October 8, 2026

ITEM NO.: 7 FILE NO.: Z-10359

NAME: Rezoning from R-2 to R-4

LOCATION: 4716 Springer Boulevard

OWNER/AUTHORIZED AGENT:

Palomino Properties, LLC
115 Vienne Place
Maumelle, AR 72113

SURVEYOR/ENGINEER:

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

AREA: 0.23 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.23-acre property located at 4716 Springer Boulevard from "R-2" Single-Family District to "R-4", Two-Family District. Subject property is located within the Granite Mountain Design Overlay District.

B. EXISTING CONDITIONS:

The property is vacant and undeveloped.

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:

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 24, the College Station/Sweet Home Planning District. The development principles of this district include encouraging residential development in the southern part of the district while maintaining the industrial, agricultural, and mining character elsewhere. 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 and east of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family residences and a dollar store. South and west of the application area are areas designated for Residential Low Density (RL) uses and areas characterized by single-family residences, a faith-based institution, and undeveloped land.

The subject site is located in the Granite Mountain Design Overlay District (Ord. 18183). The purpose of the Granite Mountain Corridor Design Overlay District is to enhance the scenic quality of the corridor and to create a distinctive atmosphere that complements the Audubon Arkansas Nature Center building, outdoor nature trails, and wildlife and night sky viewing areas.

Master Street Plan:

Springer Boulevard 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:

Springer Boulevard 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 property owner requests to rezone the 0.23-acre property located at 4716 Springer Boulevard from "R-2" Single-Family District to "R-4", Two-Family District. Subject property is located within the Granite Mountain Design Overlay District.

Subject property is currently undeveloped; grass covered and contains several trees sparsely throughout.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning does not require an amendment to the plan.

Staff are supportive of the requested rezoning. Staff views the request as reasonable. The proposed R-4 zoning will be consistent with the zoning pattern in the immediate area. Abutting sites south of the proposed use contain R-4 zoning. The general area contains several infill lots. Properties along the corridor, east and west of subject property, contain residential and commercial zoning and uses. 3M Company (mining operations) is located approximately 470 feet east of subject property. Additionally, a higher density PRD (Little Rock Housing Authority – Homes at Granite Mountain) is located approximately 780 feet west of subject property.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION: (October 8, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The motion passed by a vote of 9 ayes, 0 nays, 2 absent.