

November 13, 2025

ITEM NO.: 11

FILE NO.: Z-10218

NAME: Rezoning from R-2 to O-2

LOCATION: 1620 Perry Street

OWNER/AGENT:

Timothy Daters (Agent)
24 Rahling Circle
Little Rock, AR 72223

Ben Lester (Owner)

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.32 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11

CENSUS TRACT: 24.08

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone lots 17 and 18, Hicks Interurban Addition from R-2 to O-2 for future office development. The 0.32 acre combined property is located at 1620 Perry Street.

B. EXISTING CONDITIONS:

Lot 17 contains an existing and unoccupied, 904 square foot, one-story single-family home. The property has several mature trees and has a natural land buffer to the south. Lot 18 is a vacant lot and is occupied by overgrown shrubbery and sits a lot away from a dead end. The property to the north of Lot 18 is occupied by a manufactured home. To the south and west of Lot 17 are properties zoned for office development.

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. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Proposal of use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
4. May be subject to building permit for further review.
5. 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.
6. 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.
7. 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 COMMENTS (PUBLIC WORKS):

Due to the proposed use of the property, the Master Street Plan specifies that Perry St. for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

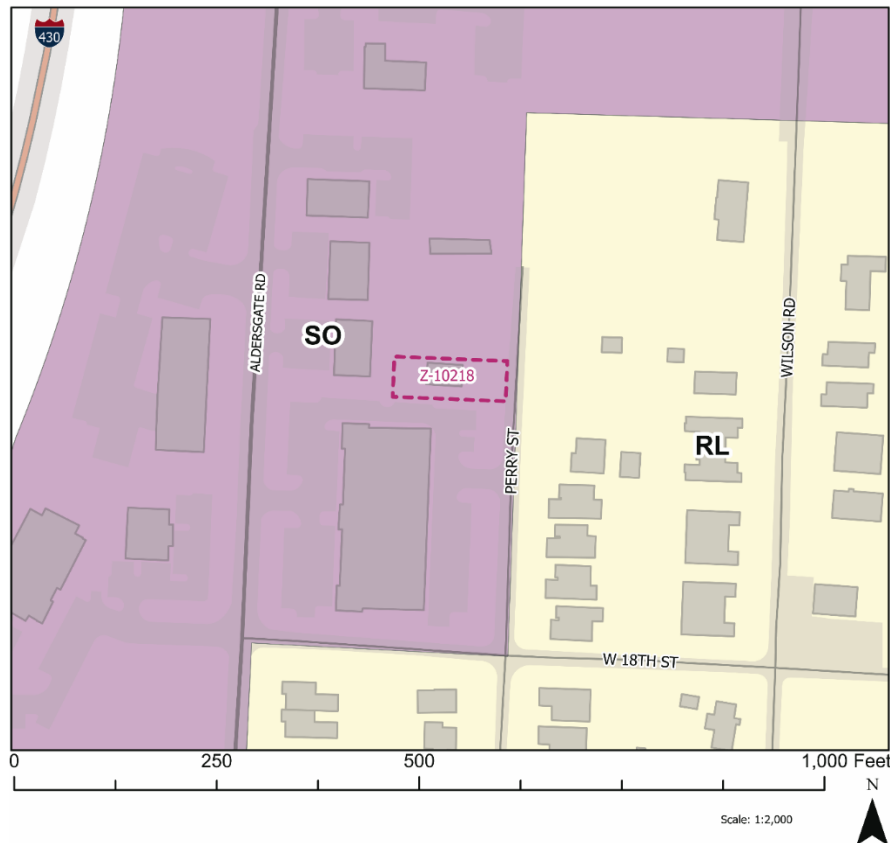
Land Use Plan

The request is in District 11, the I-430 Planning District. The development principles for the I-430 Corridor advocate for careful consideration and response to the various existing land uses and natural features of the area. New developments should support and compliment desirable existing land uses. The Land Use Plan shows Suburban Office (SO) use for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility, a Planned Zoning District is required. The application is to rezone to O2.

Surrounding the application to the north, directly south, and west is area designated for Suburban Office (SO) uses and is characterized by eight offices of varied occupancy, a residential four-plex, and a mobile home. South and east of the application is area of Residential Low Density (RL) use characterized by a mix of single-family residences and duplexes.

This site is not located in an Overlay District.

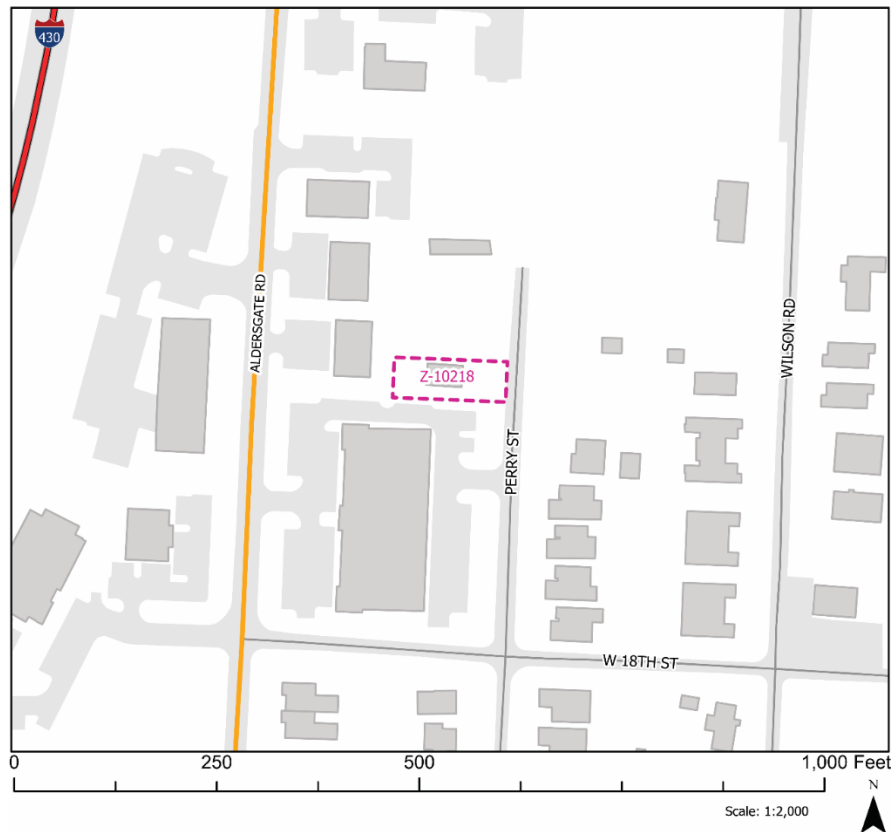
Future Land Use Plan for Z-10218



Master Street Plan:

Perry St. and W. 18th St. are Local Streets 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.

Master Street Plan for Z-10218



Bicycle Plan:

Perry St. and W. 18th St. are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is requesting to rezone lots 17 and 18, Hicks Interurban Addition from R-2 to O-2 for future office development. The 0.32 acre combined property is located at 1620 Perry Street.

Lot 17 contains an existing and unoccupied, 904 square foot, one-story single-family home. The property has several mature trees and has a natural land buffer to the south. Lot 18 is a vacant lot and is occupied by overgrown shrubbery and sits a lot away from a dead end. The property to the north of Lot 18 is occupied by a manufactured home. To the south and west of Lot 17 are properties zoned for office development.

The City's Future Land Use Plan designates this property as "SO" Suburban Office. The proposed rezoning does not require an amendment to the land use plan.

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed rezoning is appropriate for the subject property. Staff feels the proposed office use will have less impact within the general area as the proposed use will serve the community with a broader range of services than remaining vacant. Although there may be a minor increase in traffic, staff feels the proposed rezoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-2 rezoning.