



**BACKGROUND  
CONTINUED**

The applicant proposes building a sidewalk between the parking area to the south and the front entrance to the building.

The applicant notes that the building will be designed with efficiency, durability, and tenant comfort in mind, each unit will be constructed to meet or exceed current building codes and will incorporate modern materials and systems to ensure longevity and low maintenance requirements.

The site plan shows front and rear building setbacks over twenty-five (25) feet and over nine (9) feet from the property lines along the east, and west sides of the building.

The proposed building shall not exceed thirty-five (35) feet in height.

Section 36-502 typically requires six (6) parking spaces for the proposed use. The site plan shows eight (8) parking spaces, including required twenty (20) foot maneuvering room between parking spaces. Required ADA parking spaces must be provided as required as part of the overall parking plan.

The site plan shows perimeter fencing around the building along the side and rear property lines. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Any signage placed on the site must comply with Section 36-552 of the code (signs allowed in multifamily zones).

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

Standard city trash collection will be provided for each unit.

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.