

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 6, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Our Lady of the Holy Souls Catholic Church – Parking Lot – PD-O, located at 1015 North Tyler Street/ 1016 – 1020 North Harrison Street (Z-10069).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Delphone Hubbard Acting City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant requests to rezone the 0.65-acre property from R-2 to PD-O to develop a parking lot to serve an existing church/school campus.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PDO rezoning request. The Planning Commission voted to recommend denial by a vote of 5 ayes, 3 nays, 2 absent, and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant is requesting to rezone the property from R-2 to PD-O to allow for the construction of an off-street surface parking lot for Our Lady of the Holy Souls Catholic Church and School Campus.</p> <p>Lots 1 &amp; 2, Block 9, Hollenberg Addition, contain an existing single-family residence, one (1) on each lot, within the eastern portion of the proposed parking lot. Lots 9 &amp; 10, Block 9, Hollenberg Addition, contains two (2) accessory structures along the south property line. The remaining portions of Lots 9 &amp; 10, Block 9, Hollenberg Addition are undeveloped. Properties in the general area contain a mixture of residential</p>	

**BACKGROUND  
CONTINUED**

zoning and uses in all directions.

The property is located within the Hillcrest Design Overlay District. Section 36-434.15, B.3. of the City's Zoning Ordinance (Hillcrest DOD regulations) states that no parking is to be located within the front yard setback of lots. Portions of the proposed parking lot will be located within the front 25 foot setback of the lots fronting N. Harrison Street and N. Tyler Street. As such, the ordinance requires that the parking lot be reviewed through the planned development rezoning process and not a conditional use permit, which would typically be required.

Two (2) points of ingress/egress are proposed for the parking lot: An eighteen (18) foot wide driveway extending from "J" Street to the north and a twenty-five (25) foot wide driveway extending from N. Harrison Street.

The applicant proposed developing the parking lot in two (2) phases:

- The Phase I expansion will include 33 total parking spaces within the west half of the property.  
ADA parking spaces will be provided within the existing parking area to the south.
- The Phase II expansion will include twenty-seven (27) additional parking spaces within the east half of the property, and removal of two (2) residential structures.

The development of the parking lot will service the campus to the south.

The applicant is not proposing additional signage at this time. Any new signage must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in institutional and office zones).

The applicant is not proposing to site any dumpsters at this time. Any dumpsters installed on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

**BACKGROUND  
CONTINUED**

The applicant is not proposing additional site lighting at this time. Any new site lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their March 13, 2025, meeting and there were eleven (11) objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.