

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 16, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Elite Equity X - PD-R, located at the northwest corner of Young Road and Eda Drive (Z-10286).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The applicant requests to rezone the 0.32-acre property from R-2 to PD-R to allow construction of two (2) duplex structures.</p> <p>None.</p> <p>Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 absent.</p> <p>The applicant proposes to rezone a 0.32-acre site from R-2 to PD-R to allow for the construction of two (2) duplex buildings.</p> <p>The site is undeveloped and contains mature trees on most of the property. Properties in the general area contain a mixture of zoning and uses.</p> <p>Each of the duplex structures will be approximately 2,118 square feet in area. The structures will be one-story in height, not to exceed a building height of thirty-five (35) feet.</p>	

**BACKGROUND
CONTINUED**

Each duplex structure will be twenty-five (25) feet from the front (east) property line, over twenty-five (25) feet from the rear (west) property line, 5.5 feet from the north property line and over twenty (23) feet from the south property line.

The duplex buildings will be separated by a distance of ten (10) feet.

A twenty (20) foot access drive from Eda Lane will serve as access to the property, for each duplex building. Eight (8) paved parking spaces (4 per lot) will be located along Eda Lane. Section 36-502(b)(1)(c) of the City's Zoning Ordinance requires a minimum of three (3) parking spaces for each duplex.

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

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Any dumpster placed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

All signs must comply with Section 36-551 (signs permitted in residential one- and two-family zones).

The Planning Commission reviewed this request at their May 14, 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.