

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

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

| <b>Subject:</b>   | <b>Action Required:</b>  | <b>Approved By:</b>                      |
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| <p>To approve a Planned Zoning Development titled Two Moon Properties, LLC, from R-4 to PD-R, located at the Southwest Corner of Charles Bussey Avenue and Park Lane (Z-7648-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution</p>   | <p>Delphone Hubbard<br/>City Manager</p> |
| <b>SYNOPSIS</b>   | <p>The applicant requests to rezone the 0.46-acre property from R-4 to PD-R to allow a seven (7) unit residential development.</p>   |  |
| <b>FISCAL IMPACT</b>  | <p>None.</p>   |  |
| <b>RECOMMENDATION</b>   | <p>Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p>   |  |
| <b>BACKGROUND</b>   | <p>The applicant is proposing to rezone the subject property from R-4 to PD-R to allow for the development of seven (7) residential units. The property is comprised of Lots A, 6, and 7, Block 404, Lincoln &amp; Zimmerman Addition.</p> <p>The applicant proposes to subdivide all of Lots A &amp; 7, Block 404, Lincoln &amp; Zimmerman Subdivision into three (3) lots, with a single-family dwelling on each lot. The proposed Lots A-C are shown to be fifty (50) feet wide and approximately seventy-eight (78) feet deep, ranging from approximately 3,822 square feet to 4,301 square feet in area. Lot 6 dimensions are shown as fifty (50) feet wide by one-hundred-fifty (150) feet deep, or 7,500 square feet in area.</p> |  |

**BACKGROUND  
CONTINUED**

A twenty (20) foot wide shared driveway extending from E. 20th Street provides access to the development. The shared driveway tapers to approximately fifteen (15) feet onto the property and will provide parking in the rear for each residence. The overall development will contain a 2,372 square foot quadplex building or two (2), 1,295 square foot duplex structures in the western portion of the development on Lot 6, and three (3) single-family residences in the eastern portion of the development on the proposed Lots A-C. Each single-family residence will be approximately one thousand (1,000) square feet in area.

Lot 6 shall have developable areas as depicted within the setbacks as depicted in the replat; however, any dwelling constructed shall be no closer than five (5) feet to the shared drive within the access easement, as built. Within the developable area of Lot 6, up to four (4) dwelling units may be constructed in any configuration, as long as one (1) off-street parking space is provided for each dwelling unit. Other uses shall be permitted on Lot 6 as provided by the Code. Other area regulations and siting standards shall govern all lots within the replat.

The homes will be constructed using an asphalt shingle roof and clad siding with brick accents, including covered front and rear porches. The two (2) duplexes or quadplexes will be constructed using asphalt shingles and clad roofing.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of one (1) off-street parking space per single-family home. The three (3) homes will have rear loading garages, and the quadplex or two (2) duplexes will utilize four (4) off-street parking spaces constructed in the rear of the quadplex, or between the two (2) duplexes. Typically, Section 36-502 of the City's Zoning Ordinance requires six (6) parking spaces for either Lot 6 configuration. On-street parking is allowed along East 20th Street and Park Lane. Staff feels parking for the overall development is sufficient to serve the proposed use.

The proposed residences will utilize standard city trash collection.

The site plan does not show perimeter fencing. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. A screening fence will be required along the west and south property lines of Lot 6.

**BACKGROUND  
CONTINUED**

The applicant is not requesting any signs at this time. Signage for any configuration must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one- and two-family zones).

Any site lighting for the overall development must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their February 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