

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Forward Properties – PD-R, located on the south side of W. 7th Street, approximately 170 feet west of S. Oak Street(Z-10328). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	An ordinance to rezone the 0.22-acre property from O-3 to PD-R to allow three (3) single-family homes.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 1 nay, and 1 absent.	
BACKGROUND	The applicant proposes to rezone a 0.22-acre site from O-3 to PD-R to allow for the construction of three (3), one-story single-family residences on two (2) platted lots, Lots 1 and 2, Block 6, Heiseman’s Addition. The majority of surrounding properties contain R-4, R-5, and single-family zoning and uses. UAMS ancillary facilities are located west of the subject property along UAMS Boulevard. Office uses and zoning are scattered throughout the general area. Each single-family residence will take access from separate driveways extending from West 7th Street.	

**BACKGROUND
CONTINUED**

The site plan shows a ten (10) foot setback for all three (3) residences, from the front property line, approximately seventeen (17) feet to twenty-eight (28) feet from the rear property line, five (5) feet from side (east) property line and approximately twelve (12) feet to over twenty (20) feet from the west property line.

The development will contain three (3), one-story 644 square foot single-family residences built across two (2) lots. As part of this application, the owner requests to construct an 8' tall masonry wall along the south property line against 1-630, and a 6' tall masonry wall along UAMS Boulevard to provide privacy and a vehicular noise buffer for the development.

The proposed residences shall not exceed thirty-five (35) feet in height.

Section 36-502 requires one (1) off-street parking space for each single-family dwelling. The plan shows a 12.3-foot x 20-foot carport for each residence. The proposed parking requirement complies with the code.

The developer will comply with the Engineering (Public Works) request to dedicate additional right-of-way and construct a curb twelve (12) feet from the centerline of the road.

Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two–family zones).

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their July 9, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.