

November 13, 2025

ITEM NO.: 1

FILE NO.: Z-10115

NAME: HBH Homebuilders – PD-R

LOCATION: 2800 Block of W. 7th Street

DEVELOPER:

HBH Homebuilders, Inc.
55400 N. Grandview
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Urban Otters Corporation/Decennium, LLC (Owner)

Rickett Moriconi Engineering (Agent)

ENGINEER/SURVEYOR:

Rickett Moriconi Engineering
P.O. Box 7383
Little Rock, AR 72217

AREA: .31 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

Staff Update:

The applicant submitted a letter to staff on June 18, 2025 requesting this application be deferred to the August 14, 2025 Agenda. Staff supports the deferral request.

PLANNING COMMISSION ACTION:

(JULY 10, 2025)

This item was deferred to August 14, 2025 agenda at the request of the applicant.

Item NO.: 1 (Cont.)

FILE NO.: Z-10115

Staff Update:

The applicant submitted a letter to staff on July 14, 2025 requesting this applicant be deferred to the November 13, 2025 Agenda. Staff supports the deferral request.

PLANNING COMMISSION ACTION:

(AUGUST 14, 2025)

This item was deferred to the November 13, 2025 agenda at the request of the applicant.

STAFF UPDATE:

On October 27, 2025 the applicant requested this application be withdrawn, without prejudice. Staff supports the withdrawal request.