

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Wyatt – PD-R, located at 2802 and 2804 Marshall Street (Z-10150) Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.32-acre property from R-4 to PD-R to allow a six (6) unit residential development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-R Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 1 nay, and 2 absent.	
BACKGROUND	The applicant is proposing to rezone the site from R-4 to PD-R to construct a six (6) unit, multi-family, residential development. The owner will not reside on the property. All units will be for rent/lease. The site is undeveloped and contains mature trees throughout the property. Properties in the surrounding area contain a mixture of zoning and uses. The site plan shows access to the development from a thirty-two (32) foot driveway apron extending from Marshall Street. The development will contain six (6) townhouse-style units, approximately 790 square feet in area, with a central landscaped courtyard and shared community amenities.	

**BACKGROUND
CONTINUED**

The two (2) units in the eastern portion of the site show front building setbacks ranging from 6.7 feet to 7.10 feet from the front property line, five (5) foot side setbacks, and over twenty-five (25) foot rear setbacks for both units.

The three (3) units in the western portion of the site show front building setbacks over twenty-five (25) feet from the front property line, five (5) foot side setbacks, and rear setbacks ranging from five (5) feet to 5.9 feet.

Section 36-502 requires 1.5 parking spaces per unit. Each unit will contain a one-car garage. There is additional parking space within the common area. Staff feel the parking is sufficient to serve the use.

The applicant notes that trash cans will be rolled curbside on trash collection day with a standard city issued trash bin, and that a designated trash storage area is located on the property. If a dumpster is placed on the property at any time in the future it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant did not provide a signage plan at this time. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted multi-family zones).

All sight lighting must be low-level and directed away from adjacent properties.

The applicant notes the property will be secured with perimeter fencing. 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 October 9, 2025, 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