October 8, 2026

ITEM NO.: 8 FILE NO.: Z-10353

NAME: Pendleton – PD-R

LOCATION: E. Side of College Street, between E. 11th and E. 12th Streets

OWNER/AUTHORIZED AGENT:

Andre Pendleton
Pendleton Properties, LLC (Owner)
PO Box 55445
Little Rock, AR 72215

SURVEYOR/ENGINEER:

Laha Engineers, Inc.
6602 Baseline Road
Little Rock, AR 72219

AREA: 0.16 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.16 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.

B. EXISTING CONDITIONS:

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.

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):

No Comments.

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

Little Rock Water Reclamation Authority:

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

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

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences, duplexes, and triplexes. Southeast of the application area is area designated for Public/Institutional (P/I) uses and is characterized by Shiloh Baptist Church.

This site is not located in an Overlay District.

Master Street Plan:

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

Bicycle Plan:

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

Historic Preservation Plan:

The subject property is 300 feet northwest of Shiloh Missionary Baptist Church. Constructed in 1919 in the Gothic Revival style, Shiloh Baptist Church was pastored by C. D. Pettaway, who simultaneously led statewide and nationwide missionary Baptist organizations. The structure was listed to the National Regsiter of Historic Places on 3/24/2026 with local significance under Criterion B: Association with Significant People of the Past and Criterion C: Architecture.

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

H. ANALYSIS:

The applicant 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.

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 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.

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels the proposed development is an appropriate use for this property and will not be out of character with the development pattern in the area. The two (2) dwellings will not change the density or pose an increase in traffic. Staff feels the proposed development will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (10-8-2026)

The applicant was present. There was one other person that left prior to the application being brought before the Planning Commission. After a brief discussion, There was a motion to approve the Application as recommended by Staff.
The motion passed by a vote of **8** ayes, **0** nays, **3** absent. The application was approved.