

May 14, 2026

ITEM NO.: 22

FILE NO.: Z-10286

NAME: Elite Equity X – PD-R

LOCATION: NWC of Young Road and Eda Drive

DEVELOPER:

Elite Equity X, LLC (Owner)
P.O. Box 481
Bentonville, AR 72712

OWNER/AUTHORIZED AGENT:

Kendel Grooms (Agent)
8114 Cantrell Road
Little Rock, AR 72227

AREA: 0.32 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

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.

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. Land Survey to be no older than five (5) years.
4. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
5. All streets to meet the current City of Little Rock Master Street Plan.
6. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43.
7. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Two (2) driveways should be constructed instead of four (4) driveways accessing 4 spaces each. The width of driveway must not exceed 20 feet.

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

Little Rock Water Reclamation Authority: No comments.

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 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.

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 13, the 65th Street East Planning District. The development principles of the district include continuing to reflect the existing land use and zoning. 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 a Duplex.

Surrounding the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family residences, vacant lots, and a day care center. Farther north is area designated for Residential High Density (RH) uses and is characterized by an apartment complex. Farther east is area designated for Residential Low Density (RL) uses and is characterized by single-family homes and undeveloped woodlands. Farther west, along the Geyer Springs Road commercial corridor, is area designated for Commercial (C) uses and is characterized by two convenience stores with gas stations, an autobody shop, two drive-through restaurants, two restaurants, a flooring store, and a single-family home.

This site is not located in an Overlay District.

Master Street Plan:

Young Road is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Young Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. ANALYSIS:

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.

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.

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.

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 sight 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).

Staff is in support of the requested PD-R zoning. The applicant is requesting no variances for the proposed development. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location. There is a residential, multifamily apartment complex (Spanish Willows) located approximately 135 feet from the north property line from the proposed duplex development. Geyer Springs Road is approximately 385 feet from the west property line.

I. STAFF RECOMMENDATION:

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

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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.