

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 29, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Hayes Tri-plex - PD-R, located at 309 Bender Street (Z-10301). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.16-acre property from R-4 to PD-R to allow construction of a tri-plex.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.	
BACKGROUND	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.	

**BACKGROUND
CONTINUED**

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 the 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.

The Planning Commission reviewed this request at their August 13, 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.