

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

---

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 3, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Mays – PD-R, located at 2524 South Pine Street. (Z-10036).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align:center">√ <b>Ordinance</b> Resolution</p>	<p style="text-align:right">Delphone Hubbard Acting City Manager</p>
<hr/> <p style="text-align:right"><b>SYNOPSIS</b></p>	<p>The applicant requests to rezone the 0.24-acre property from R-3, Single-Family District, to PD-R, Planned Development-Residential, to allow a four (4) unit residential development.</p>	
<p style="text-align:right"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align:right"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p>	
<p style="text-align:right"><b>BACKGROUND</b></p>	<p>The applicant proposes to rezone the property from R-3 to PD-R to construct a multifamily residential building that will contain four (4) units. The property will be owner-occupied. The three (3) remaining units will be marketed for rent or lease.</p> <p>Properties surrounding the site contain a mixture of zoning and uses in all directions.</p> <p>The site plan includes a townhouse-style, multifamily residential building that will contain four (4) units, each being approximately 880 square feet in area. Each unit will have a front porch facing W. 26<sup>th</sup> Street and a patio at the rear.</p> <p>Section 36-502(b)(1)(c) requires 1.5 parking spaces per unit. The site plan shows a 23-foot-wide x 25-foot-long driveway that extends from W. 26th Street. The development will</p>	

**BACKGROUND  
CONTINUED**

contain a shared driveway that leads to a garage for each unit. There appears to be ample parking for a second vehicle outside the garage for each unit. Staff feels the parking plan is sufficient to serve the proposed use.

The site plan shows twenty-six (26) foot front and rear setbacks, and 17.6-foot side yard setbacks for the development.

The two-story, residential building shall not exceed thirty-five (35) feet in height.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-552 of the City's Zoning Ordinance (signs permit permitted in multifamily zones).

The applicant notes that trash bins will be provided in accordance with the current curb trash pickup policy. Owners will be required to take trash to the curb for pickup in accordance with the local trash pickup schedule

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

The Planning Commission reviewed this request at their April 10, 2025, meeting, and there was one (1) objector 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.