

August 14, 2025

ITEM NO.: 16

FILE NO.: Z-10173

NAME: Mays/Harris – PD-R

LOCATION: 3201 W. 12th Street

OWNER/AUTHORIZED AGENT:

Larry Harris, Jr. (Agent)
2109 Red River Road
Forney, TX 75126
(501) 231-2270

Jimmy Mays (Owner)

ENGINEER/SURVEYOR:

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

AREA: .31 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 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.

B. EXISTING CONDITIONS:

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 W. 12th

Street's 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).

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. Drives may not exceed 40% of the lot width.
2. 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.
3. 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.
4. 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:

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: No Comment

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Townhouse Construction Requirements for the City of Little Rock, Arkansas

1. Framing Requirements:

a. All Townhomes shall be constructed with 2-Hour Fire Barrier Wall extending through the roof and exterior walls or from the slab to the roof deck and front walls with a 1-Hour extension on both sides of the wall for 48" on the walls and 48" on the roof structure.

i. Doors must be fire rated if they are installed in wall.

ii. Overhead doors are not allowed to be installed in the fire rated wall section listed above.

b. 2-Hour Fire Barrier Walls shall be independently constructed from all roof and floor loads and must remain standing throughout a fire event. No framing members are allowed to pass through the fire wall.

c. No power, gas, sewer, water, phone, security wiring, is allowed to be installed in the 2-Hour fire barrier walls. No exceptions.

d. 2-Hour wall must extend out into the soffit to the back of the sub-fascia and down to the bottom of the soffit.

e. Soffit Vents must be broken 48" from each side of the 2-hour fire barrier wall.

f. Ridge Vents must be broken 48" from each side of the 2-hour fire barrier wall.

2. Utilities:

a. Electrical

i. Separate Electrical Services are required. Each unit must have its own separate electric meter and disconnecting means on the outside of the unit.

ii.No electrical allowed in 2-hour fire barrier walls.

b. Water

i. A single water meter is allowed but water must enter each unit from the outside with a water box / valve / union assembly before entering the unit.

ii.Each unit requires its own water heater.

c. Sanitary Sewer

i.A single sanitary sewer service is allowed in units that are leased to the occupants.

ii.Each unit individually owned must have its own sanitary sewer service.

iii.Each unit individually owned where the yard is also owned must have its own individual sanitary service on the property under ownership.

iv.Cleanouts required at the entry and exit from the building.

d. Natural Gas

i.A single natural gas meter is allowed in buildings that are leased to the occupants or units where the building unit is owned but not the yard.

ii.Gas Service must enter each unit from the outside and have a shutoff on the outside of each unit.

iii. Each unit individually owned where the yard is also owned must have its own natural gas service meter and service. Services must be contained within each individual yard.

e. HVAC

i.All units must have their own designated HVAC System. No sharing within the overall building or yard area.

NOTE: A site utility plan is required for all townhouse construction.

NOTE: Townhouse construction requires separately derived utility services for Electrical, Water, Sanitary Sewer, Natural Gas and HVAC with all systems contained in front / back yard building lines extending to a shared utility easement.

NOTE: If Townhouse Units cannot comply with utility requirements they are classified as condominiums and are required to have fire sprinkler installations throughout and are allowed to be separated by 1-hour fire walls.

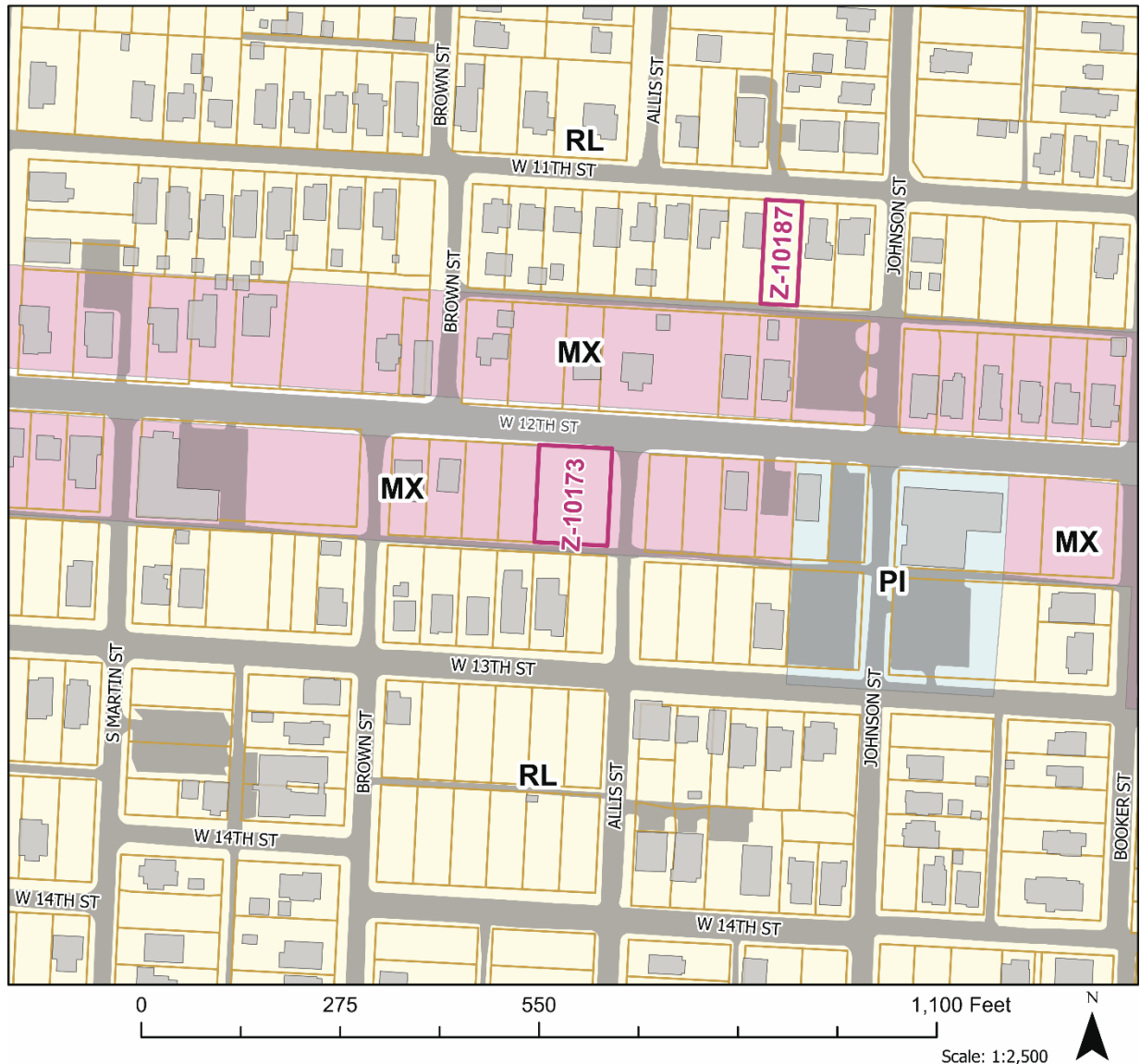
Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Future Land Use Plan for Z-10173



Land Use Plan:

The request is in the I-630 Planning District, District 9. The development principles of the district include: preserving the residential character of the area and isolate non-residential uses to specific locations without affecting the adjacent neighborhoods; encourage architectural compatibility for new construction; improve street and drainage facilities; and improve pedestrian facilities. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use (MX) category provides for a mixture

of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is for a Planned Development-Residential (PD-R).

To the east and west of the application along the W 12th St corridor is designated for Mixed Use (MX) uses and is characterized by single-family homes, small apartment developments (3-6 units) and two faith-based institutions. South of the application area for Residential Low (RL) use which is characterized by single-family homes with scattered duplexes and small apartment developments (3-6 units).

This site is not located in an Overlay District.

Master Street Plan:

W. 12th Street is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan for Z-10173



Bicycle Plan:

W 12th Street is on the Master Bike Plan as an Existing Class II Bike Lane. Class II Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

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

H. ANALYSIS:

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.

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).

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 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.

Staff is supportive of the requested rezoning. 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. The proposed four-plex residential development will serve as a good transitional use between W. 12th Street, a minor arterial roadway, and the residential properties to the south. 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 subject to compliance with the comments and conditions noted in paragraphs D, E, and F and the staff analysis of the agenda staff report.