

June 11, 2026

ITEM NO.: 18

FILE NO.: Z-9260-A

NAME: Rezoning from PD-R to R-2

LOCATION: South side of Alexander Road, Approximately 300 feet west of Hall Lane

DEVELOPER:

Bryan Wahrmund
7310 Davidwood Drive
Little Rock, AR 72019

OWNER/AUTHORIZED AGENT:

Wahrmund Family Trust (Owner)
Bryan Wahrmund (Applicant)

SURVEYOR/ENGINEER:

Laha Engineers, Inc.
6602 Baseline Road, Suite E
Little Rock, AR 72206

AREA: 1.10 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PD-R

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 1.10 acres from PD-R to R-2 to allow for the construction of a single-family dwelling.

B. EXISTING CONDITIONS:

The 1.10 acre property proposed for R-2 zoning is currently undeveloped. The property is surrounded by a mobile home park, also owned by the applicant.

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): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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:

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

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 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation, the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized as a mobile-home park and a general store.

This site is not located in an Overlay District.

Master Street Plan:

Alexander 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:

Alexander 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 1.10 acres of property from "PD-R" Planned Development – Residential to "R-2" Single-Family District to allow for the construction of a single-family residence. The 1.10 acre property is part of a 12.8 acre PD-R zoned mobile home park. A mobile home previously existed on the 1.10 acre site.

The 1.10 acre property is currently undeveloped. The property is surrounded by the mobile home park. A paved driveway from Alexander Road provides access to the property. Separate driveways from Alexander Road and Hall Lane access the mobile home park.

The City's Future Land Use Plan designates this property as "RM" Residential Medium Density. The proposed R-2 zoning will not require an amendment to the plan.

Staff is supportive of the requested R-2 zoning to allow a single-family residence to be constructed on the site. The removal of the 1.10 acres from the PD-R development will have no adverse impact on the continued operation of the mobile home park.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-2 rezoning.

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PLANNING COMMISSION ACTION:

(June 11, 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 11 ayes, 0 nays and 0 open positions. The application was approved.