

**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 Haddock – PD-R, located at 519 E. 18th Street (Z-10324). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.17-acre property from R-4 to PD-R to allow for the construction of two (2) single-family homes on two (2) lots.	
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 is proposing to rezone a 0.17-acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The development will contain a single-family residence on Lots 9R-A and 9R-B, one on each lot. Surrounding properties contain R-4 zoning and uses in all directions. Subject property is considered a double frontage lot with Lot 9R-A fronting E. 18th Street (north) and Lot 9R-B fronting	

**BACKGROUND
CONTINUED**

E. 19th Street (south). The developer will build a 2-story, 2,195 square foot, single-family residence on each lot.

Each lot will be developed with a front setback of twenty-five (25) feet, rear setback of seven (7) feet and side yard setbacks of five (5) feet. The proposed residences shall not exceed thirty-five (35) feet in height.

Section 36-502 typically requires one (1) parking space for each single-family dwelling. Each residence will contain a two-car garage. Staff feel parking is sufficient to serve the proposed use.

The applicant provided the following information regarding the development:

“The project consists of the subdivision of an approximately 50-foot by 150-foot through lot into two independently functioning single-family residential lots, each with direct frontage and independent vehicular access from separate public streets. The proposed development will include the construction of two detached single-family homes designed to complement the surrounding residential character while responsibly addressing the significant topographic conditions present on the property.

The site contains approximately twenty (20) feet of elevation change from the upper street frontage to the lower street frontage. Due to these topographic constraints, the proposed development utilizes a terraced grading and retaining strategy to create two safe and functional building pads while minimizing excessive land disturbance, preserving drainage flow patterns, and stabilizing the site through engineered improvements.

The proposed development is intentionally designed as a low-density residential infill project. Each home will operate as an entirely independent residential structure with separate utility services, separate driveway access, and no shared ownership components or common access dependencies. The project is not intended to function as a duplex, condominium regime, or multifamily development.”

Any future signage must comply with Section 36-551 of the

**BACKGROUND
CONTINUED**

City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

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

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.