

FILE NO.: Z-9851

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NAME: Pendleton – PD-R

LOCATION: 1908 State Street

DEVELOPER:

Andre Pendleton  
Pendleton Properties, LLC (Owner)  
PO Box 55445  
Little Rock, AR 72215

OWNER/AUTHORIZED AGENT:

Andre Pendleton  
Pendleton Properties, LLC (Owner)  
PO Box 55445  
Little Rock, AR 72215

SURVEYOR/ENGINEER:

Laha Engineers, Inc.  
6602 Baseline Road  
Little Rock, AR 72219

AREA: 0.17 acre                      NUMBER OF LOTS: 2                      FT. NEW STREET: 0 LF

WARD: 1                                      PLANNING DISTRICT: 8                      CENSUS TRACT: 47

CURRENT ZONING:                      R-4

VARIANCE/WAIVERS:                      None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.17 acre site from R-4 to PD-R. The 50'x150' lot will be subdivided to allow for the construction of two, one-story, shotgun-style residential buildings. Each unit will contain a separate walkway extending from S. Arch Street. Each unit will contain a separate parking pad accessed from the alley way which extends the entire block between W. Charles

Bussey Avenue to W. 19<sup>th</sup> Street. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.

B. EXISTING CONDITIONS:

The general area contains R-4 zoning in all directions. The site is located in the Central City Overlay District. Capitol Zoning District is located to the south and east of the site.

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: No comments.

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

Little Rock Water Reclamation Authority: A separate service line for each structure will be required.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**One- or Two-Family Residential Developments.**

**As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested 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. The application is to rezone from R-4 to PD-C to allow two single family structures on a 7000 square foot lot.

Surrounding the application area is Residential Low Density (RL) use in a mostly developed subdivision. The surrounding properties are zoned R-4 (Two Family District) which would allow the development of duplex dwellings with a minimum lot size of 7,000 square feet.

This site is in the Central City Overlay District.

Master Street Plan:

S. State Street is a Local Street on the Master Street Plan. May require dedication of ROW or improvements.

Bicycle Plan:

There are no Bike facilities in the vicinity.

Historic Preservation Plan:

1908 S. State Street is in the Governor's Mansion History District.

H. ANALYSIS:

The applicant is proposing to rezone a 0.17 acre site from R-4 to PD-R. The 50'x150' lot will be subdivided to allow for the construction of two, one-story, shotgun-style residential buildings. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.

The general area contains R-4 zoning in all directions. The site is located in the Central City Overlay District. Capitol Zoning District is located to the south and east of the site.

Both units will be 1,080 square feet in area and will contain a separate walkway extending from S. Arch Street. Each unit will contain two (2) bedrooms and two (2) bathrooms, with a small front and rear porch, all brick with the eaves and overhangs covered with vinyl siding.

Both units will contain separate parking pads accessed from the alley way which extends the entire block between W. Charles Bussey Avenue to W. 19<sup>th</sup> Street. Staff feels the parking is sufficient to serve the use.

The site plan shows front and rear building setbacks over twenty-five (25) feet and 3.5 foot side yard setbacks for each unit. A total separation of seven (7) feet is shown between the structures. The proposed residences shall not exceed thirty-five (35) feet in height.

No signage is proposed at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

To Staff's knowledge, there are no outstanding issues associated with this application. The applicant is requesting no variances with this request. Staff believes the proposed development is an appropriate use for this property. On August 15, 2023, the Little Rock Board of Directors adopted Ordinance No. 22,304 which amending the Land Use Regulation in the R-4 District to allow for the development of two (2) residential buildings on one (1) lot. Staff feels the proposed development meets the intent of the amended ordinance requirements and will not be out of character with the development pattern in the area. The two (2) residential buildings will not change the density or pose an increase in traffic. Staff feels the development will not have an adverse impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R rezoning, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

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PLANNING COMMISSION ACTION:

(NOVEMBER 9, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.