

August 13, 2026

ITEM NO.: 11

FILE NO.: Z-10350

NAME: Phillips Duplexes – PD-R

LOCATION: NEC of S. Martin Street & W. 15th Street

DEVELOPER:

Stanley Phillips (Agent)
6204 Sandy Lane
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

TRNT Enterprises, LLC (Owner)
3121 Southern Hills Lane
Jonesboro, AR 72405

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorange Drive
Little Rock, AR 72206

AREA: 0.25 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.32 acre site from R-3 to PD-R to allow for the construction of two (2) duplex structures. Subject property is described as, Lots 9 & 10, Block 27, Jones & Worthen Addition.

B. EXISTING CONDITIONS:

The property is currently undeveloped and partially grass covered. It appears some site work has taken place on the property and undeveloped. There are a several

matures trees on the site. A paved alley is located at the rear of the site. A majority of surrounding properties contain R-3 zoning and uses. There are higher density residential zoning and uses in 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): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A 20 feet radial dedication of right-of-way is required at the intersection of Martin St. and W. 15th St.

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 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 Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by duplexes and single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

South Martin Street and West 15th Street are Local Streets 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. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

South Martin Street and West 15th Street are 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 0.32 acre site from R-3 to PD-R to allow for the construction of two (2) duplex structures on Lot 9. Parking for the development will be constructed on Lot 10.

The property is currently undeveloped and partially grass covered. It appears some site work has taken place on the property and undeveloped. There are a several matures trees on the site. A paved alley is located at the rear of the site. A majority of surrounding properties contain R-3 zoning and uses. There are higher density residential zoning and uses in the general area.

The proposed duplex structures will be located over thirty (30) feet from the front (west) property line, fifteen (15) feet from the rear (east) property line and ten (10) feet from the south side property line. There will be a fifteen (15) foot separation between the two (2) buildings.

Parking for the development will be developed north of the duplexes on Lot 10. The developer proposes to access the property from the alley that extends from W. 15th Street. The shared parking lot will contain eight (8) parking spaces. The number of parking spaces will comply with Section 36-502 of the City's Zoning Ordinance.

The alley from W. 15th Street must be improved as to City standards.

The description of the proposed duplexes was provided by the applicant as follows:

"The new units (2x attached units with four (4) separate tenants), approximately 2,348 sf each duplex unit, shall be a two-story flat reinforced concrete slab; thermal insulated wood-framed structure; clad with vinyl siding, vinyl clad-thermal glazed windows and a hip roof clad with asphalt shingles. Eight (8) concrete paved off-street, car slots are to be constructed on the property, as illustrated on the site plan".

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

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

Staff is supportive of the requested PD-R zoning. Staff believes the request is reasonable and that the proposed duplexes are appropriate for this location. Duplex developments exist along the entire block face on the south side of W. 15th Street and additional duplexes are located at the southwest corner of W. 15th and S. Martin Streets.

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.

Planning Commission Action:

8-13-2026

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.