October 8, 2026

ITEM NO.: 9 FILE NO.: Z-10355

NAME: Stanback – PD-R

LOCATION: 3420/3426 W. 18th Street

DEVELOPER:

LaTasha Stanback (Owner)
P.O. Box 8262
Jacksonville, AR 72078

OWNER/AUTHORIZED AGENT:

Nick Tucker Surveying (Agent)
P.O. Box 1021
Cabot, AR 72023

SURVEYOR/ENGINEER:

Nick Tucker Surveying (Agent)
P.O. Box 1021
Cabot, AR 72023

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

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

A waiver of the required boundary street improvements and the extended street improvements as required by Public Works **(see applicants waiver request letter attached to staff report)**.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

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.

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. 18th St. is classified on the Master Street Plan as a minor residential street. A dedication of right-of-way 22.5 feet from centerline will be required. This dedication will require the 25 ft building setback line to move north.
2. Per Section 30-283, with site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to 18th St. including with planned development along the lot frontage. The new back of curb should be located to provide at least 20 ft of asphalt pavement from the south edge of the existing pavement. With 18th St. considered a fire apparatus access road for conformance with the IFC, Appendix D, at least 20ft of asphalt pavement should be provided off site to Valmar St. from the proposed side lot line.
3. Provide the location and design of the proposed driveway with a maximum 20 ft width and 5 ft wings on each side. A vehicle parking area should be shown on the plan with a configuration in conformance with Chap. 36 of City municipal code with 20 ft x 9 ft parking spaces and a 20 ft drive aisle.

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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Areas set aside for landscaping must comply with ordinance standards.
2. Plantings (species, number of trees, shrubs and ground cover within landscaped areas must comply with Chapter 15 of the code.
3. At time of building permit, a landscape plan prepared by a design professional Must be submitted.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residenes interspersed with duplexes, vacant lots, and a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

West 18th 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 18th 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 0.16 acre site from R-3 to PD-R to develop a two-story, three (3) unit multifamily residential development.

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 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 **(see applicants waiver request letter attached to staff report)**.

Staff is supportive of the overall concept for the proposed development. However, staff is not supportive of the requested PD-R zoning because of outstanding technical concerns regarding the overall site improvements and street improvements required for the proposed development. The applicant met with staff to discuss technical concerns regarding the proposed development. The site plan was revised, and the applicant provided the attached letter regarding the waiver of street improvements. Staff feels that the proposed plan without the required street improvements creates an unsafe situation, as adequate access for emergency vehicles will not be provided. Additionally, staff is not in support of three (3) separate curb cuts from W. 18th Street.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-R zoning and requested waiver of street improvements

PLANNING COMMISSION ACTION: (October 8, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation for denial as outlined in the "staff recommendation" above.

Nick Tucker and Melissa Stanback present representing the application. They discussed the financial hardship the developer would incur if the required boundary street improvements and the extended street improvements, as required by Public Works, would make the project unfeasible and moving forward. The developer noted that improving frontage along the proposed development was more reasonable and they should not have to pay for said improvement, including possibly relocating of utilities as part of the development. Public Works provided a response to the Commission regarding required improvements and complying with the fire code. There was general discussion regarding the matter as several Commissioners had questions and concerns regarding the proposed development. The applicant noted that if approved, they would ask the Board of Directors to waive the boundary street improvements but not the LRFD fire code requirements.

There was a motion to approve the application. The motion was seconded. The vote was 7 ayes, 2 nays, 2 absent. The application was approved.