OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 17, 2026 AGENDA

Subject:	**Action Required:**	**Approved By:**
An Ordinance approving a Planned Zoning Development titled Pendleton - PD-R, located on the East side of College Street, between E. 11th and E. 12th Streets. (Z-10353). **Submitted By:** Planning & Development Department	√ **Ordinance** Resolution	Delphone Hubbard City Manager

SYNOPSIS

The applicant requests to rezone the 0.16-acre property from R-4 to PD-R to allow two (2) single-family homes.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, and 3 absent.

BACKGROUND

The applicant is proposing to rezone a 0.16-acre site from R-4 to PD-R to allow for the development of two (2), one-story, single-family residences. As part of the project, the applicant proposes to replat the lot into two (2) lots, with a single-family dwelling on each lot. Each lot will be 27.5 feet by 140 feet, with 3,850 square feet of lot area.

Properties in the general area contain a mixture of zoning and uses. The City of Little Rock Hanger Hill Park is located to the southeast of subject property.

Each residence will be approximately 1,200 square feet in area and contain two (2) bedrooms and two (2) bathrooms, and a small front and rear porch.

The exterior will consist of brick and siding.

BACKGROUND CONTINUED

Section 36-502 requires one (1) parking space per unit. Each residence will contain a separate ten (10)- foot-wide concrete driveway extending from College Street.

Both buildings will be over twenty-five (25) feet from the front and rear property lines. The building on Lot 2 will be 4.5 feet from the north property line and five (5) feet from the south property line. The building on Lot 3 will be five (5) feet from the north property line and 4.5 feet from the south property line. The site plan shows a ten (10) foot separation between the buildings.

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

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

The Planning Commission reviewed this request at their October 8, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.