

March 12, 2026

ITEM NO.: 15

FILE NO.: Z-10232-A

NAME: Rezoning from R-2 to R-4

LOCATION: Southeast corner of Colonel Glenn Road and Marigold Drive

DEVELOPER:

Patricia Hines
5023 Littlefield Road
Labelle, FL, 33935

OWNER/AUTHORIZED AGENT:

Patricia Hines (Owner/Applicant)

SURVEYOR/ENGINEER:

Robbins Professional Land Services, Incorporated
P.O. Box 939
Bryant, AR 72089

AREA: 0.36 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.36 acre property located at the southeast corner of Colonel Glenn Road and Marigold Drive from R-2 to R-4.

B. EXISTING CONDITIONS:

The property is currently undeveloped and partially tree covered.

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. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Colonel Glenn Rd. is classified on the Master Street Plan as an arterial street. A dedication of right-of-way 55 feet from centerline will be required.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Colonel Glenn Road and Marigold Drive

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. Provide a 10' utility easement on the North edge of the property.
2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
3. 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 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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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 2021 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 replace 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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Parks and Recreation: No comments received.

County Planning: 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 12, the 65th Street West Planning District. The development principles of the district include retaining and encouraging residential uses in the area. The Land Use Plan shows Mixed Use (MX) for the application area. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is for rezoning to R-4.

To the east and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes in a developed

subdivision, a storage facility, a farmers' cooperative, and a tire shop. North of the application area are areas designated for Office (O) and Residential Low Density (RL) and are characterized by a gym and single-family homes, respectively.

This site is not located in an Overlay District.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. Marigold Drive is a minor residential street on the Master Street Plan. Minor Residential Streets are: (a) A cul-de-sac street not exceeding 40 lots, or (b) a loop street not exceeding 80 lots, and in no case generating more than 400 vehicle trips per day. The standard Right-of-way is 45'.

These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

These streets are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application area is north of the site of the House at 13 Marigold Drive. Also known as HUD Tracking #97698, this home is in the Plan/Traditional Style. This site has been identified as having undetermined eligibility for the National Register of Historic Places. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests to rezone the 0.36 acre property located at the southeast corner of Colonel Glenn Road and Marigold Drive from "R-2" Single-Family District to "R-4" Two-Family District. The rezoning is proposed for future development of the site.

The property is currently undeveloped and partially tree covered. The property is located in an area of mixed uses and zoning. Properties immediately to the south and west contain single-family residences. Commercial zoning and uses are located further west. A PD-O zoned office development is located across Colonel Glenn Road to the north. A commercial development is located to the east.

The City's Future Land Use Plan designates this property as "MX" Mixed Use. The requested R-4 zoning will not require a land use plan amendment.

Staff is supportive of the requested R-4 rezoning. Staff believes that the proposed R-4 is consistent with the Mixed Use land use plan designation and the existing development along Colonel Glenn Road.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.