May 14, 2026

ITEM NO.: 16 FILE NO.: Z-10288

NAME: Rezoning from R-3 to R-4

LOCATION: 310 South Oak Street

DEVELOPER:

Andrew Francis
309 Fairfax Drive
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Andrew Francis - owner/agent

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, Arkansas 72223

AREA: 0.149 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.149-acre property from "R-3" Single Family District to "R-4" Two Family District. The rezoning is requested to allow future lot development.

B. EXISTING CONDITIONS:

The property contains a one-story frame single family residence. There is a one-car wide driveway at the northeast corner of the property.

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. Provide complete parking spaces layout including accessible parking spaces based on Arkansas Fire Prevention Code and City of Little Rock Municipal Code section 36-511
5. Driveways shall meet all City of little Rock Standard Details and City Code Sec. 30-43
6. The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3
7. Any Retaining Walls SHALL be under separate application/review/approval
8. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
9. 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. Oak 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.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; 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.

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 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 for 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-4.
To the north, east, and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes interspersed with duplexes. East of the application area is area designated for Mixed Use (MX) uses and is characterized by single-family homes.
This site is not located in an Overlay District.

Master Street Plan:

South Oak 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:

South Oak 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 0.149-acre property located at 310 S. Oak Street from "R-3" Single Family District to "R-4" Two-Family District. The rezoning is requested to allow for future development. The property contains a one-story frame single family residence. There is a one-car wide driveway from South Oak Street at the northeast corner of the property.

The City's Future Land Use Plan designates this property as "RL" Residential Low. The proposed R-4 zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested R-4 zoning. Staff views the request as reasonable. The proposed R-4 zoning will be compatible with the existing zoning in the area. All the lots within the west half of the block are zoned R-4, as well as the property immediately to the south. There is a scattering of R-4 zoning within the overall neighborhood to the east.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION: (May 14, 2026)

The applicant was present. There were no objectors present. 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.