

May 14, 2026

ITEM NO.: 19.1

FILE NO.: Z-10295

NAME: Rezoning from R-3 to I-2

LOCATION: North side of W. 11th Street, approximately 200 feet east of S. Woodrow Street

DEVELOPER:

Triangle Group, LLC
904 N. Martin St.
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Triangle Group, LLC - owner
Chris East - agent

SURVEYOR/ENGINEER:

Thomas Engineering Company
3810 Lookout Road
North Little Rock, Arkansas 72116

AREA: 0.845 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.845-acre property from "R-3" Single Family District to "I-2" Light Industrial District. The rezoning is requested to allow for the expansion of the bus/travel facility located immediately to the east.

B. EXISTING CONDITIONS:

Portions of the property contain paved parking areas, with the remainder being undeveloped.

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. The Land Survey to be no older than five (5) years prepared, stamped, and signed by an Arkansas Licensed Professional Land Surveyor
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. 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.
6. All streets to meet the current City of Little Rock Master Street Plan.
7. Driveways shall meet all City of Little Rock Standard Details and City Code Sec. 30-43
8. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
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. At the time of project design and construction, all vehicle wash water is required to be captured and not allowed to discharge into the City of Little Rock municipal separate stormwater sewer system (MS4) in violation of the water quality standards of the State of Arkansas without adequate water quality controls and treatment.

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

Little Rock Water Reclamation Authority:

1. Sand and oil filter shall not be connected to LRWRA system.

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 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 to rezone to I-2. The application requires an amendment to the Land Use Plan, which is being pursued concurrently as LU2026-09-01.

To the north of the application area is area designated for Residential Medium Density (RM) uses and is characterized by two single-family homes and the entrance to Fletcher Park. Northeast of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by single-family homes, a duplex, vacant lots, and Fletcher Park. East of the application area is area designated for Light Industrial (LI) uses and is characterized by a tour bus facility, an HVAC contractor, and four single-family residences. South and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes, duplexes, vacant lots, and a faith-based institution.

This site is not located in an Overlay District.

Master Street Plan:

West 11th Street and W 10th Street are Local Streets 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 11th Street and W. 10th Street are 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 0.845-acre property from "R-3" Single Family District to "I-2" Light Industrial District. The rezoning is requested to allow for the expansion of the bus/travel facility located immediately to the east.

The property is comprised of four (4) platted lots, Lots 5-8, Block 11, Roots and Coy Addition to the City of Little Rock, as well as the west 30 feet of the abandoned Appainway Street right-of-way (abandoned by Ordinance No. 16,143). Lots 5 and 6 front on W. 11th Street, with Lots 7 and 8 having W. 10th Street frontage. Portions of the property contain paved parking areas, with the remainder being undeveloped.

The City's Future Land Use Plan designates this property as "MX" Mixed Use. A land use plan amendment to "LI" Light Industrial is a separate item on this agenda.

Staff is supportive of the requested I-2 zoning. Staff views the request as reasonable. The property is in an area containing a mixture of zoning and uses. There is existing I-2 zoning immediately east of the site. The additional I-2 zoning should have a minimal impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 zoning.

May 14, 2026

ITEM NO.: 19.1 (Cont.)

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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.