

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 16, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Mays/Harris – PD-R, located at 3201 West 12th Street (Z-10173).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	
<hr/> <p style="text-align: right;">SYNOPSIS</p>	<p>The applicant requests to rezone the .31- acre property from R-3 to PD-R to allow a four (4) unit residential development.</p>	
<p style="text-align: right;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: right;">RECOMMENDATION</p>	<p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays, and 0 absent.</p>	
<p style="text-align: right;">BACKGROUND</p>	<p>The applicant proposes to rezone .31-acre from R-3 to PD-R, to develop a four (4) unit multi-family housing complex. The property owner will occupy one (1) of the units, with the remaining three (3) single-family units being rented. The lot is located at 3201 W. 12th Street located in the predominant Single-Family District north of Asher Avenue and east of University Avenue.</p> <p>The property is located in an R-3 zoning and sits on the corner of W 12th Street and Allis Street. The lot is currently vacant, and grass covered. The two adjacent lots to the West are vacant and grass covered. Across the W. 12th Street corridor, going North, a single-family home resides. Future Land Use for the property is Mixed Use as well as to the East and West of the property and the other side of W. 12 Street’s corridor going East and West. South of the property is Residential Low Density (RL).</p>	

**BACKGROUND
CONTINUED**

The proposed two-story multi-family complex will be 88' x 40' in area (3,520 square feet) and be composed of metal exterior siding. The height will be 25.10 feet. Soffit lighting will be utilized. Height and lighting are in compliance with the City Ordinance Code.

The two lots will be replatted into one lot, prior to application for a building permit.

The structure will be located 20 feet back from the West (side) property line, 40 feet back from the East (side) property line. The North and South building setbacks will be 22.24 feet from the property line. On the southern perimeter of the property, there will be a wall separating the property from the alley.

There is a 15-foot-wide one-way access entering and exiting the property from Allis Street (circular driveway), with the flow of traffic entering closest to the southern property line. Each unit has a one-car garage, with one (1) extra parking space for each unit, providing two (2) spaces per unit.

The Planning Commission reviewed this request at their August 14, 2025, meeting and there were no 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.