

**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 Phillips Duplexes - PD-R, located at the northeast corner of S. Martin Street and W. 15th Street (Z-10350). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.25-acre property from R-3 to PD-R to allow construction of two (2) duplex structures.	
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 0.32-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 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.	

**BACKGROUND
CONTINUED**

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.

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.