

FILE NO.: Z-10136

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NAME: Mays – PD-R

LOCATION: 2524 S. Pine Street

OWNER/AUTHORIZED AGENT:

Jimmie Mays (Owner)  
2109 Red River Road  
Forney, TX 75126

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.24 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 12

CURRENT ZONING: R-3

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses in all directions.

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 (PLANNING DIVISION):

1. Show plot plan layouts.
2. Show all measurements and drives with widths.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Parking is prohibited on the west side of Pine St. adjacent to the subject property.
2. W. 26<sup>th</sup> St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline is required.
3. A 20 feet radial dedication of right-of-way is required at the intersection of Pine St. and 26<sup>th</sup> St.
4. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to the subject property on Pine St. and 26<sup>th</sup> St.
5. Show the proposed driveway locations. It is recommended; the subject property should construct two (2) driveways within a shared access easement for vehicle parking in the front yard area.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

**Maintain Access:**

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be

provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

### **Gates**

**Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:**

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. The construction of gates shall be of material that allows manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

### **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 Hydrant**

**Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 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.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes:

Project appears to be Townhouse or Apartment Dwelling use intended. Both have very specific requirements. A building permit is required. A full plan review is required. Please clarify and make determinations before moving forward with this project. Coordinate with Curtis Richey @ 501-371-4724, [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or Tim Whitener, 501-371-4875, [twhitener@littlerock.gov](mailto:twhitener@littlerock.gov) to work out details moving forward.

Landscape: No comments received.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows 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 for a residential development.

## Land Use Plan Z-10136



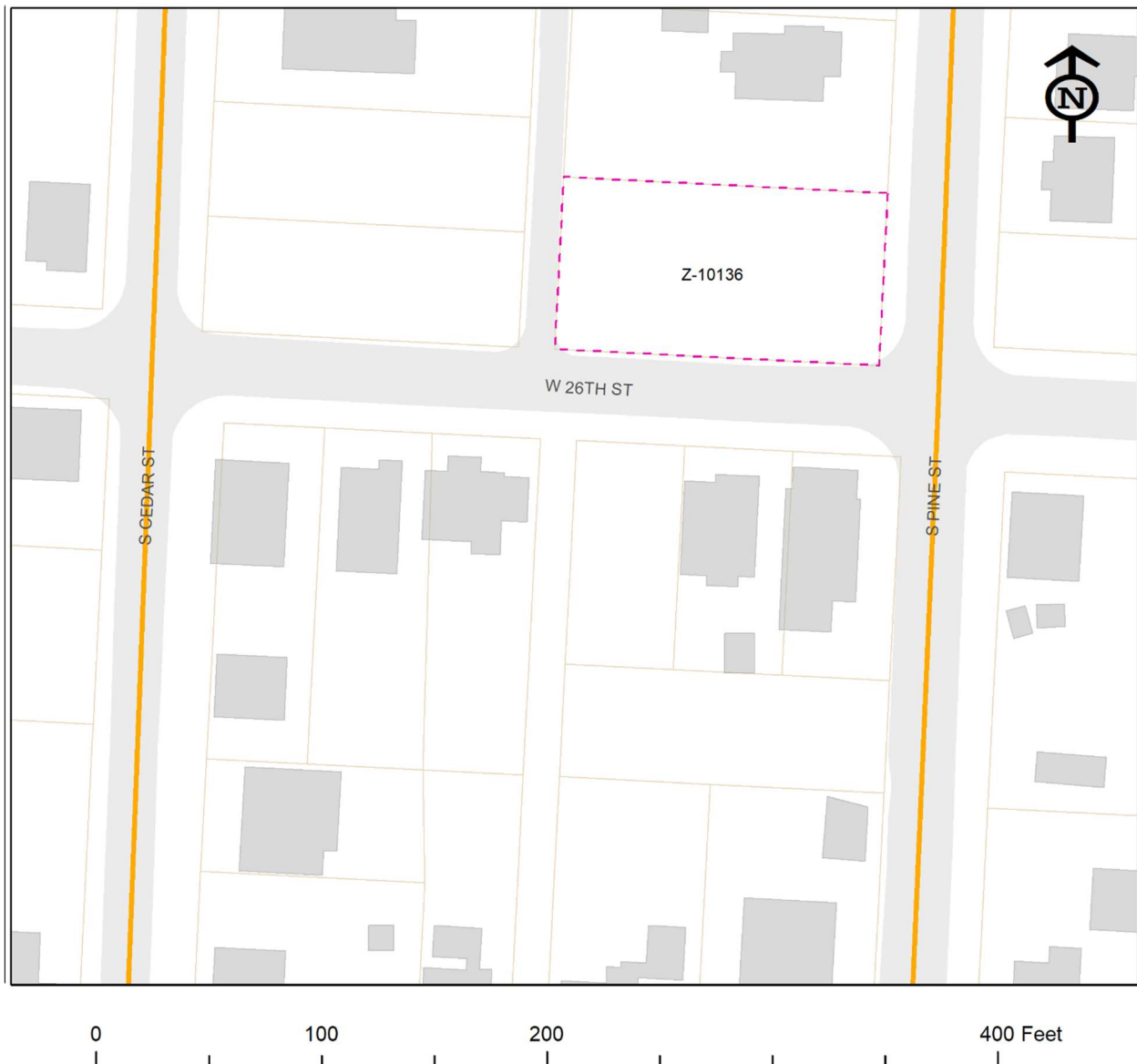
Surrounding the application area are single family residences on all sides in Residential Low Density area.

This site is not located in an Overlay District.

Master Street Plan:

S Pine St is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan Z-10136



Bicycle Plan:

S Pine St is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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.

Properties surrounding the site contain a mixture of zoning and uses in all directions.

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.

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. 26<sup>th</sup> Street. The development will 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 curb for pickup in accordance with the local trash pickup schedule

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

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels the proposed development is an appropriate use for this property and will not be out of character with the existing development pattern in

the area. Properties in the general area contain a mixture of residential zoning and uses with some properties containing a higher density than the proposed development. Although the development will create a minor increase in traffic, staff feels it will not adversely affect the overall traffic pattern in the general area and will not have an adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(APRIL 10, 2025)

The applicant was present. The application came off consent agenda. There was one (1) person present in opposition. Beverly Meadows voiced concerns about loss of community, noise, traffic and devalued property. After some discussion there was a motion to approve the application. There was a second. The vote was 10 ayes, 0 nays and 1 absent. The motion passed.