

August 14, 2025

ITEM NO.: 11

FILE NO.: Z-10187

NAME: Brooks – Duplex – Conditional Use Permit

LOCATION: Immediately West of 3105 W. 11<sup>th</sup> Street

OWNER/AUTHORIZED AGENT:

Kendel Grooms (Agent)  
8114 Cantrell Road  
Little Rock, AR 72227

Ryan Brooks (Owner)

ENGINEER/SURVEYOR:

Bond Consulting Engineers, Inc.  
2601 T.P. White Drive  
Jacksonville, AR 72076

AREA: .16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 13

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow construction of a duplex on a 0.16 acre lot located immediately West of 3105 W. 11<sup>th</sup> Street located in the Single-Family District North of Asher Avenue and East of University Avenue.

B. EXISTING CONDITIONS:

The property is located in an R-3 zoning and is grass covered and currently vacant. There is an existing staircase on the North side of the property. The property is between two single family homes on the East and West side of the property. North of the property are 3 lots adjacent to each other with a duplex on each lot. The

Future Land Use Plan shows Residential Low Density (RL) for the requested area. Surrounding the application area to the North, East, West is Residential Low Density and to the South is Mixed Use.

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):

1. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
3. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING (PUBLIC WORKS):

1. No Comments

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: NO OBJECTIONS -All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7' from the property line: If the soffit assembly extends inside of 5' from the property line, it must be constructed with fire treated materials. 5/8" Type "X" Drywall, stucco, fire treated plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit vents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space.

**Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.**

**A duplex must have a one hour rated wall between units to the roof deck or extending to the ceiling and then going across the ceiling of the units to the outside wall.**

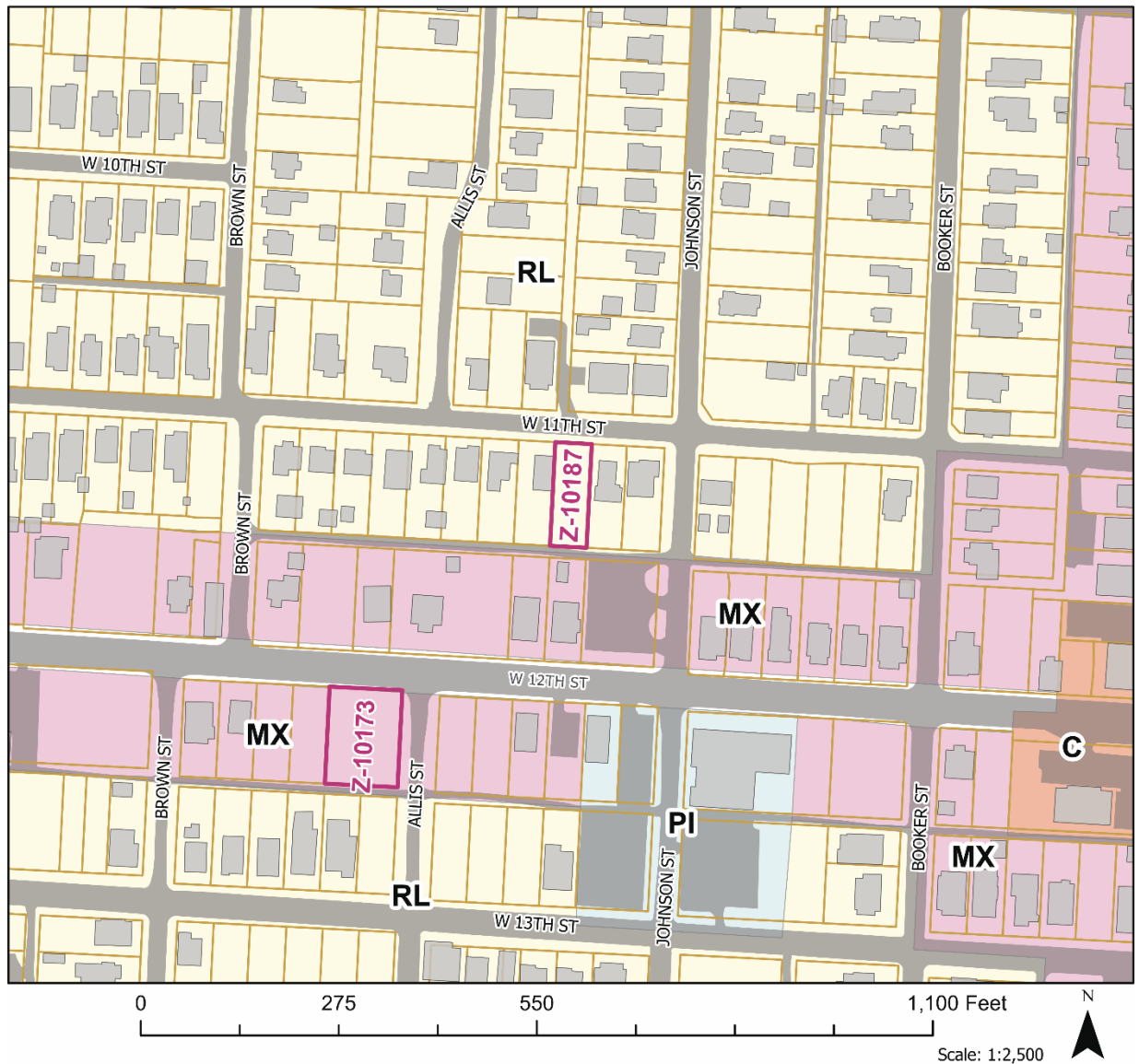
Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

## Future Land Use Plan for Z-10187

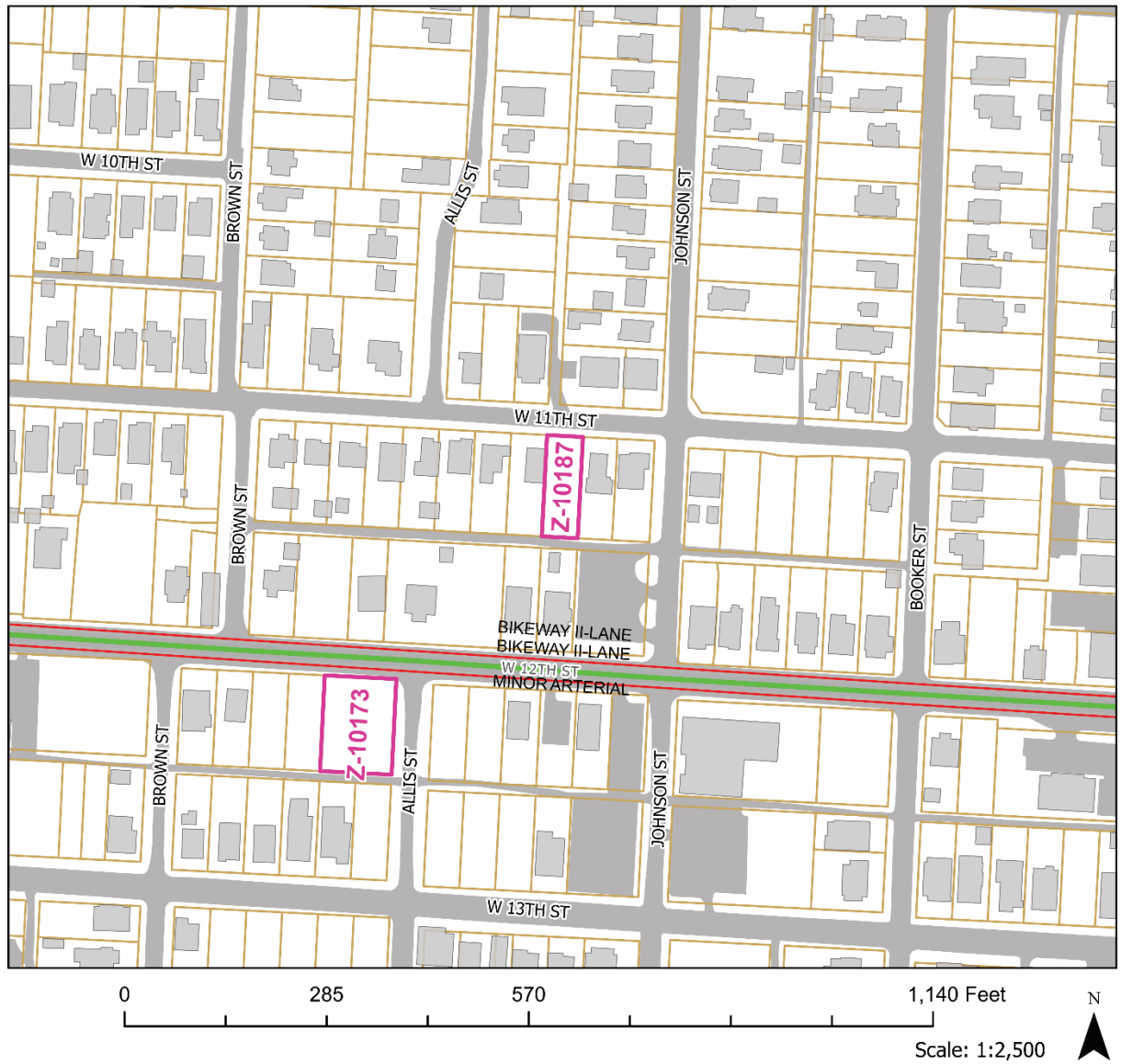


Land Use Plan:

The request is in the I-630 Planning District, District 9. The Land Use Plan shows Residential Low Density (RL) use for the requested area. The Residential Low Density (RL) use 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 Conditional Use Permit.

This site is not located in an Overlay District.

## Master Street Plan for Z-10187



Master Street Plan:

W. 11th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

No Comments.

Historic Preservation Plan:

No Comments.

H. ANALYSIS:

The applicant requests a conditional use permit to allow construction of a duplex on a 0.16 acre lot located immediately West of 3105 W. 11<sup>th</sup> Street located in the Single-Family District North of Asher Avenue and East of University Avenue.

The property is located in an R-3 zoning and is grass covered and currently vacant. There is an existing staircase on the North side of the property. The property is between two single family homes on the East and West side of the property. North of the property are 3 lots adjacent to each other with a duplex on each lot. The Future Land Use Plan shows Residential Low Density (RL) for the requested area. Surrounding the application area to the North, East, West is Residential Low Density and to the South is Mixed Use.

The proposed one-story duplex will be 58.2' x 36' in area (2,095.2 square feet). The structure will be located 33.3 feet from the North (front) property line, 50.35 feet from the South property line and 6.5 feet from the side property lines. The proposed building setbacks conform with ordinance standards.

There will be a front porch for each unit, each being 7.3 feet wide, with a path connecting to a sidewalk providing access to W. 11<sup>th</sup> Street. A concrete parking pad with four (4) parking spaces sits at the rear of the lot with an 18-foot-wide drive providing access to the alley. Section 36-502 of the City's Zoning Ordinance requires a minimum of three (3) spaces for a duplex.

There will be a landscaped area between the parking pad and the duplex structure. Any new fencing must comply with Section 36-516 of the code.

Staff is supportive of the requested Conditional Use Permit. Staff feels the request is reasonable. Staff feels that the applicant is proposing a quality plan for the development of this site. Properties in the general area contain a mixture of zoning and uses including residential low and mixed urban use. Staff feels that the development of this property will have no adverse effect on the surrounding properties in the general area

I. STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit 103301 subject to compliance with the comments and conditions noted in paragraphs D, E, and F and the staff analysis of the agenda staff report.