

January 8, 2026

ITEM NO.: 2

FILE NO.: Z-10201

NAME: Thomas Property Group - PD-R

LOCATION: 2201 Rock Street

DEVELOPER:

Bud Thomas Property Group (Owner)  
17200 Chenal Parkway, Suite 300  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

GarNat Engineering, LLC  
P.O. Box 116  
Benton, AR 72018

AREA: 0.24 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone subject property from R-4 to PD-R to construct a residential development that will contain two (2) buildings which will contain three (3) townhouses each. Each townhouse will be built on their own lot.

B. EXISTING CONDITIONS:

The property contains R-4 zoning and uses in all directions.

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):

The applicant met with Civil Engineering (Planning) on September 9, 2025, to address technical concerns initially proposed for the development. On November 11, 2025, the applicant submitted a revised site plan resolving concerns during the

meeting. Staff approved the revised site plan and have no outstanding technical issues with this application.

ENGINEERING COMMENTS (PUBLIC WORKS):

The applicant met with Civil Engineering (Public Works) on September 9, 2025, to address technical concerns initially proposed for the development. On November 11, 2025, the applicant submitted a revised site plan resolving concerns during the meeting. Staff approved the revised site plan and have no outstanding technical issues with this application.

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:

1. All Central Arkansas Water requirements in effect at the time of the request for water 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 2012 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 2012 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 2012 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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

**If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

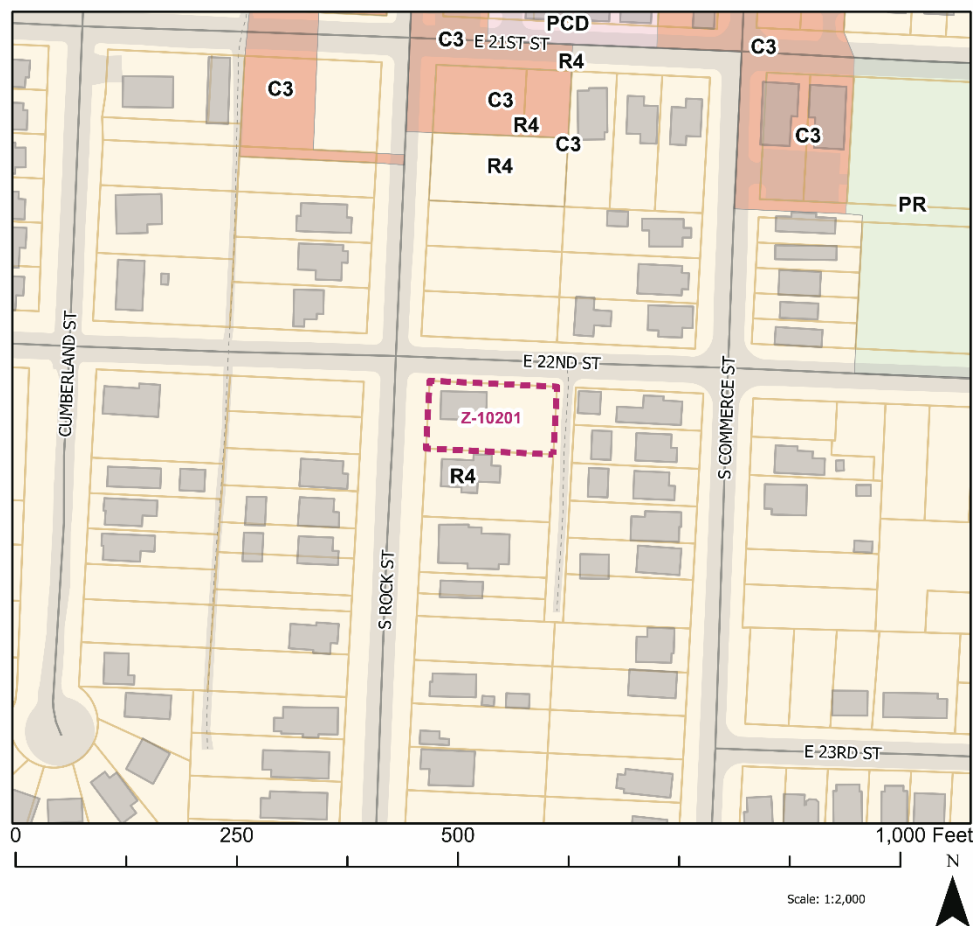
G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening existing development, supporting residential stability, encouraging neighborhood commercial uses, and encouraging compatible infill development. The Land Use Plan shows RL for the requested area. The Residential Low (RL) Density category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential

### Future Land Use Plan for Z-10201

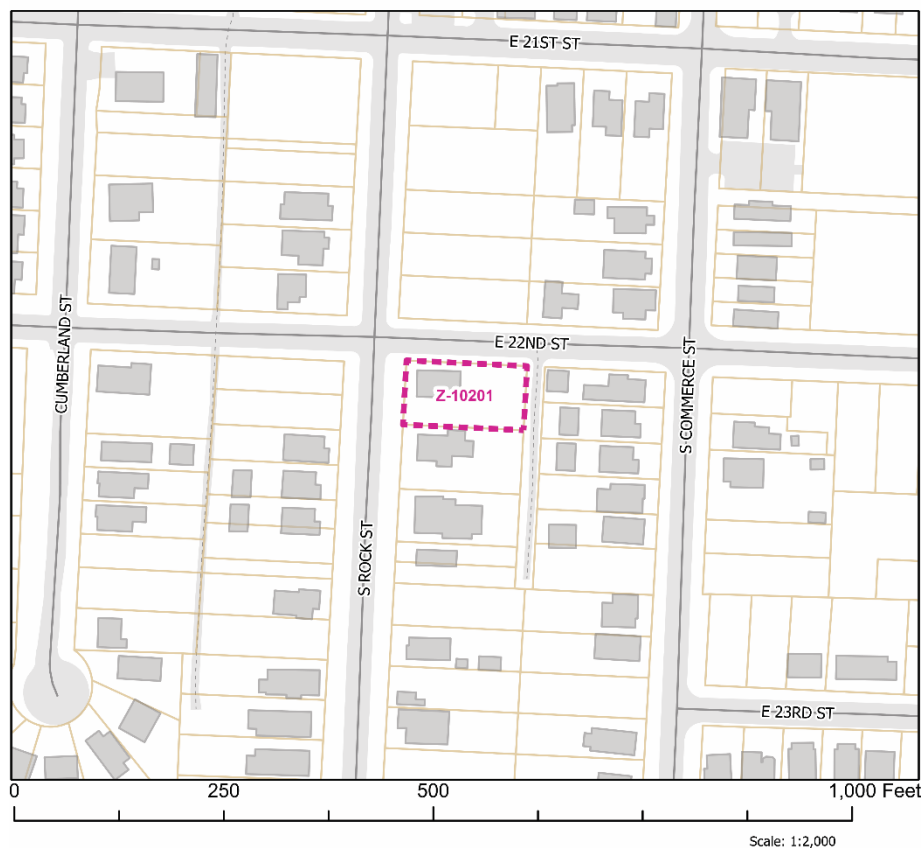


development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a PD-R to allow for two triplexes, totaling six units.

Surrounding the application is area designated for Residential Low Density (RL) uses and is characterized by single-family homes, duplexes, multifamily units, and neighborhood commercial structures. Directly north of the application area, the Board of Directors approved a request in December of 2024 to construct five townhomes facing S. Rock St. with parking in the rear just north of the application across E. 22<sup>nd</sup> St.

This site is not located in an Overlay District.

### Master Street Plan for Z-10201



#### Master Street Plan:

S. Rock St. and E. 22<sup>nd</sup> 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.

Bicycle Plan:

S. Rock St. and E. 22<sup>nd</sup> 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 proposing to rezone subject property from R-4 to PD-R to construct a residential development that will contain two (2) buildings which will contain three (3) townhouses each.

As part of the proposed PD-R development, the applicant proposes to subdivide the property into six (6) lots, with a townhouse unit on each lot. The lots will range in width from 20.33 feet to 30.14 feet, with lot areas of 1,532 square feet to 2,390 square feet.

The property contains R-4 zoning and uses in all directions.

Access to the development will be provided by a shared twenty (20) foot wide driveway extending from S. Rock Street (west) to the alley east of the townhouse development.

Each townhouse will be 2-stories in height and 1,394 square feet in area (total heated/cooled, with siding and brick). The construction materials will contain asphalt shingled roofs, brick and vinyl siding. The total heating & cooled space, including front/rear porches and 1-car garage range from 1,650 to 1,657 square feet in area.

Construction will also contain a five (5) foot wide sidewalk extending the width of the development between the townhouses and shared access drive.

The front porch portion of each individual unit will have a zero (0) setback from the front (north) property line. Each townhouse structure will be located ten (10) feet from the east and west side property lines of the overall development and will be separated by 10.7 feet. The townhouses will be located approximately twenty seven (27) to twenty eight (28) feet from the rear property line.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of one (1) off-street parking space per dwelling unit. Each townhouse will contain an attached, rear-loading garage. On-street parking is allowed in the area along S.

Rock Street and E. 22<sup>nd</sup> Street. Staff feels the parking is sufficient to serve the proposed use.

The applicant notes each townhome will utilize standard trash collection provided by the City of Little Rock.

The site plan shows a fence extending the width of the development along the rear property line. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

The applicant is not requesting a sign at this time. Any future signs must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential zones).

All required landscaping must comply with Chapter 15 (Landscape Ordinance) for screening and buffer requirements.

All site lighting shall be low-level and directed away from adjacent properties.

Staff is supportive of the proposed PD-R rezoning. To staff's knowledge, there are no outstanding issues. The proposed increase in density should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.