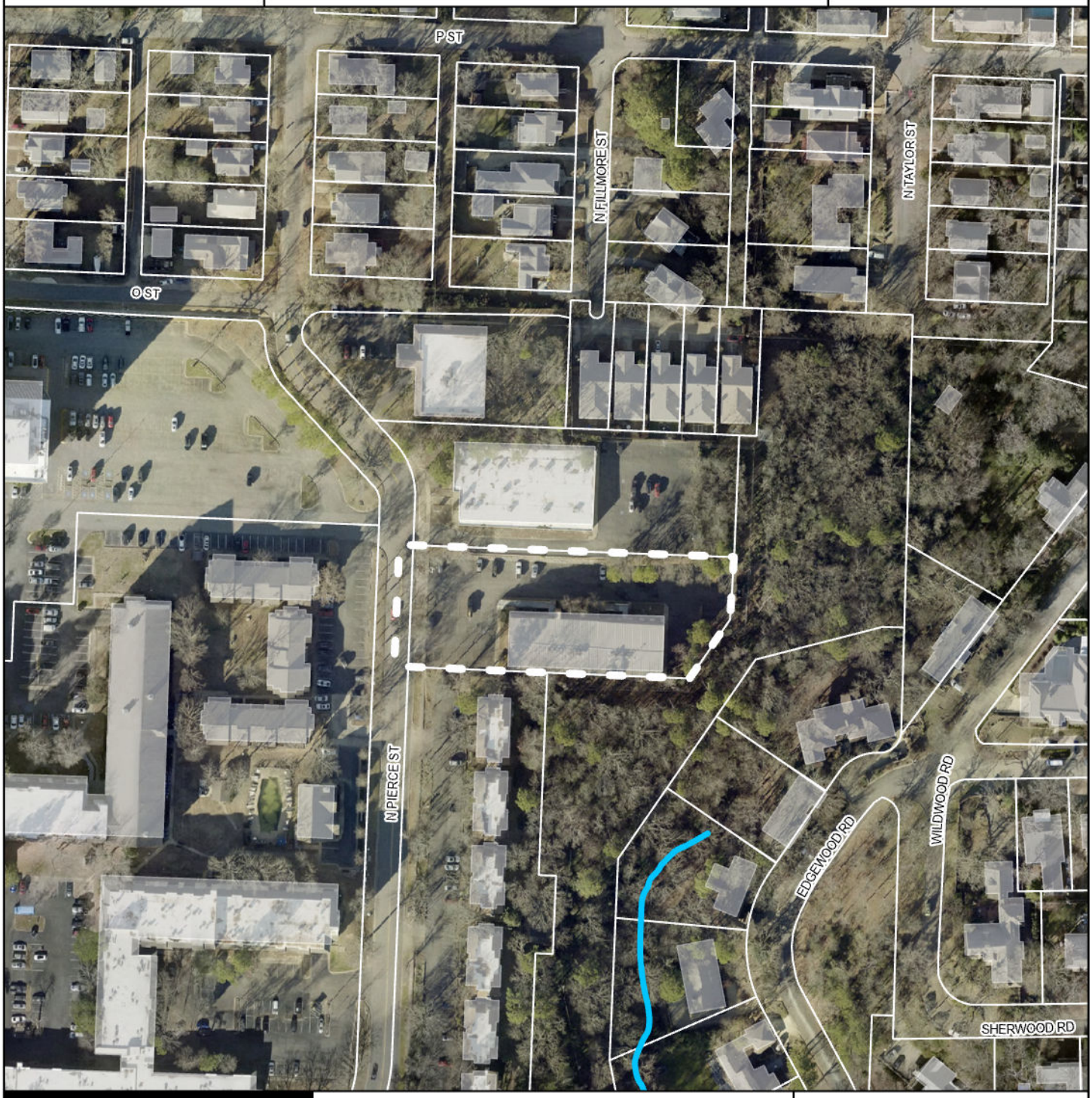
- Parcel Lines
- Parks



CITY OF LITTLE ROCK ARKANSAS

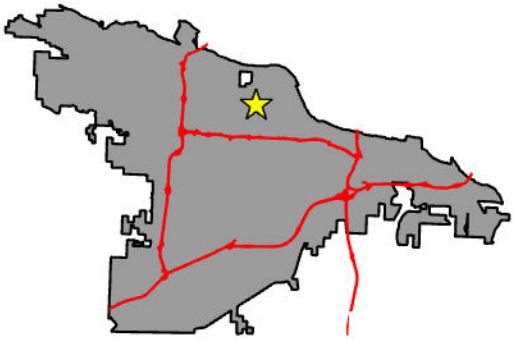
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LU2026-04-01	1405 N. PIERCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Flood Hazard		



Legend

- Parcel Lines
- Stream Channel



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

November 12, 2026

ITEM NO.: 11.1 FILE NO.: Z-10368

NAME: Rezoning from O-3 to C-1

LOCATION: 1405 N. Pierce Street

DEVELOPER:

Forest Heights Office Building, LLC
1501 N. University Avenue, Suite 800
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Forest Heights Office Building, LLC - owner
Joe White and Associates - agent

SURVEYOR/ENGINEER:

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

AREA: 1.15-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: O-3

VARIANCES/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 1.15-acre property located at 1405 N. Pierce Street from O-3 to C-1. The rezoning is requested to utilize an existing building as a restaurant and office space.

B. EXISTING CONDITIONS:

The property is occupied by a 25,620 square foot, three (3) story (split-level) office building. Paved parking is located on the north, east and west sides of the building. Two (2) driveways from N. Pierce Street serve as access to the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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

Maintain Access:

Fire Hydrants.
Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 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 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30’, approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall

be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed with of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

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

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preserving and enhancing the unique and positive features of this section of the city, providing mixed use development opportunities in commercial areas, and improving existing transportation and active transportation infrastructure. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application request is for neighborhood commercial and, therefore, a Land Use Plan Amendment is required. An amendment is being pursued concurrently through LU2026-04-01.

To the north of the application area is area designated for Office (O) uses and is characterized by an office building, an educational building, and single-family residences. South of the application area is area designated for Residential Medium Density (RM) uses and is characterized by 24 condominium units and a Pilates studio. West of the application area is area designated for Residential High Density (RH) uses and is characterized by an apartment complex with over 30 units and an apartment complex with over 200 units. The subject site is located in the Heights Landscape Design Overlay District (Ord. 21787). The purpose of the District is to preserve and restore the tree canopy along residential streets.

Master Street Plan:

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

Bicycle Plan:

North Pierce 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 1.15-acre property located at 1405 N. Pierce Street from O-3 to C-1. The rezoning is requested to utilize an existing building as a restaurant and office space.

The property is occupied by a 25,620 square foot, three (3) story (split-level) office building. Paved parking is located on the north, east and west sides of the building. Two (2) driveways from N. Pierce Street serve as access to the property.

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

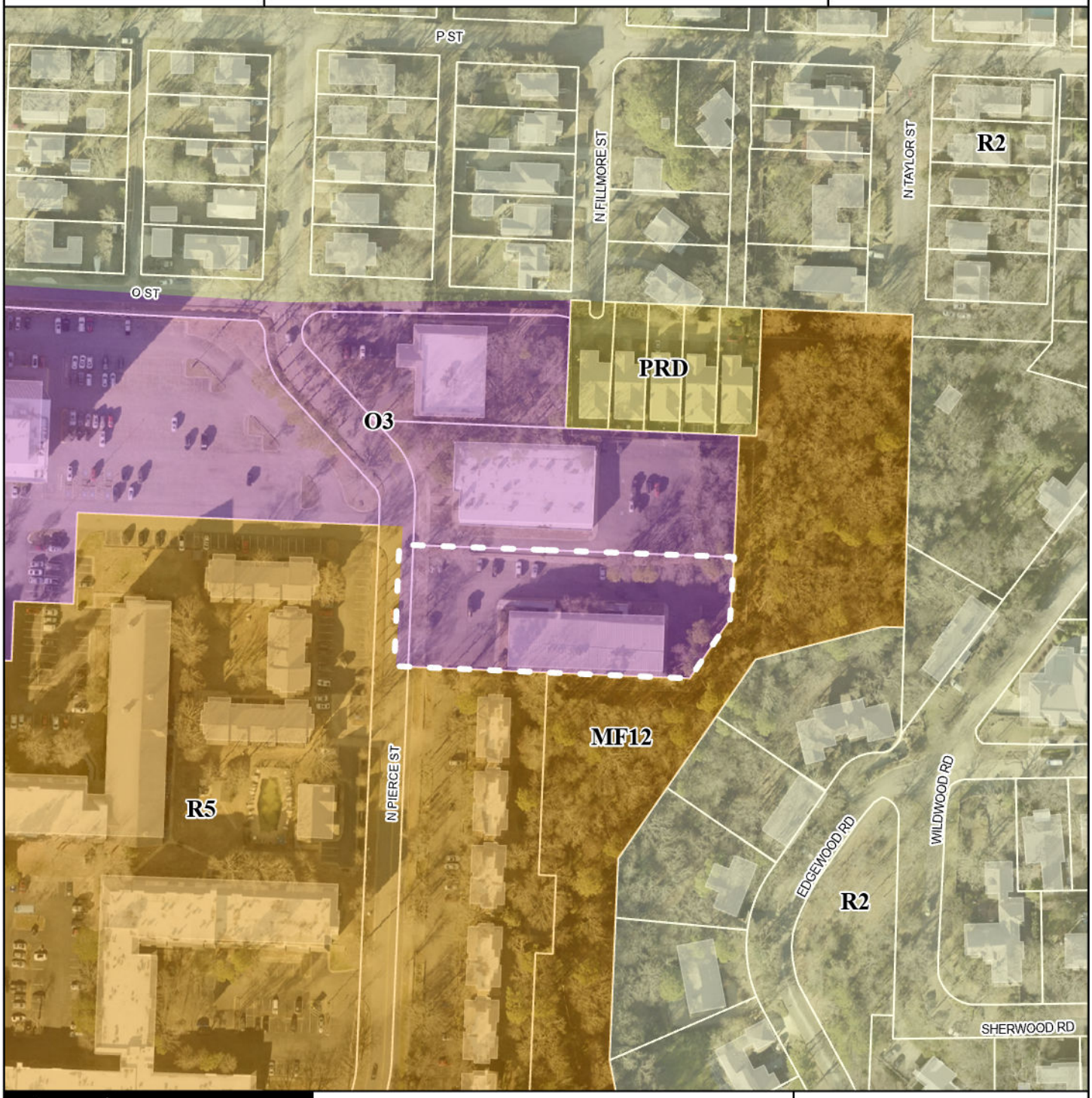
Staff is supportive of the requested C-1 rezoning. The applicant is proposing continued use of the existing building as office space, with the addition of a

restaurant use. Staff believes the rezoning to C-1 will have no adverse impact on the surrounding properties.

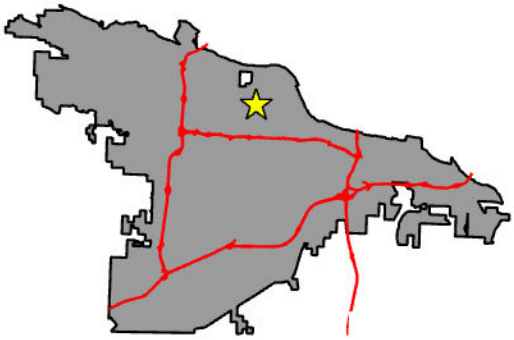
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

Z-10368	1405 N. PIERCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



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



CITY OF LITTLE ROCK ARKANSAS

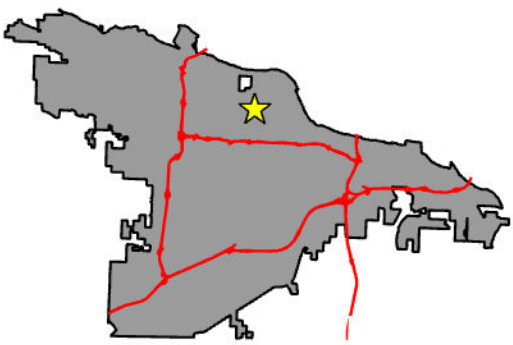
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10368	1405 N. PIERCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT

November 12, 2026

ITEM NO.: 12 FILE NO.: Z-7225-B

NAME: Gerladine Johnson Montessori School – Revised POD

LOCATION: 9301 N. Rodney Parham Road

DEVELOPER:

Grace Presbyterian Church (Owner)
9301 N. Rodney Parham Road
Little Rock, AR 72227

OWNER/AUTHORIZED AGENT:

Melanie Gibson (Agent)
9301 N. Rodney Parham Road
Little Rock, AR 72227

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 3.39 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: POD

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to operate an elementary school for up to fifty-five (55) students ranging from toddlers through fourth grade within the existing building (Grace Presbyterian Church), on Lot 1 of the overall site. All remaining aspects of the previously approved POD will remain in place.

B. EXISTING CONDITIONS:

The site is located near the southwest corner of N. Rodney Parham Road and Reservoir Road. Properties in the surrounding area contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Public Works is recommending approval of the school with a student enrollment not to exceed 55 students. With an increase in the student enrollment greater than 55 students, the applicant is required to prepare a revised traffic report and return to the Planning Commission and Board of Directors for approval.

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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

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

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

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

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be 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 2012 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 2012 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.

F. BUILDING CODES/LANDSCAPE:

Building Code: 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 2, the Rodney Parham Planning District. The development principles for this district seek to preserve and stabilize the existing development while advocating for neo-traditional suburban development in areas

not yet developed. The Land Use Plan shows Public/Institutional (PI) for the application area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

To the north and west of the application area are areas designated for Commercial (C) uses and are characterized by restaurants, a grocery store, storage facilities, and strip commercial buildings. East of the application area is area designated for Office (O) uses and is characterized by strip office buildings. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

North Rodney Parham 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:

North Rodney Parham 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 operate an elementary school for up to fifty-five (55) students ranging from toddlers through fourth grade within the existing building (Grace Presbyterian Church), on Lot 1 of the overall site. All remaining aspects of the previously approved POD will remain in place.

The site is located near the southwest corner of N. Rodney Parham Road and Reservoir Road. Properties in the surrounding area contain a mixture of zoning and uses.

Access to the site is provided by an existing common access easement on Lot 1, near the southwest intersection of N. Rodney Parham Road and Reservoir Road. This driveway provides entryway to the overall site that will provide stacking for the pick-up/drop-off of students.

The applicant proposing no new construction. Existing buildings depicted on the survey, with exception of the northeast corner of the gymnasium, comply with code regarding required building setbacks.

The applicant submitted a Traffic Impact Analysis (TIA) that was reviewed and approved by the Public Works Department. The TIA provides pick-up/drop-off for a maximum of fifty-five (55) students at any given time. The campus will utilize existing parking for staff and students associated with school operations and activities. Staff feels the existing parking is sufficient to serve the proposed use.

The applicant provided the following information regarding school operations:

"Grace Presbyterian Church is leasing four (4) classrooms in its facility to the Geraldine Johnson Montessori School at 9301 N. Rodney Parham Road, Little Rock, AR. Plans are for students to start school on Monday, August 24, 2026.

They are applying to update the POD zoning classification to include school use which will have no more than 55 students, in classes for toddlers through fourth grade. Carla Johnson, the executive director, met with DHS, the LRFD fire marshal and with the City of Little Rock Code Enforcement officers to ensure there are no violations. That's when it was discovered that the church needs to add the school classification to its planned development zoning.

A sign will also be installed at the church ingress and egress onto Rodney Parham showing that it is a right turn only to enter Rodney Parham Road.

Grace Presbyterian Church looks forward to a long relationship with the Geraldine Johnson Montessori School and assures the City of Little Rock that they will be an upstanding resident."

The newly proposed sign must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in office and institutional zones).

An existing dumpster is located near the southeast corner of the site. Any new dumpsters placed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

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

Staff is supportive of the requested revised POD. Staff feels that this is a good location for a school facility to serve the community at large. The applicant is requesting no variances with this application. Staff feels that the proposed school will be a quality addition to the overall area and should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

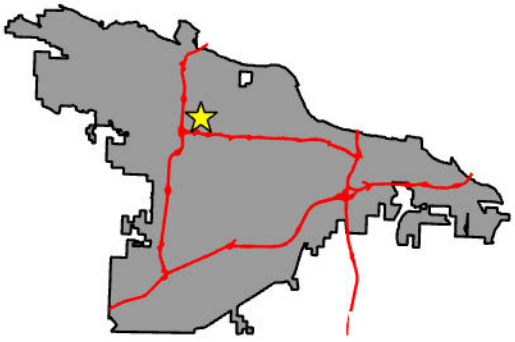
Staff recommends approval of the requested revised POD, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

Z-7225-B	9301 N. RODNEY PARHAM ROAD	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend

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



CITY OF LITTLE ROCK ARKANSAS

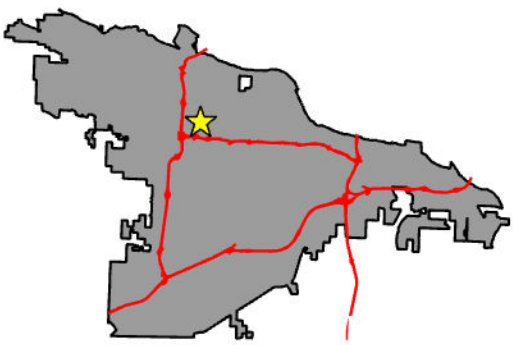
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-7225-B	9301 N. RODNEY PARHAM ROAD	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



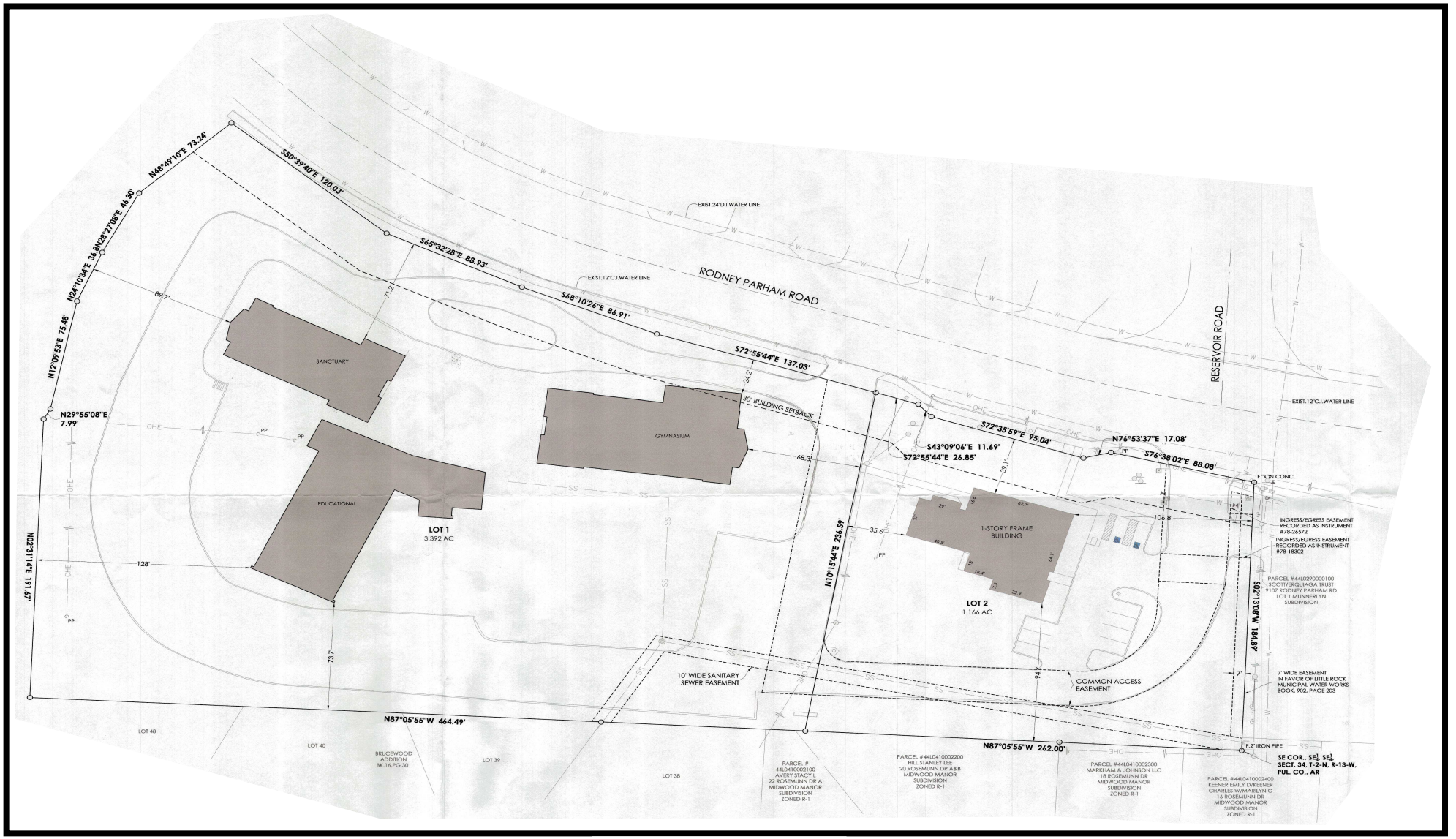
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-7225-B

Name: Geraldine Johnson Montessori School

Location: 9301 N. Rodney Parham Rd.

Title: Revised POD

N

November 12, 2026

ITEM NO.: 13 FILE NO.: Z-10361

NAME: National Property Holdings – PD-R

LOCATION: 2314/2316 Blackwood Road

OWNER/AUTHORIZED AGENT:

National Property Holdings, LLC (Owner)
23400 Chenal Pkwy., Box 11
Little Rock, AR 72223

AREA: 0.17 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-4

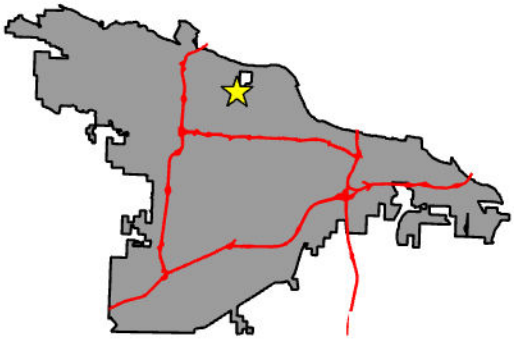
STAFF UPDATE:

On October 20, 2026, the applicant submitted a letter to staff requesting to defer the application to the December 10, 2026 agenda. Staff supports the deferral request.

Z-10361	2314/2316 BLACKWOOD RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



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



CITY OF LITTLE ROCK ARKANSAS

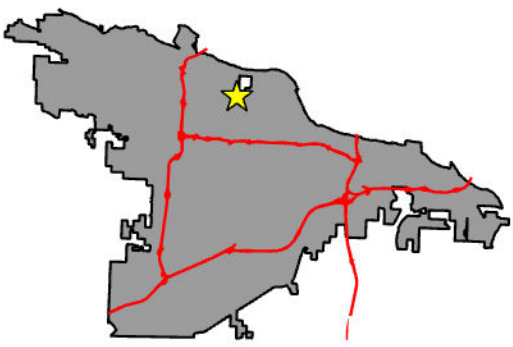
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10361	2314/2316 BLACKWOOD RD.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



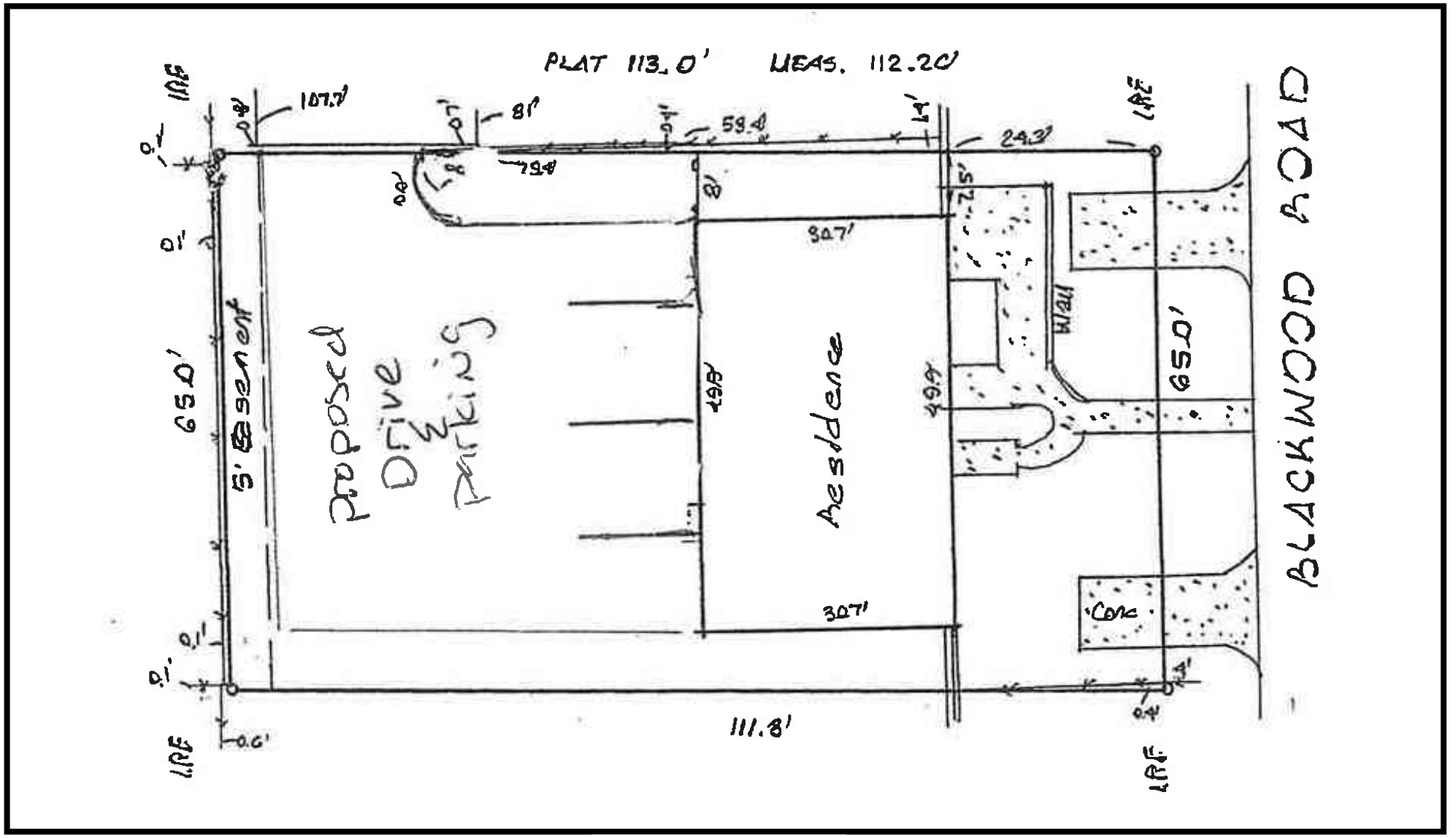
Legend

- Parcel Lines
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- COMMERCIAL



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10361

Name: National Property Holdings

Location: 2314/2316 Blackwood Rd.

Title: PD-R

N

November 12, 2026

ITEM NO.: 14 FILE NO.: Z-10362

NAME: Sanchez – PCD

LOCATION: 8503 Stanton Road

DEVELOPER:

Luis Flores Sanchez (Owner)
8503 Stanton Road
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

Kenia Sanchez (Agent)
8503 Stanton Road
Little Rock, AR 72209

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

WARD: 2

CURRENT ZONING: R-2

STAFF UPDATE:

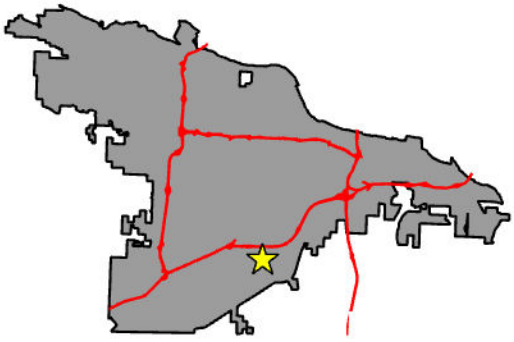
On September 24, 2026, the applicant submitted a letter to staff requesting to defer the application to the December 10, 2026 agenda. Staff supports the deferral request.

Z-10362	8503 STANTON ROAD	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend

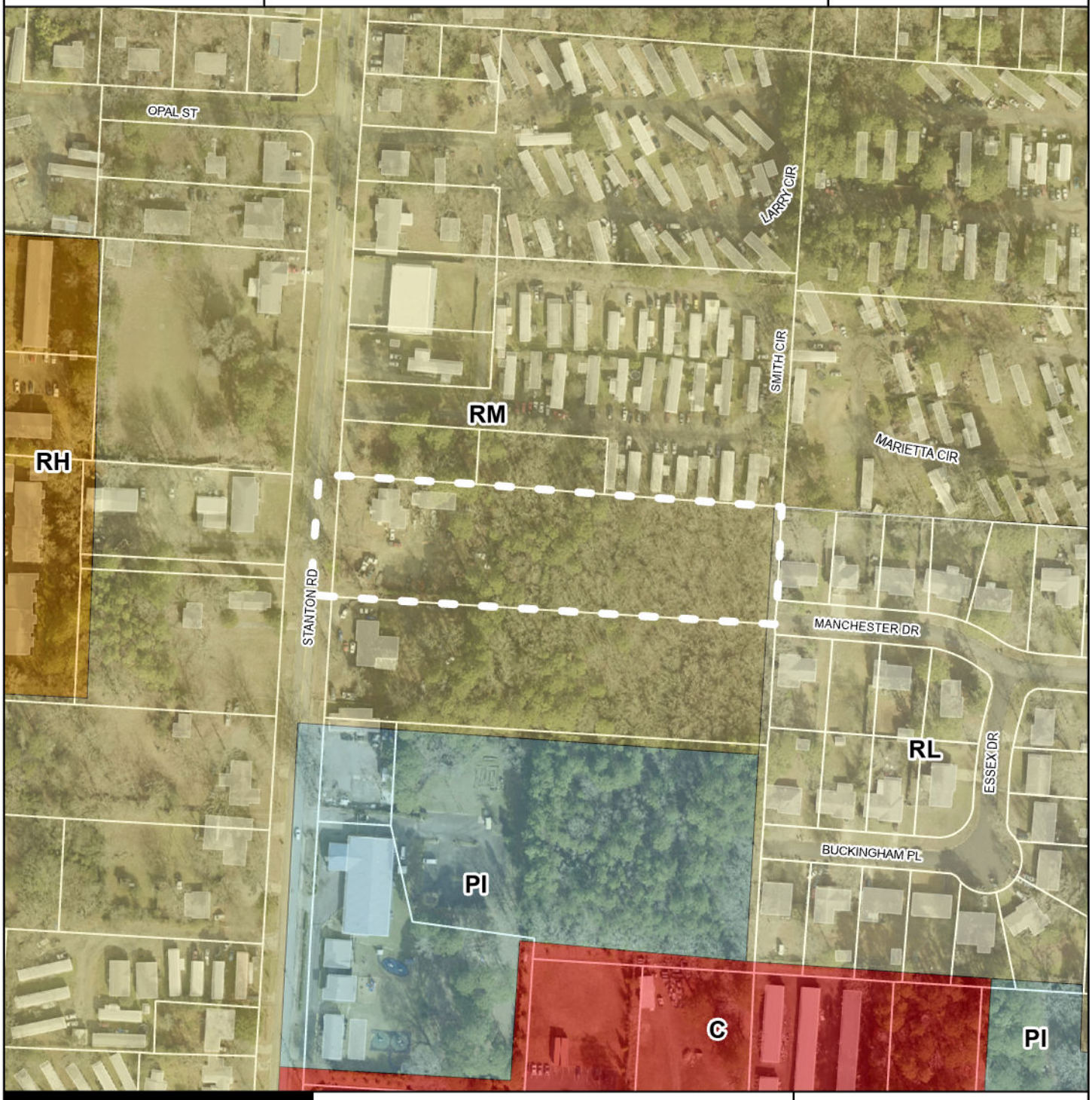
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

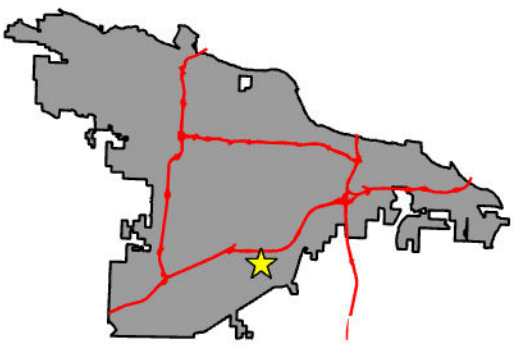
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10362	8503 STANTON ROAD	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



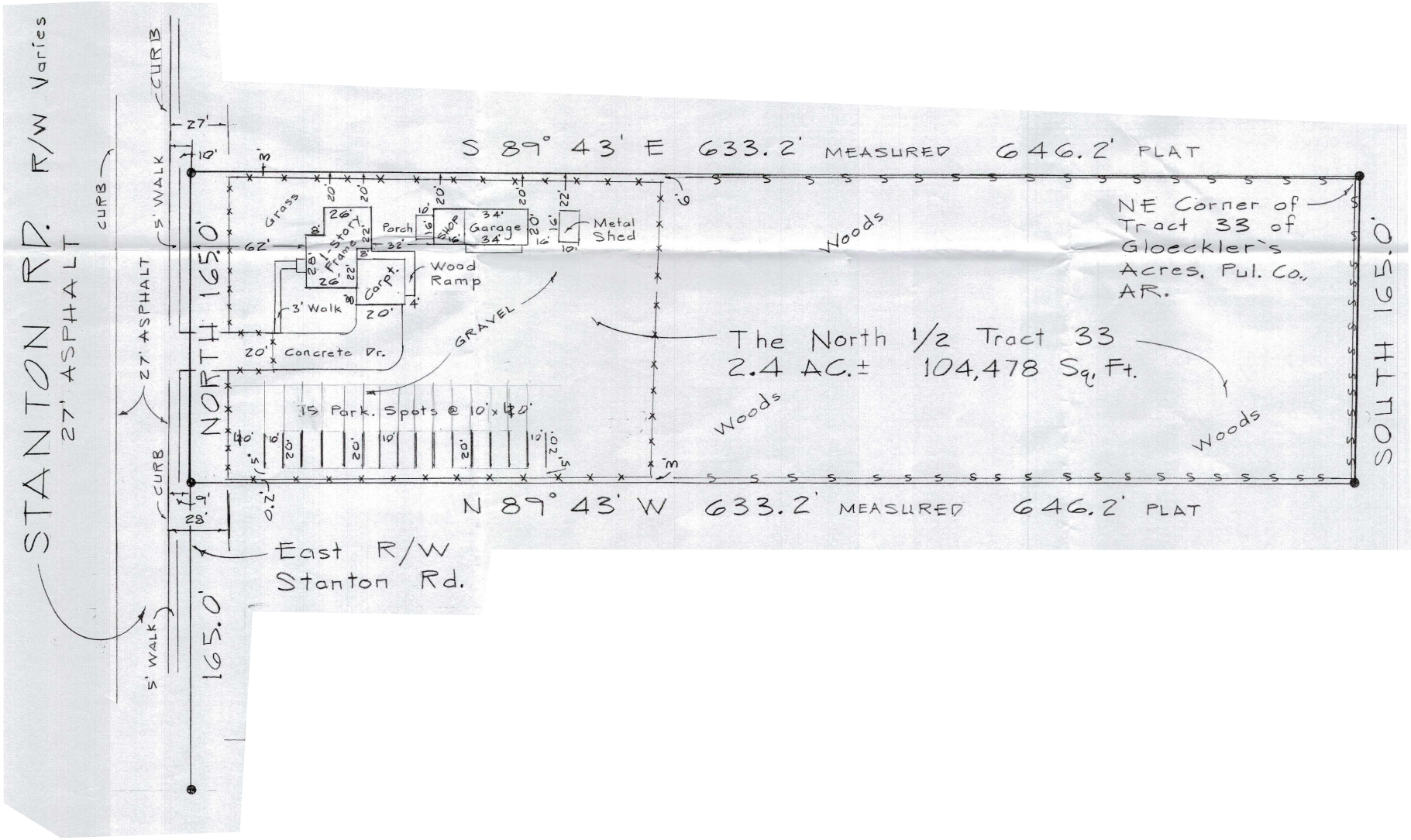
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10362

Name: Sanchez

Location: 8503 Stanton Rd.

Title: PCD

November 12, 2026

ITEM NO.: 15 FILE NO.: Z-10367

NAME: Capitol City, LLC – PD-R

LOCATION: 515 Brookside Drive

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

Capitol City, LLC (Owner)
2016 Bocage Circle
Nolensville, TN 37135

SURVEYOR/ENGINEER:

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

AREA: 0.23 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: O-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.60 acre site from O-3 to PD-R recognize the existing, non-conforming, multi-family development to comply with code. The property contains two (2) multifamily buildings. Associated parking is located in the middle portion of the property, between the buildings. Both buildings are 2-stories in height and contain eight (8) units each, for a total of (16) units on the property.

B. EXISTING CONDITIONS:

The site is located north of N. Rodney Parham Road, east of Brookside Drive. Surrounding properties in the general area contain a mixture of zoning and uses. Grassy Flat Creek runs along the rear (east) property line of subject property. Two

multi-family structures and a parking lot lie within the regulated floodway and floodplain of Grassy Flats Creek.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

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

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The subject structures are pre-FIRM structures. Two multi-family structures and a parking lot lie within the regulated floodway and floodplain of Grassy Flats Creek. No future construction of any portion of the structures and parking lot, expansion of an existing structure and parking lot, improvements to the interior and exterior of the structures over 50% of the market value of the structure and parking areas are allowed within the floodway. The placement of fill material is not allowed within the floodway.

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 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

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

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

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

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be 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 2012 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 2012 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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north and west of the application area are areas designated for Residential High Density (RH) uses and are characterized by apartment buildings with

approximately 30 units and a nursing home. East of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Grassy Flat Creek.

This site is not located in an Overlay District.

Master Street Plan:

Brookside 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:

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

Historic Preservation Plan:

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

H. Analysis:

The applicant is proposing to rezone a 0.60 acre site from O-3 to PD-R recognize the existing, non-conforming, multi-family development to comply with code. The property contains two (2) multifamily buildings. Associated parking is located in the middle portion of the property, between the buildings. Both buildings are 2-stories in height and contain eight (8) units each, for a total of (16) units on the property.

The site is located north of N. Rodney Parham Road, east of Brookside Drive. Surrounding properties in the general area contain a mixture of zoning and uses. Grassy Flat Creek runs along the rear (east) property line of subject property. Two multi-family structures and a parking lot lie within the regulated floodway and floodplain of Grassy Flats Creek.

Access to the site is provided by a paved, concrete driveway extending east from Brookside Drive.

The existing building setbacks, as depicted on the plan, will be honored for the historical use of the site. To staff's knowledge, there will be no changes to any existing building footprint, and no additional buildings will be sited on the property.

Section 36-502 typically requires twenty-four (24) off-street parking spaces for the for this development. The plan shows approximately twenty-five (25) off-street

parking spaces between the buildings. Staff feels the existing parking will remain sufficient to serve the use.

The applicant is not proposing additional signage with this application. Any new signs placed on the property must comply with Section 36-552 (signs permitted in multifamily zones).

Any new fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. Existing fences or walls must be repaired and maintained to comply with code.

Any additional dumpsters placed on the site must be screened and comply Section 36-523 of the code.

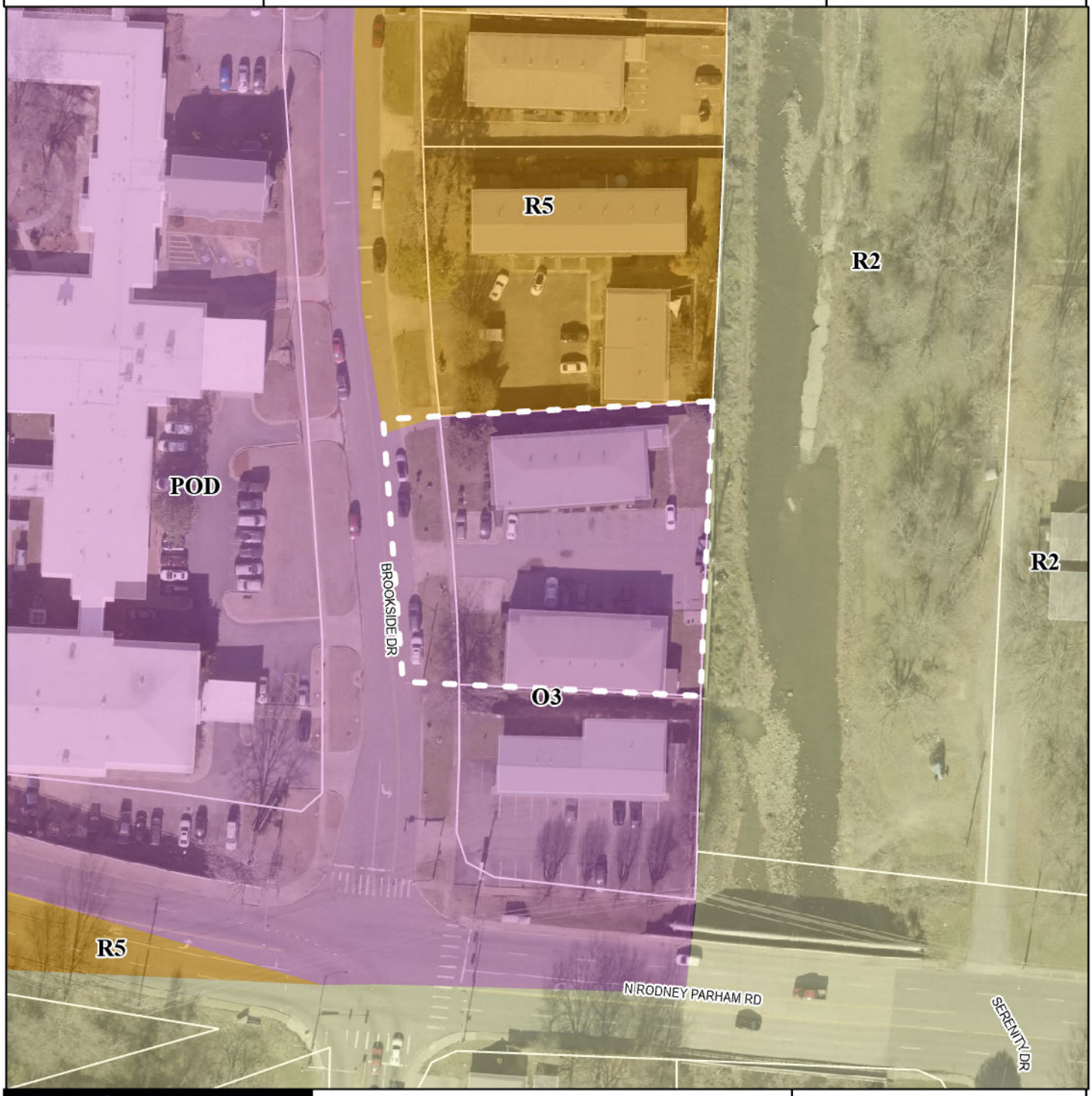
Sight lighting must be low-level and directed away from adjacent properties.

To staff's knowledge, there are no outstanding issues associated with this application. Staff views the request as reasonable. Historically, the use of the property has been a multifamily apartment complex. The only reason for the filing of this application is to bring the property into zoning/use compliance with the code. no future construction/reconstruction will be allowed in the floodway portion of this property, as per the Civil Engineering comments in paragraph D, of the agenda staff report. Several properties in the surrounding area contain a mixture of commercial, office and higher density residential zoning and uses.

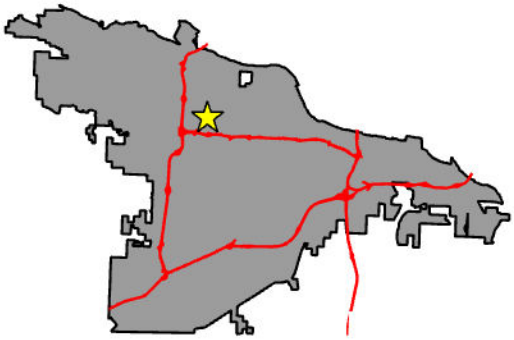
I. STAFF RECOMMENDATION:

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-10367	515 BROOKSIDE DRIVE	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend
- SINGLE FAMILY
- MULTI FAMILY
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

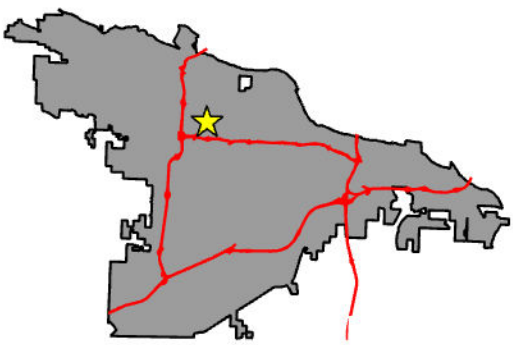
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10367	515 BROOKSIDE DRIVE	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



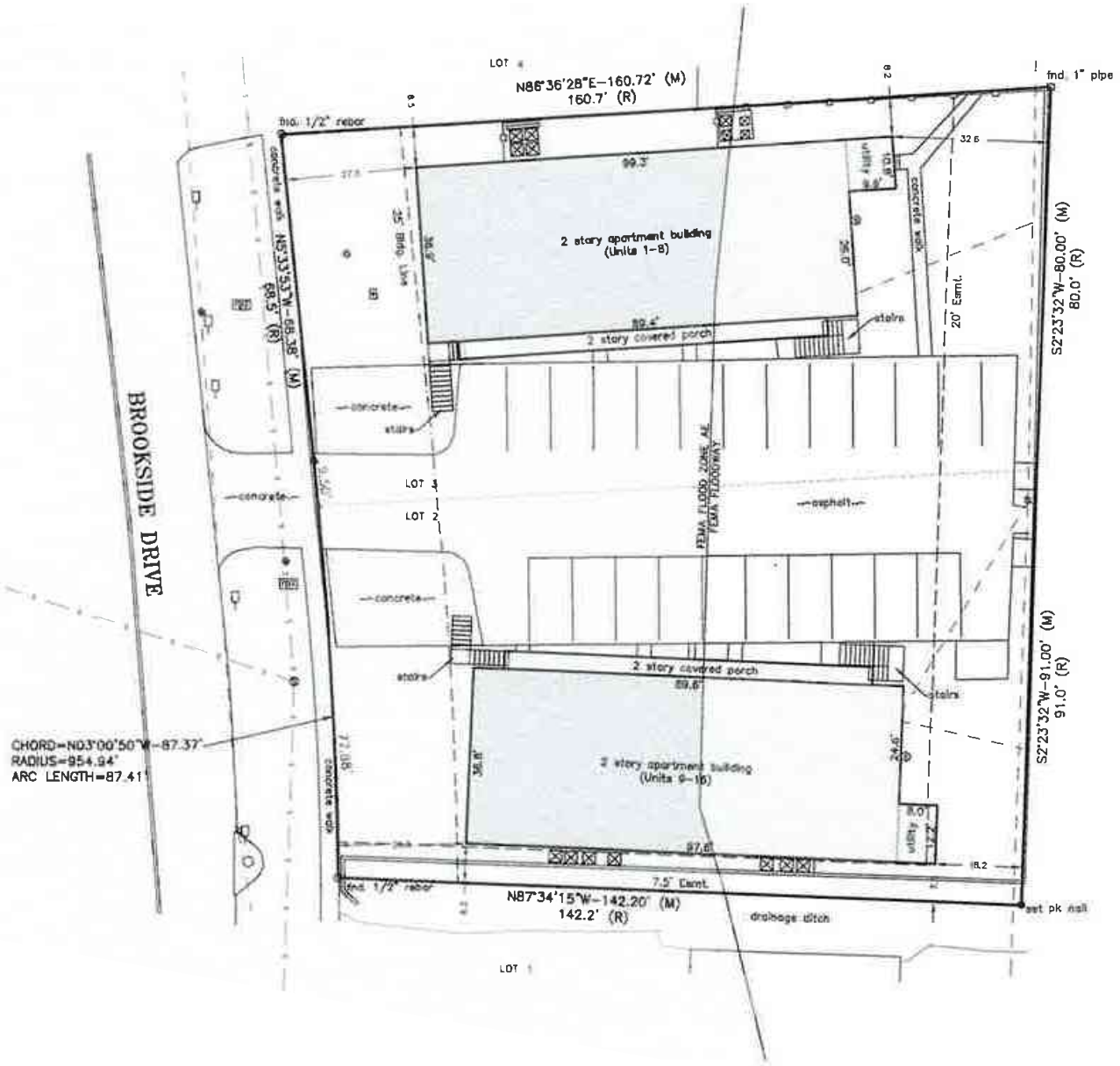
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10367

Name: Capitol City, LLC

Location: 515 Brookside Dr.

Title: PD-R

N

November 12, 2026

ITEM NO.: 16 FILE NO.: Z-9344

NAME: Bronson Townhomes – Short-Form PD-R – Revocation

LOCATION: 1902 E. 4th Street

PROPERTY OWNERS:

Michael Shane Kidd & Chris Vanlandingham
1601 N. Taylor Street
Little Rock, AR 72207

AREA: 0.52 acre NUMBER OF LOTS: 3 FT.NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PD-R

BACKGROUND/REQUEST:

On September 4, 2018, the Board of Directors passed Ordinance No 21,626 which rezoned the property from R-4 to PD-R. The PD-R contained three (3) lots, Lots 9, 10 and 11, Block 5 of Garlands Addition to the City of Little Rock, Pulaski County, Arkansas. The PD-R was approved for a ten (10) unit townhouse development.

The PD-R consisted of three (3) parcels was previously owned by Terence Bronson, party that filed the original request. Mr. Bronson no longer has ownership in any of the lots.

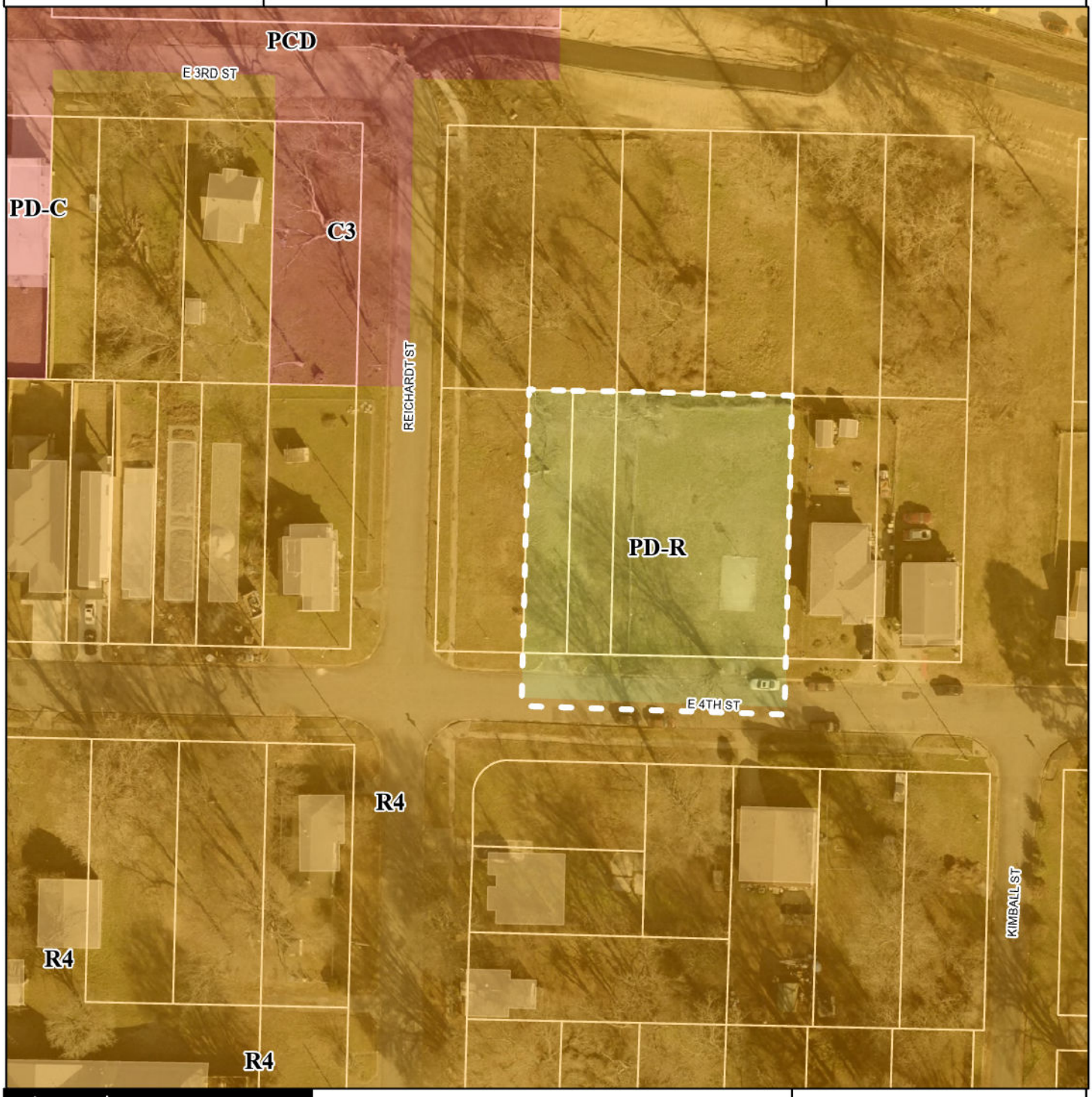
The applicants recently purchased Lot 11 and propose to revoke the overall PD-R zoning. Since the overall development contained three (3) separate parcels, the overall PD-R must be revoked. To date, the site has not been developed. Lots 9 and 10 are currently owned by Cannon Jordan. Attempts to contact Mr. Jordan by the applicant have been unsuccessful. Mr. Jordan will be notified of the revocation request.

According to Section 36-454(e) of the City's Zoning Ordinance, an applicant has three (3) years from the date of passage of a PZD ordinance to submit a final development plan. The final plan was never submitted. Therefore, staff recommends the PD-R zoning be revoked and the property returned to its original R-4 zoning.

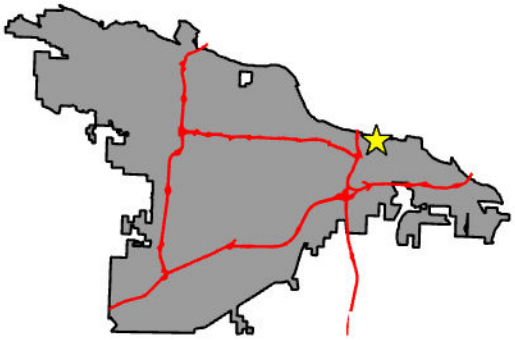
STAFF RECOMMENDATION:

Staff recommends approval of the PD-R revocation.

Z-9344	1902 E. 4th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



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



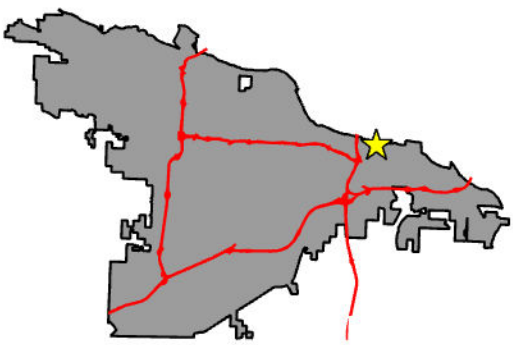
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-9344	1902 E. 4th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING &
DEVELOPMENT

November 12, 2026

ITEM NO.: 17 FILE NO.: Z-8926

NAME: Ibsen – Short-Form PD-R – Revocation

LOCATION: 905 N. Spruce Street

PROPERTY OWNER:

Shawn Tait
905 N. Spruce Street
Little Rock, AR 72205

AREA: 0.15 acre NUMBER OF LOTS: 1 FT.NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: PD-R

BACKGROUND/REQUEST:

On May 6, 2014, the Board of Directors passed Ordinance No 20,872 which rezoned the property from R-2 to PD-R.

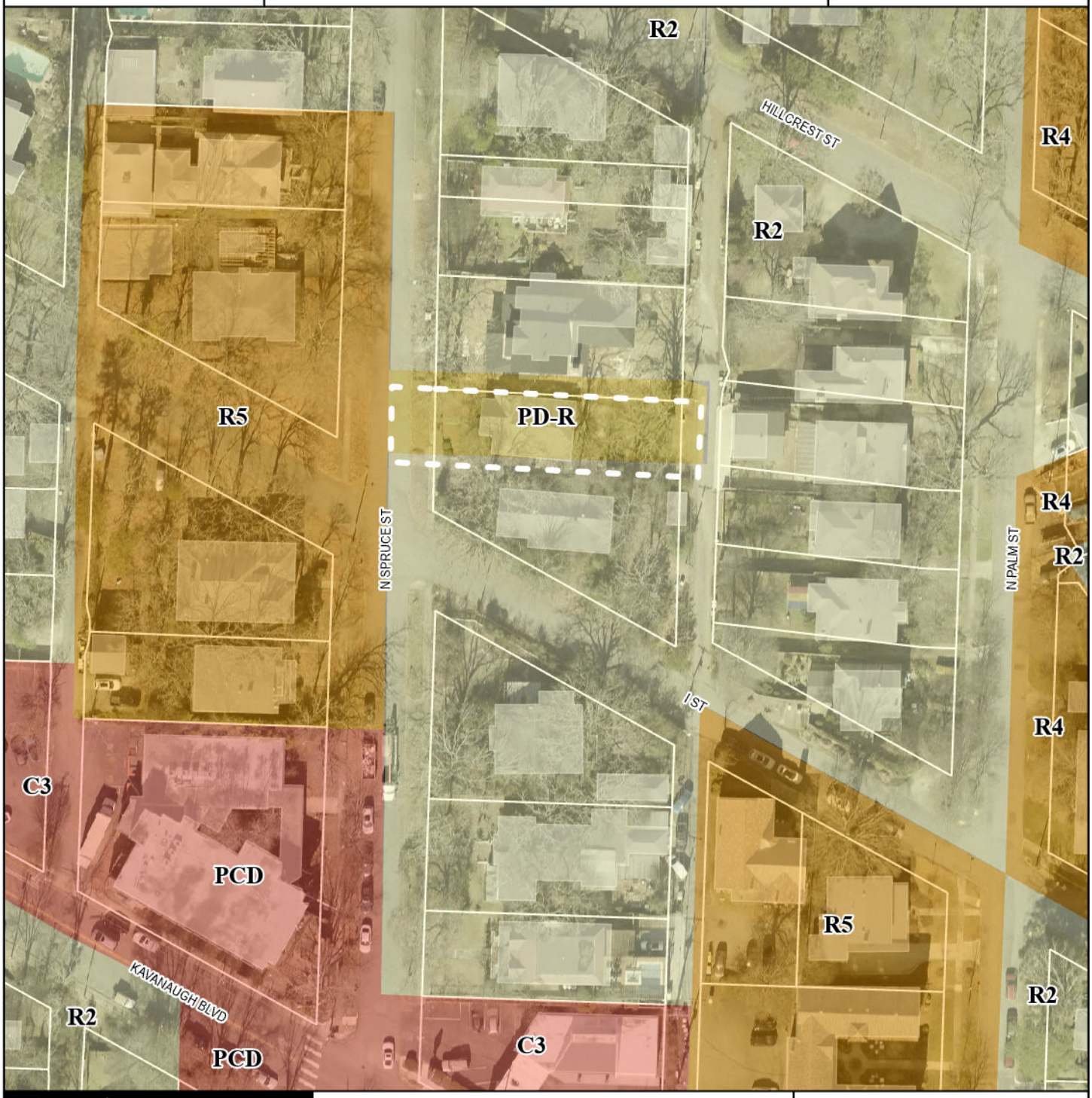
The PD-R rezoning was approved to allow construction of a detached garage with accessory living quarters on the second level. The garage was to be constructed in the rear yard area. To date, the construction has not taken place.

The owner does not wish to pursue the PD-R, as approved. According to Section 36-454(e) of the City's Zoning Ordinance, an applicant has three (3) years from the date of passage of a PZD ordinance to submit a final development plan. The final plan was never submitted. Therefore, staff recommends the PD-R zoning be revoked and the property returned to its original R-2 zoning.

STAFF RECOMMENDATION:

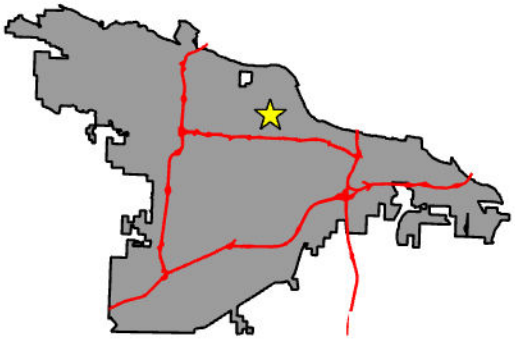
Staff recommends approval of the PD-R revocation.

Z-8926	905 N. SPRUCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend

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



CITY OF LITTLE ROCK ARKANSAS

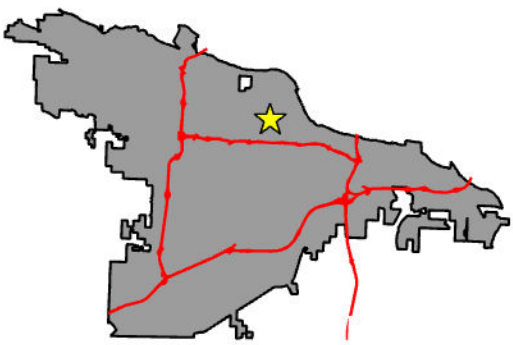
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-8926	905 N. SPRUCE ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



Legend

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



DEPARTMENT OF
PLANNING &
DEVELOPMENT

November 12, 2026

ITEM NO.: 18 FILE NO.: Z-10363

NAME: Redden – STR-2's (2) – PD-C

LOCATION: 1319/1321 W. 12th Street

DEVELOPER: Redden Property Management
2005 S. Harrison
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Clara Redden – owner/applicant

SURVEYOR/ENGINEER:

Tucker Land Surveying
1522 S. 2nd Street
Cabot, AR 72023

AREA: **0.16 Acres** NUMBER OF LOTS: **1** FT. NEW STREET: **0**

WARD: **1**

CURRENT ZONING: **R-4**

Variances/Waivers: None Requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.16 acre property located at 1319/1321 W. 12th Street from R-4 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 duplex, with both units being requested for short-term rental. The owner will not reside in the residence. The residence has not been operating as a short-term rental previously.

B. EXISTING CONDITIONS:

The property is occupied by a 1,378 square foot, one-story duplex. The property has parking for two cars on existing concrete pads in the front yard. The applicant has proposed expanding the parking pads to allow for parking of 4 vehicles. The Future Land Use Plan is Residential Low Density “RL”. The current zoning is R-4.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING DIVISION):

No Comments

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments

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

Little Rock Water Reclamation Authority:	No comments.
Entergy:	No comments received.
Summit Utilities:	No comments.
AT & T:	No comments received.

Central Arkansas Water:

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

Fire Department:

Full Life Safety Inspection needed prior to occupancy.
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 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 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 interspersed with duplexes and quadplexes. Northwest of the application area is area designated for Public/Institutional (PI) uses and is characterized by the Arkansas Department of Human Services.

This site is not located in an Overlay District.

Master Street Plan:

West 12th Street is a local street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 12th Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting to rezone a 0.16 acre property located at 1319/1321 W. 12th Street from R-4 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 duplex, with both units being requested for short-term rental. The owner will not reside in the residence. The residence has not been operating as a short-term rental previously.

The property is occupied by a 1,378 square foot, one-story duplex. The property has parking for two cars on existing concrete pads in the front yard. The applicant has proposed expanding the parking pads to allow for parking of 4 vehicles. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-4.

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

Development Standards:

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

2. Tours for a fee are not allowed to anyone other than an Occupant.

3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.

4. Allowable signage is that as permitted by the Single-Family Residential Standard.

5. Parking plans must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.

6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.

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

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

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

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

11. Carbon monoxide detectors should 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 parking for two (2) vehicles on concrete pads in the front yard with the proposed expansion for an additional (2) vehicles in the front yard for a maximum of (4) vehicles.

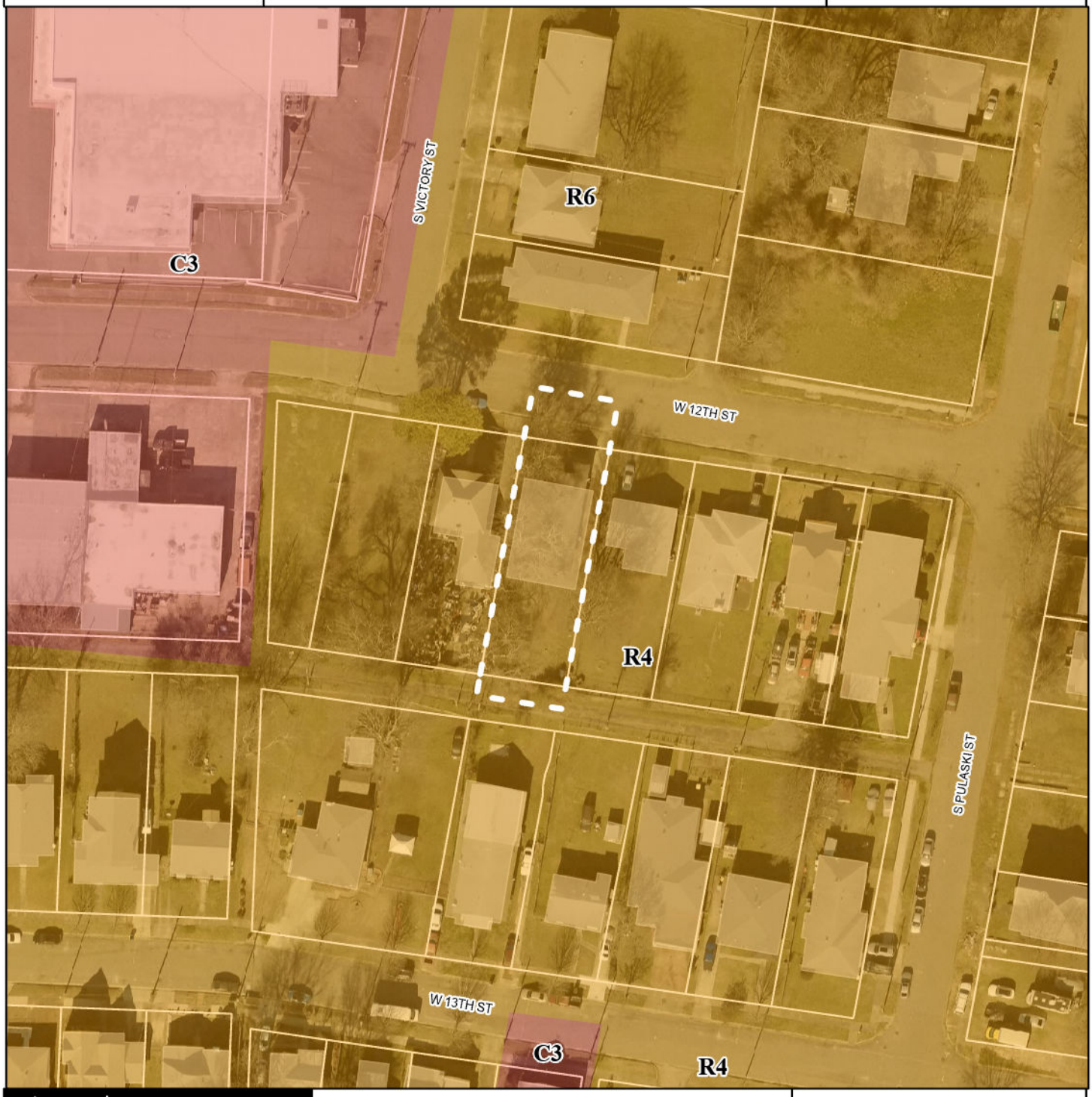
There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and fifty three(153) 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.

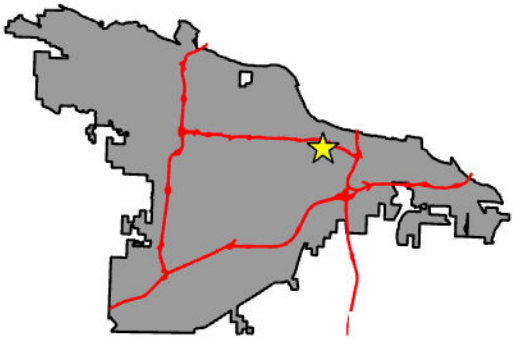
I. STAFF RECOMMENDATION:

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-10363	1319/1321 W. 12th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend
- MULTI FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

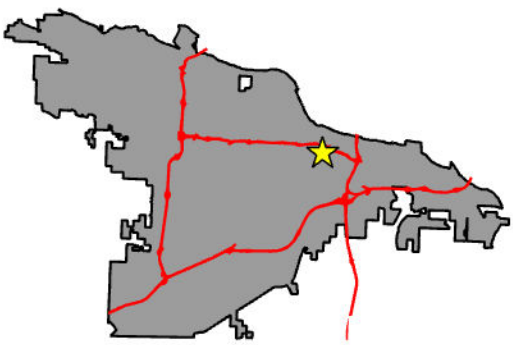
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10363	1319/1321 W. 12th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



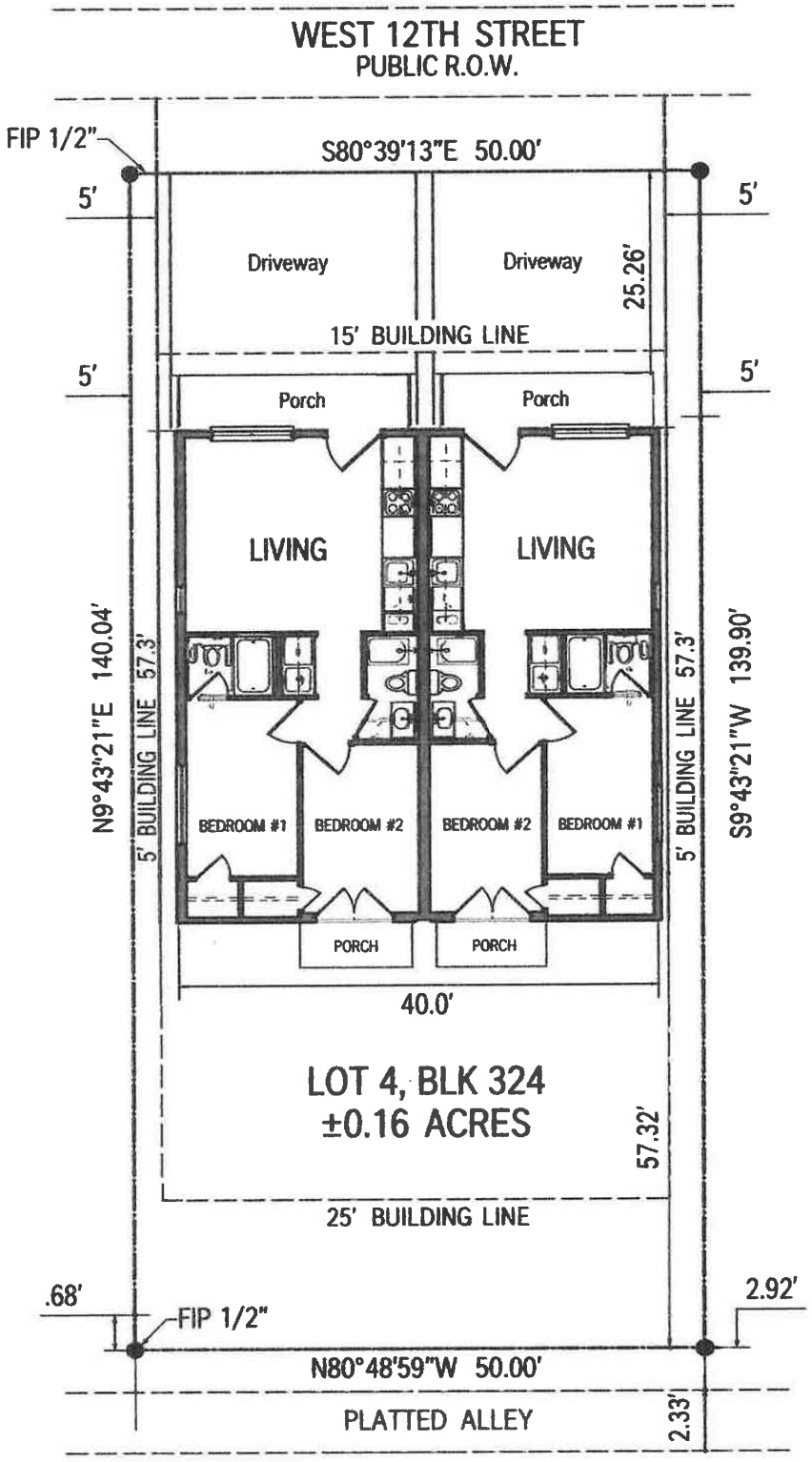
Legend

- Parcel Lines
- PUBLIC INSTITUTION
- RESIDENTIAL LOW DENSITY



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10363

Name: Redden - STR-2's (2)

Location: 1319/1321 W. 12th St.

Title: PD-C

N

November 12, 2026

ITEM NO.: 19 FILE NO.: Z-10364

NAME: Redden #2 – STR-2 – PD-C

LOCATION: 5219 West 12th Street

DEVELOPER: Redden Property Management
2005 S. Harrison
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Clara Redden – owner/applicant

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: **0.15 Acres** NUMBER OF LOTS: **1** FT. NEW STREET: **0**

WARD: **1**

CURRENT ZONING: **C-3**

Variances/Waivers: None Requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.15 acre property located at 5219 W. 12th Street from C-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 property has been operating as a short-term rental for 4 years.

B. EXISTING CONDITIONS:

The property is occupied by an 858 square foot, Single family home. There is a single car driveway from W. 12th Street at the northeast corner of the lot. The driveway extends along the east side of the residence, with 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 received.
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 the request for water service must be met.

Fire Department:

Full Life Safety Inspection needed prior to occupancy.

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 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north, east, and west of the application area are areas designated for Office (O) uses and are characterized by medical offices a single-family residence. Farther east of the application area is area designated for Public/Institutional (PI) uses and is characterized by a faith-based institution and educational institution. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences and an office building. Northwest of the application area is area designated for Mixed Use (MX) uses and is characterized by a funeral home and medical offices. This site is not located in an Overlay District.

Master Street Plan:

West 12th Street is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-

of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 12th 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 application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is requesting to rezone a 0.15 acre property located at 5219 W. 12th Street from C-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 with a Single car parking pad and driveway located on the northeast corner of the property off of 12th street. The owner will not reside in the residence. The property has been operating as a short-term rental for 4 years.

The property is occupied by an 858 square foot, single family residence. There is a single car driveway from W. 12th Street at the northeast corner of the lot. The driveway extends along the east side of the residence, with parking for two (2) vehicles. The property has The Future Land Use Plan is O (office). The current zoning is C-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 private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short- Term Rentals.

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3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.

4. Allowable signage is that as permitted by the Single-Family Residential Standard.

5. Parking plans must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.

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

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

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

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

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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 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 three (153) 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.

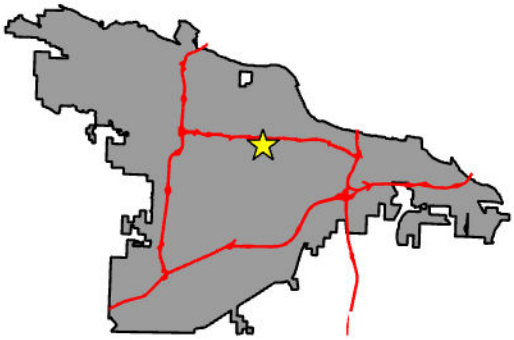
I. STAFF RECOMMENDATION:

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-10364	5219 W. 12th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend
- SINGLE FAMILY
- COMMERCIAL
- OFFICE
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

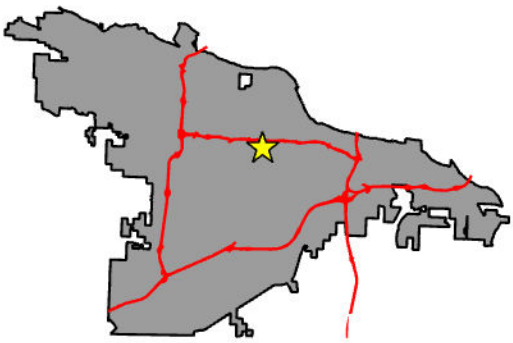
DEPARTMENT OF
PLANNING & DEVELOPMENT

Z-10364	5219 W. 12th ST.	PLANNING COMMISSION NOVEMBER 12, 2026
Land Use		



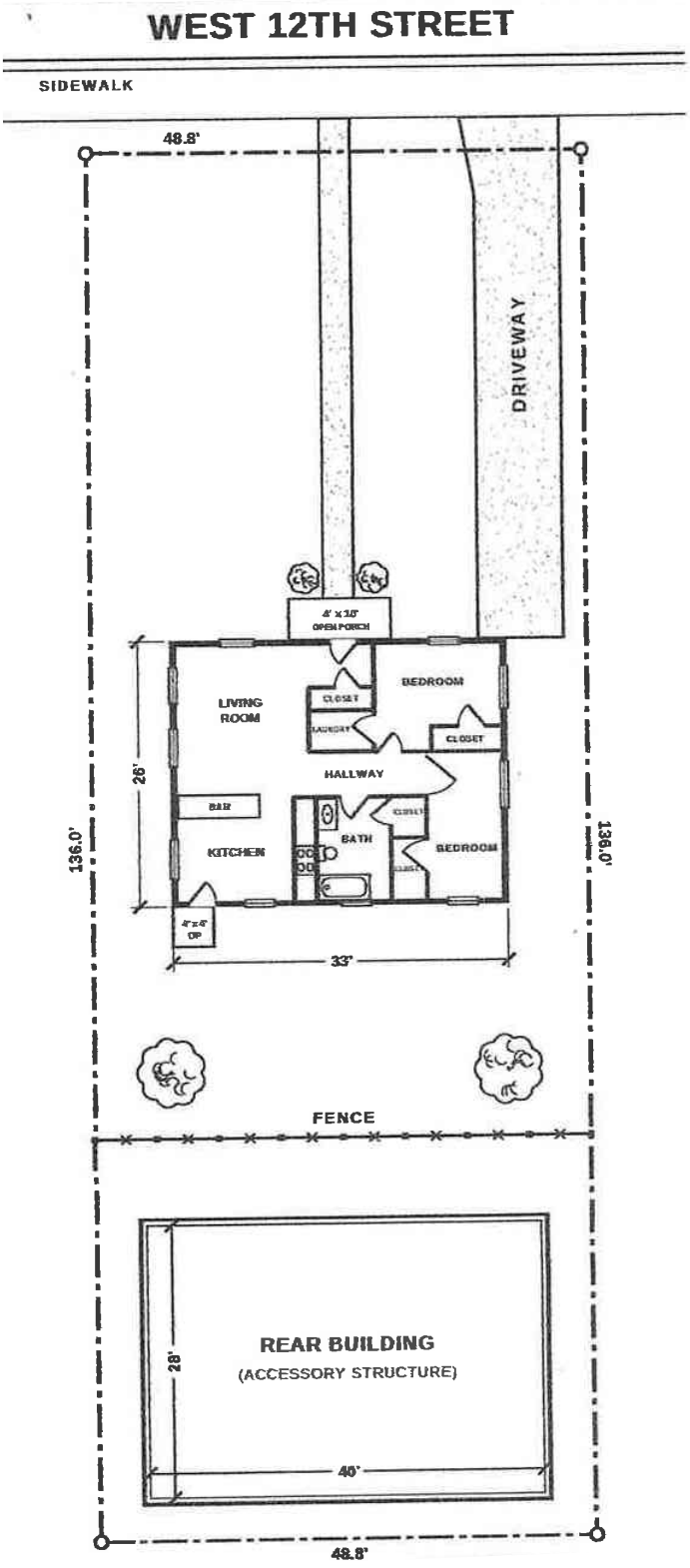
Legend

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



CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10364

Name: Redden #2 - STR-2

Location: 5219 w. 12th St.

Title: PD-C

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