

May 14, 2026

ITEM NO.: 9

FILE NO.: Z-9650-A

NAME: KustomMade Properties – PD-R

LOCATION: 2916 W. 12th Street

DEVELOPER:

KustomMade Properties
1619 S. Martin Street
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Robert Alexander (Owner)

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.22 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: POD

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

On April 8, 2021, the Planning Commission approved the site to allow for the development of a mix use, community resource center office in the front portion of the property and temporary housing units in the rear portion of the property. On May 8, 2021, the Board of Directors approved Ordinance 21,997 (Z-9650). The site was never developed for the proposed use.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now proposes to rezone the 0.22 acre property from POD to PD-R to develop the site to contain a 4-unit, multifamily residential development.

B. EXISTING CONDITIONS:

The property is currently undeveloped. The existing building once contained on the site was previously demolished. The site appears to contain partial asphalt paving on the front portion of the property. The remainder of the site appears to contain gravel and grass covered surface. An opaque fence extends along the rear property line.

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):

The applicant met with staff to revise the initial site plan to address proposed parking plan and dumpster location. On April 1, 2026, the applicant submitted and staff reviewed the revised plan addressing the technical issues raised during the review of the application. Staff has no further concerns regarding the proposed development.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. West 12th Street is classified on the Master Street Plan as a minor arterial with special design standard. A dedication of right-of-way 35 feet from centerline will be required. The dedication should not include the area with the existing building coverage. If the existing building is removed at any point during construction, right-of-way should be dedicated across the entire property.
2. Edge of building foundations must have 10' foot of separation between it and existing water main.
3. Edge of building foundations must have 10' foot of separation between it and existing water main.
4. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section for the abutting street in the existing street is not up to city standards. Repair, replace or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter and sidewalk. All work

within the public right-of-way shall conform to the City of Little Rock Standard Details and ADA guidelines.

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:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The properties to the east and west are zoned R-2. As component of all land use buffer requirements, opaque screening, whether a fence or other

device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.

5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use 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 change the property from R-3 (Single Family District) to POD (Planned Office Development) District to allow for the development of a group home with on-site training on this site.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) in all directions. Further to the northwest is land shown for Residential Low Density (RL). 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 existing uses are primarily residential to the west and north. To the south across 12th Street and to the east are businesses and business structures. 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 remain less than 6 units per acre. This area is an established residential platted area with some vacant lots as well as single-family houses.

Master Street Plan: To the south is 12th Street and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative

effects of traffic and pedestrians on 12th Street since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on 12th Street. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to rezone the 0.22 acre property from POD to PD-R to develop the site to contain a 4-unit, multifamily residential development. The property is currently undeveloped.

The existing building once contained on the site was previously demolished. The site appears to contain partial asphalt paving on the front portion of the property. The remainder of the site appears to contain gravel and grass covered surface. An opaque fence extends along the rear property line.

The site will be accessed from a twenty (20) foot driveway extending from W. 12th Street.

The applicant proposes to construct a one-story, 46.6 foot by 46.6 foot building that will contain four (4) residential units. The applicant proposes to build 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 to 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.

Staff is supportive of the requested PD-R zoning. The proposed multifamily building is located along W. 12th Street, corridor that contains a mixture of zoning and uses. Staff feels the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

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.