

**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 Sanchez – Revised PD-R, located at 1200 S. Taylor Street (Z-9964-A). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	An ordinance to rezone the 0.46-acre property from PD-R to Revised PD-R to allow an existing triplex structure to be converted to a duplex structure and a single-family structure.	
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	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. The applicant is requesting to revise the previously approved PD-R by separating the existing triplex structure into a single-family dwelling and a duplex structure. The proposed development will continue to take access from S. Taylor Street. Subject property is located at the southwest corner of W. 12th and S. Taylor Streets. The majority of the general area contains residential and commercial zoning and uses. The remainder of the properties surrounding the site contain PDR and office zoning and uses.	

**BACKGROUND
CONTINUED**

This revision would involve detaching one (1) unit from the existing three-unit structure, creating one (1) duplex structure and one (1) single-family residence. Walls connecting the two (2) duplex units will be demolished and rebuilt to comply with code requirements.

Access to the development will take place from existing driveways along S. Taylor Street for the single-family residence and duplex structure.

The revised layout will create the following re-configuration:

Duplex building:

- Unit 1 – 1,192 square feet in area
- Unit 2 – 1,562 square feet in area

Detached single-family residence:

- 990 square feet in area

The single-family residence and the duplex structure will be separated by approximately 7-8 feet.

The proposed re-configuration will maintain original setbacks from all property lines as originally built.

Section 36-502 requires one (1) off-street parking space for the single-family residence, and 1.5 parking spaces per unit for the duplex.

The site plan shows two (2) parking spaces for the single-family dwelling and four (4) parking spaces for the duplex structure. Staff feel the proposed parking is sufficient to serve the use.

Any new or existing fencing must comply with Section 36-516 of the Code.

Any new or existing site lighting must be low-level and directed away from adjacent properties.

Parking of vehicles will not be permitted to block the sidewalk from pedestrian use.

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

**BACKGROUND
CONTINUED**

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.