



Department of Planning and Development

723 West Markham Street

Little Rock, Arkansas 72201-1334

Phone: (501)371-4790 Fax: (501)371-4546

July 9th, 2026

Atelier Arkansas, LLC. (Agent) - Isidro N Avila Sanchez (Owner)

P.O. Box 55804

Little Rock, AR 72215

Re: **Z-9964-A**

Sanchez Tri-Plex – PD-R

1200 S. Taylor Street

Dear Mr. Sanchez,

This is to advise you that in connection with your request concerning the above referenced file number, the following action was taken by the Planning Commission at its meeting on July 9th, 2026.

Approved with conditions;

Approved as Submitted;

 X
Recommended approval with conditions;

Recommended approval as submitted;

Denied your request as submitted;

Deferred to the _____ Meeting;

Other; _____

This item will be forwarded to the Little Rock Board of Directors for final action. You or your representative will need to be present at the Board of Directors meeting to address any question which may arise. The meeting date has tentatively been set for **August 18th, 2026.**

The meeting begins at 6:00 pm and is held in the Board of Directors Chambers at 500 W Markham St, 2nd floor. If you have any questions, please do not hesitate to contact me at (501) 371-4792

Respectfully,

Monte Moore

Development Administrator

July 9, 2026

ITEM NO.: 7

FILE NO.: Z-9964-A

NAME: Sanchez Revised – PD-R

LOCATION: 1200 S. Taylor Street

DEVELOPER:

Atelier Arkansas, LLC (Agent)
P.O. Box 55804
Little Rock, AR 72215

OWNER/AUTHORIZED AGENT:

Isidro N Avila Sanchez (Owner)
4419 Cobb Street
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.46 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PD-R

BACKGROUND:

On April 11, 2024, Little Rock Planning Commission approved rezoning of subject property from O-1 to PD-R (Z-9964) to allow a triplex residential structure on a single zoning lot (3 platted lots). On May 21, 2024, the Board of Directors passed Ordinance NO. 22,458 for the tri-plex residential development, as requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to revise the previously approved PD-R by separating the existing tri-plex structure into a single-family dwelling and a duplex structure. The proposed development will continue to take access from S. Taylor Street.

B. EXISTING CONDITIONS:

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.

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:

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.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

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

Little Rock Water Reclamation Authority:

1. Sewer service requests must be submitted to LRWRA, and appropriate permits must be acquired.

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 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 Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is for a PD-R.

Surrounding the application area to the south & west are single-family residences in established neighborhoods. On the east is a medical clinic and a barber shop. North, across W. 12th Street is Faith-based institution, a funeral home, a cemetery, and medical clinic.

This site is not located in an Overlay District.

Master Street Plan:

South Taylor 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:

South Taylor 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 is now requesting to revise the previously approved PD-R by separating the existing tri-plex 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.

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 feels 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).

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed re-configuration of the existing development is an appropriate use for subject property. Surrounding properties contain a mixture commercial, office and single-family residential zoning and uses. Staff feels the proposed development will have no adverse impact on the surrounding properties.

Staff supports re-configuration of the exiting development based on the following condition:

1. The property owner must replat the three lots into one single lot prior to a building permit being issued or occupancy of single-family dwelling and duplex structure.

I. STAFF RECOMMENDATION:

Staff recommends approval of the revised 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.

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.