

May 14, 2026

ITEM NO.: 15

FILE NO.: Z-10285

NAME: Rezoning from I-2 to R-3

LOCATION: 4412 W. 24th Steet

DEVELOPER:

University District Development Corp.
2801 S. University Ave.
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

University District Development Corp. - owner
Quincy Edwards - applicant

SURVEYOR/ENGINEER:

Edward Lofton - surveyor
15415 Oakcrest
Little Rock, Arkansas

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: I-2

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.15-acre property from "I-2" Light Industrial District to "R-3" Single Family District. The rezoning is requested to allow for the construction of a single-family residence.

B. EXISTING CONDITIONS:

The property is currently vacant.

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. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. All documents shall be prepared in accordance with the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
4. Driveways shall meet all City of Little Rock Standard Details and City Code Sec. 30-43.
5. The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3.
6. Any Retaining Walls SHALL be under separate application/review/approval.
7. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
8. Prior to issuance of Certificate of Occupancy; the applicant shall provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system to Planning and Development Dept., Civil Engineering Private Development by email to CEPermits@littlerock.gov

ENGINEERING COMMENTS (PUBLIC WORKS):

1. W. 24th St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline is required if not existing. The lot survey does not show the adjacent right-of-way width.

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:

Provide a 5' utility easement on the south side of the property.

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.

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 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides 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 to rezone to R-3. Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes, two duplexes, small apartment buildings, and vacant lots. This site is not located in an Overlay District.

Master Street Plan:

West 24th Street is a Local Street 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:

West 24th Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests to rezone the 0.15-acre property located at 4412 W. 24th Street from "I-2" Light Industrial District to "R-3" Single Family District. The rezoning is requested to allow for the construction of a sign family residence. The property is currently vacant.

The City's Future Land Use Plan designates this property as "RL" Residential Low. The requested R-3 zoning does not require an amendment to the future land use plan.

Staff is supportive of the requested R-3 zoning. Staff views the request as reasonable. All the adjacent properties are zoned R-3. The proposed R-3 zoning represents a continuation of the zoning pattern in this area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 zoning.

PLANNING COMMISSION ACTION:

(May 14, 2026)

The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was approved.