

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 17, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Thomas Property Group – PD-R, located at 2201 Rock Street (Z-10201).	✓ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.24-acre property from R-4, Two Family District, to PD-R, Planned Development-Residential, to allow for the development of two (2) townhouse buildings with three (3) units per building.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 1 nays, and 1 open position.	
BACKGROUND	<p>The applicant is proposing to rezone subject property from R-4 to PD-R to construct a residential development that will contain two (2) buildings which will contain three (3) townhouses each.</p> <p>As part of the proposed PD-R development, the applicant proposes to subdivide the property into six (6) lots, with a townhouse unit on each lot. The lots will range in width from 20.33 feet to 30.14 feet, with lot areas of 1,532 square feet to 2,390 square feet.</p> <p>The property contains R-4 zoning and uses in all directions.</p> <p>Access to the development will be provided by a shared twenty (20) foot wide driveway extending from S. Rock</p>	

**BACKGROUND
CONTINUED**

Street (west) to the alley east of the townhouse development.

Each townhouse will be 2-stories in height and 1,394 square feet in area (total heated/cooled, with siding and brick). The construction materials will contain asphalt shingled roofs, brick and vinyl siding. The total heating & cooled space, including front/rear porches and 1-car garage range from 1,650 to 1,657 square feet in area.

Construction will also contain a five (5) foot wide sidewalk extending the width of the development between the townhouses and shared access drive.

The front porch portion of each individual unit will have a zero (0) setback from the front (north) property line. Each townhouse structure will be located ten (10) feet from the east and west side property lines of the overall development and will be separated by 10.7 feet. The townhouses will be located approximately twenty-seven (27) to twenty-eight (28) feet from the rear property line.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of one (1) off-street parking space per dwelling unit. Each townhouse will contain an attached, rear-loading garage. On-street parking is allowed in the area along S. Rock Street and E. 22nd Street. Staff feel the parking is sufficient to serve the proposed use.

The applicant notes that each townhome will utilize standard trash collection provided by the City of Little Rock.

The site plan shows a fence extending the width of the development along the rear property line. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

The applicant is not requesting a sign at this time. Any future signs must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential zones).

**BACKGROUND
CONTINUED**

All required landscaping must comply with Chapter 15 (Landscape Ordinance) for screening and buffer requirements.

All site lighting shall be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their January 8, 2026, meeting, and there was one (1) objector present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.