OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 17, 2026 AGENDA

Subject:	**Action Required:**	**Approved By:**
An ordinance to approve a Planned Zoning Development titled Stanback - PD-R, located at 3420/3426 W. 18th Street (Z-10355). **Submitted By:** Planning & Development Department	√ **Ordinance** Resolution	Delphone Hubbard City Manager

SYNOPSIS

The applicant requests to rezone the 0.16-acre property from R-3 to PD-R to allow construction of a triplex.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval. The Planning Commission recommended approval by a vote of 7 ayes, 2 nays, and 2 absent.

BACKGROUND

The applicant is proposing to rezone a 0.16-acre site from R-3 to PD-R to develop a two-story, three (3) unit multifamily residential development.

The subject property is currently undeveloped, grass-covered and contains mature trees on the majority of the site. Properties in the general area contain a mixture of zoning and uses.

The site plan shows access to the units from three (3) separate, 18-foot-wide driveways extending from W. 18th Street to the front of the building.

The applicant provided the following information regarding the proposed development:

"Each unit will be a 1,277 sq-ft 3-Bed, 2.5-Bath, with a

BACKGROUND CONTINUED

1-car garage. Each unit will also be provided a separate driveway for off-street parking with at least 3 parking spaces per unit, including the garage."

The building will be setback twenty-five (25) feet from the front property line, over thirteen (13) feet from the rear property line and five (5) feet from both side property lines."

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

Section 36-502 typically requires four (4) off-street parking spaces for the proposed development. The applicant is proposing nine (9) off-street parking spaces for the proposed use. The parking complies with code.

The site plan shows landscaped areas along the east and west property lines. The applicant also proposes a five (5) foot sidewalk to extend to the property line on each side of the lot.

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

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

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

The applicant is requesting a waiver of the required boundary street improvements and the extended street improvements as required by Public Works**.**

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.