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 Capitol City, LLC, - PD-R, located at 515 Brookside Drive. (Z-10367). **Submitted By:** Planning & Development Department	√ **Ordinance** Resolution	Delphone Hubbard City Manager

SYNOPSIS

The applicant requests to rezone the 0.23-acre property from O-3 to PD-R to recognize the existing multi-family use which has existed for a number of years.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.

BACKGROUND

To comply with Code, the applicant proposes to rezone a 0.60-acre site from O-3 to PD-R recognize the existing, non-conforming, multi-family development. The property contains 2 multifamily buildings. Property parking is located in the middle portion of the property, between the buildings. Both buildings on the property are 2-stories in height and contain 8 units each, for a total of 16 units.

The site is located north of N. Rodney Parham Road, east of Brookside Drive. Surrounding properties in the general area contain a mixture of zoning and uses. Grassy Flat Creek runs along the rear (east) property line of subject property. Two multi-family structures and a parking lot lie within the regulated floodway and floodplain of Grassy Flats Creek.

Access to the site is provided by a paved, concrete driveway extending east from Brookside Drive. The existing building setbacks, as depicted on the plan, will

BACKGROUND CONTINUED

be honored for the historical use of the site. To staff's knowledge, there will be no changes to any existing building footprint, and no additional buildings will be sited on the property.

Section 36-502 requires 24 off-street parking spaces for the for this development. The plan shows approximately twenty- 25 off-street parking spaces between the buildings. Planning staff feels the existing parking will remain sufficient to serve the use.

The applicant is not proposing additional signage with this application. Any new signs placed on the property must comply with Section 36-552.

Any new fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. Existing fences or walls must be repaired and maintained to comply with code.

Any additional dumpsters placed on the site must be screened and comply with Section 36-523 of the code.

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

The Planning Commission reviewed this request at their November 12, 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.