

NAME: Two Moon Properties, LLC – PD-R

LOCATION: SWC of Charles Bussey Avenue & Park Lane

DEVELOPER:

Downtown Little Rock Community Development Corporation/Two Moon Properties, LLC
8610 Crofton Circle
Little Rock, AR 72209

SURVEYOR/ENGINEER:

GarNat Engineering, LLC (Agent)
P.O. Box 116
Benton, AR 72018

AREA: 0.46 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone 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 & Zimmerman Addition.

B. EXISTING CONDITIONS:

Subject property contains a mixture of zoning and uses in all directions.

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):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.
2. Not enough onsite parking.
3. Proposed dimensions of the shared easement do not properly add up.

4. Applicant to show onsite location of fire hydrant and proposed fire hydrant if required by LRFD as each lot is 150 ft in depth.
5. The proposed site plan does not show emergency vehicle circulation plan. Please provide LRFD approved plan.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A width of at least 20 ft must be provided for 2-way traffic for the proposed interior driveways accessing the residential structures.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Charles Bussey St. and Park Lane.
3. Park Lane is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
4. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

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 the request for water 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 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.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: 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 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better define single-family and non-residential use areas by neighborhood oriented commercial uses. 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. The application is for a PD-R.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and area characterized by single-family residences. To the west along Commerce Street is area designated for Mixed Use (MX) uses and is characterized by single-family residences, a duplex, and office buildings.

This site is not located in an Overlay District.

Master Street Plan:

E. Charles Bussey Avenue and Park Lane are Local Streets 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:

E. Charles Bussey Avenue and Park Lane is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The property is approximately 340' away from the William Laporte Building. William Laporte escaped slavery in the South and returned to Arkansas in 1870. He was a prominent bricklayer, plasterer, businessman, and politician. Laporte built this building, a two-story brick masonry commercial cornerstore, circa 1899 to 1990. The building was saved from demolition in 2014 and listed on the National Register of Historic Places on 5/19/23.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposed use will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources beyond the alterations already performed.

H. ANALYSIS:

The applicant is proposing to rezone 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 & Zimmerman Addition.

The applicant proposes to subdivide all of Lots A & 7, Block 404, Lincoln & 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.

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 so as one (1) off-street parking space is provided for each dwelling unit. Other uses shall be permitted on Lot 6 as provided by Code. Other area regulations and siting standards shall govern all lots within the replat.

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

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.

Staff is supportive of the proposed PD-R rezoning. To staff's knowledge, there are no outstanding issues associated with this application. The applicant met with Planning staff to resolve all technical issues noted during the review of the application. Staff feels that the proposed increase in density should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R rezoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

STAFF UPDATE:

The applicant submitted a letter to Staff on December 15, 2025 requesting this application be deferred to the February 12, 2026 agenda. Staff supports the deferral request.

PLANNING COMMISSION ACTION: (JANUARY 8, 2026)

This item was deferred to the February 12, 2026 agenda at the request of the applicant.

PLANNING COMMISSION ACTION: (FEBRUARY 12, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item with a recommendation of approval. The item remained on the Consent Agenda for Approval. The vote was eight (8) ayes, zero (0) nays, two (2) absent, and one (1) open position. The motion passed. The application was approved.