

August 13, 2026

ITEM NO.: 2

FILE NO.: Z-10301

NAME: Hayes Tri-Plex – PD-R

LOCATION: 309 Bender Street

DEVELOPER:

Ken Hayes Realty, LLC (Owner)  
P.O. Box 6101  
NLR, AR 72124

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R to develop a 3-unit, multifamily residential development.

B. EXISTING CONDITIONS:

The site is currently grass-covered and undeveloped. Properties in the general area contain a mixture of residential and commercial zoning and uses. Subject property is designated residential medium density (RM) on the City's future land use plan.

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. Provide a drainage plan with building permit application.
2. All documents are to be submitted to Planning and Development for complete plan check.
3. 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.
4. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of a driveway must not exceed 20 feet.
2. Show the proposed striping for vehicle parking and maneuvering area required for the development as found in Chap. 36 of City code.
3. The stormwater inlet appears to be in the center of the proposed driveway. Show on a dimensioned site plan the location of the stormwater inlet in relation to the proposed driveway. The inlet is not allowed to be converted to an area drain and if the driveway is in conflict should be relocated at owner's expense to a location where water will not pond in street.

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

Little Rock Water Reclamation Authority: No comments.

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 6, the East Little Rock Planning District. The development principles of this district include protecting residential uses by buffering and restricting the industrial uses to the area around the Little Rock National Airport. The Land Use Plan shows Residential Medium Density (RM) for the application area. The Residential Medium Density (RM) accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a PD-R.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family homes, three faith-based institutions, and two duplexes.

This site is not located in an Overlay District.

Master Street Plan:

Bender 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:

Bender 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 0.16 acre site from R-4 to PD-R to develop a 3-unit, multifamily residential development.

The site is currently grass-covered and undeveloped. Properties in the general area contain a mixture of residential and commercial zoning and uses. Subject property is designated residential medium density (RM) on the City's future land use plan.

The development will be accessed from a twenty-foot wide, concrete driveway extending from Bender Street.

The developer proposes to build a two-story tri-plex on the property. Each unit will be approximately 500 square feet in area, and contain three (3) bedrooms, 2.5 bathrooms, a single car garage, open family room/dining/kitchen area and rear patio.

The applicant notes the tri-plex will be consistent with the character of the surrounding area and will not adversely affect nearby properties.

The front building setback will be approximately thirty-seven (37) feet, ten (10) feet from the rear property line, and seven (7) feet from both side property lines.

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

Section 36-502 typically requires four (4) off-street parking spaces for the proposed use. The development will contain two (2) parking spaces within the parking area in front of the buildings, and one-car garage for each unit for a total of five (5) parking spaces. A 14ft x 9ft wide turn around area is shown between parking space five (5) and garage for unit one (1). Staff feels parking and maneuvering area for the entire development is sufficient to serve the proposed use.

The site plan shows landscaped areas along the north, south and east property lines and between the parking and the Bender Street right-of-way.

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

Sight lighting must be low-level and directed away from adjacent properties.

Standard city trash collection will be provided for each unit.

Staff is supportive of the requested PD-R zoning. The applicant met with staff to resolve technical concerns regarding the proposed development. Properties in the general area contain a mixture of residential zoning and uses, including short-term rentals abutting the site's north and east property lines. Staff feels the proposed use should 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.

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PLANNING COMMISSION ACTION:

(June 11, 2026)

The application was placed on the Consent Agenda for deferral to the July 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nay and 0 absent. The application was deferred.

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PLANNING COMMISSION ACTION:

(July 9, 2026)

The application was placed on the Consent Agenda for deferral to the August 13, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 9 ayes, 1 nay and 1 absent. The application was deferred.

PLANNING COMMISSION ACTION:

08-13-2026

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 11 ayes, 0 nays, 0 absent. The application was approved.