

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 4, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Common Grounds – PD-R, located at 2219/2223 S. Commerce Street (Z-10283). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 1.20-acre property from R-4 to PD-R to allow a townhouse development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 1 nays, and 0 absent.	
BACKGROUND	The applicant submitted revisions to the PD-R application to staff on May 15, 2026. The revisions change the concept from detached single-family residences to a townhouse concept. The applicant proposes a total of 18 townhomes, with two (2) three (3) unit buildings and three (3) four (4) unit buildings. Each Unit will be on a separate platted lot. The applicant submitted the following detailed description of the Revised PD-R request. Each unit will be on a separate platted lot. The homes will be constructed using an asphalt shingle roof and clad siding or brick veneer.	

**BACKGROUND
CONTINUED**

Three townhomes (A, B & C) will face Commerce Street reflecting the existing development pattern along Commerce. These three townhomes will have a minimum setback of fifteen (15) feet from the property boundary along Commerce to the building face, and the open porch will extend into the setback area six (6) feet. South of the three townhomes, a shared drive will provide access to a rear drive connecting to a driveway and garage for each townhome. The drive from Commerce will double as a fire access lane, permitting greater access for fire protection and emergency services from the western extent of the property. A sidewalk will extend from the east terminus of the drive to provide pedestrian access to the common lawn at the center of this development. An additional three (3) townhomes (D, E & F) will share the rear drive serving Townhomes A, B & C. Townhomes D, E & F will face east toward the common lawn.

On the eastern edge of the property, there will be a parking lot with six (6) parking stalls and two (2) parallel parking slots on the east, and the drive lane on the west of the parking area. The drive lane extends toward the northern edge of the property and the T's. The right arm of the T, will ease turnarounds. The left arm of the T extends as a continued drive land serving to provide vehicular access to eight (8) townhouses (G, H, I, J, K, L, M & N), each having a driveway and single car garage. Four (4) town homes will be constructed to the west of the drive lane that runs north from 23rd Street. All the townhomes (O, P, Q & R) will have driveways and garages that load from the drive lane. The townhomes are to be clustered as three- or four-unit buildings. A walk path will cross from the drive lane to the courtyard between two (2) of the townhouse buildings, and the curb of the drive lane adjoining the walk path will be designated as a fire lane to provide access for fire protection and emergency services from the eastern extent of the property. The drive lane will have a width of not less than twenty feet (20') and will connect to 23rd Street.

Each townhome will be required to contain at least a one-car garage, and an additional parking area is available behind each garage. Townhomes A-F each have sixteen (16) foot driveways. All other townhomes are connected to drive lanes by driveways of a length not less than twenty (20) feet in length. Accordingly, the planned development provides on-site parking for forty-two (42) vehicles.

Trash service will be provided via an enclosed dumpster to be accessed via the drive lane from Commerce Street. Mail for the units facing Commerce Street is to be received by mailbox affixed to the structures. Mail for the remaining units is to be received by a cluster mailbox.

Five (5) of the exiting platted lots within this development area are landlocked as the result of the City authorizing additions to the City that immediately adjoin the platted lots and without requiring direct street access or other provisions for access. Duval's Addition was platted in 1872. Braggs 2nd Addition, which is immediately to the east of the subject property, was platted in 1920. Fulks Subdivision of Rapley's Estate, which is immediately adjacent to the south of Duval's Addition, was platted prior to 1943, and Rapley's Estate was most likely platted prior to 1885. The result of these adjoining additions was that the landlocked lots were rendered undevelopable under modern standards, unless creative solutions are applied. Cottage court and cluster developments are not a new concept, and when paired with Little Rock's planned zone development code, they present the best possible path to provide for development of the subject property.

Upon approval of this PRD, the two (2) owners will convey their interests to a single separate entity for the purpose of site development. The common areas of the development – fire lane adjoining Commerce Street, interior walk paths and shared green, parking area and drive lane accessed from 23rd Street, and dumpster service will be conveyed upon site completion to a Property Owners Association, Property Owners Improvement District, or similar legal entity for the purpose to perpetual maintenance.

This revision is being submitted to satisfy the requests of neighboring property owners to provide greater on-site parking and in-unit garages.”

The Planning Commission reviewed this request at their June 11, 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.