

July 9, 2026

ITEM NO.: 20

FILE NO.: Z-10328

NAME: Forward Properties – PD-R

LOCATION: S. Side of W. 7th Street, Approximately 170' W. of S. Oak Street

DEVELOPER:

Forward Properties, LLC (Owner)
15 Butterfield Lane
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Joe White & Associates (Agent)
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates (Agent)
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 0.22 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: O-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

The majority of surrounding properties contain R-4, R-5 and single-family zoning and uses. UAMS ancillary facilities are located west of subject property along UAMS Boulevard. Office uses and zoning are scattered throughout the general area.

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 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.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. 7th St. is classified on the Master Street Plan as a minor residential street with the proposed change in use to office. Right-of-way is required to be dedicated to 22.5 ft from centerline of the right-of-way.
2. With site development, provide design of 7th St. conforming to the Master Street Plan. Construct one-half street improvements (curb and gutter) to W. 7th St. with planned development. The new back of curb should be located 12 ft from the center of the street.

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

Little Rock Water Reclamation Authority:

1. No comments as long as it is all on 1 lot and remaining that way. If being plotted into 2 or more lots, then sewer plans will need to be provided.

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:

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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two

separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments.

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.

To the north and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family residences, a duplex, a triplex, and the Interstate 630 right-of-way. East of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences interspersed with duplexes. South of the application area is Interstate 630.

This site is not located in an Overlay District.

Master Street Plan:

West 7th Street is a Local Street 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 7th Street is 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 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 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.

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 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.

Staff is supportive of the requested PD-R zoning. Staff views the request as reasonable. To staff's knowledge, there are no outstanding issues associated with this application. Staff feels the development of the site is appropriate. The applicant's proposed use of the site is similar to the intensity of other developments in the general area. Staff feels the proposed single-family 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 and E, and the staff analysis, of the agenda staff report

July 9, 2026

ITEM NO.: 20 (Cont.)

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PLANNING COMMISSION ACTION:

(July 9th, 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 **9** ayes, **1** nays and **1** absent. The application was approved.