November 12, 2026

ITEM NO.: 15 FILE NO.: Z-10367

NAME: Capitol City, LLC – PD-R

LOCATION: 515 Brookside Drive

DEVELOPER:

Joe White & Associates (Agent)
25 Rahling Circle, Ste A-2
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Capitol City, LLC (Owner)
2016 Bocage Circle
Nolensville, TN 37135

SURVEYOR/ENGINEER:

Joe White & Associates (Agent)
25 Rahling Circle, Ste A-2
Little Rock, AR 72223

AREA: 0.23 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: O-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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.

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. The subject structures are pre-FIRM structures. Two multi-family structures and a parking lot lie within the regulated floodway and floodplain of Grassy Flats Creek. No future construction of any portion of the structures and parking lot, expansion of an existing structure and parking lot, improvements to the interior and exterior of the structures over 50% of the market value of the structure and parking areas are allowed within the floodway. The placement of fill material is not allowed within the floodway.

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.

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, prior to acceptance.

Maintain Access:

Fire Hydrants

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

> **Exception:** Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be
placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed with of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.

3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval \by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north and west of the application area are areas designated for Residential High Density (RH) uses and are characterized by apartment buildings with

approximately 30 units and a nursing home. East of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Grassy Flat Creek.

This site is not located in an Overlay District.

Master Street Plan:

Brookside Drive 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:

Brookside Drive 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 0.60 acre site from O-3 to PD-R recognize the existing, non-conforming, multi-family development to comply with code. The property contains two (2) multifamily buildings. Associated parking is located in the middle portion of the property, between the buildings. Both buildings are 2-stories in height and contain eight (8) units each, for a total of (16) units on the property.

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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 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 typically requires twenty-four (24) off-street parking spaces for the for this development. The plan shows approximately twenty-five (25) off-street

parking spaces between the buildings. 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 (signs permitted in multifamily zones).

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 Section 36-523 of the code.

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

To staff's knowledge, there are no outstanding issues associated with this application. Staff views the request as reasonable. Historically, the use of the property has been a multifamily apartment complex. The only reason for the filing of this application is to bring the property into zoning/use compliance with the code. no future construction/reconstruction will be allowed in the floodway portion of this property, as per the Civil Engineering comments in paragraph D, of the agenda staff report. Several properties in the surrounding area contain a mixture of commercial, office and higher density residential zoning and uses.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning, 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: (November 12, 2026)

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of **10** ayes, **0** nays, **0** absent and **1** open position. The application was approved.