

October 9, 2025

ITEM NO.: 4

FILE NO.: Z-10202

NAME: Heru Duplex – Conditional Use Permit

LOCATION: 2200 Valmar Street

DEVELOPER:

Deja Heru  
17 Sologne Circle  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Deja Heru (Owner/Applicant)

SURVEYOR/ENGINEER:

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

AREA: .16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 12

CURRENT ZONING: R-3

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A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow the existing single-family residence at 2200 Valmar Street to be converted to a duplex.

B. EXISTING CONDITIONS:

The property is occupied by a one-story frame single-family residential structure. The property is located at the southwest corner of Valmar Street at W. 22<sup>nd</sup> Street.

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.
4. Arkansas Fire Prevention Code 2021 Volume 3 Residential Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm). **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Valmar St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Valmar St. and 22<sup>nd</sup> St.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: 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 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 an 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.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No Comments.

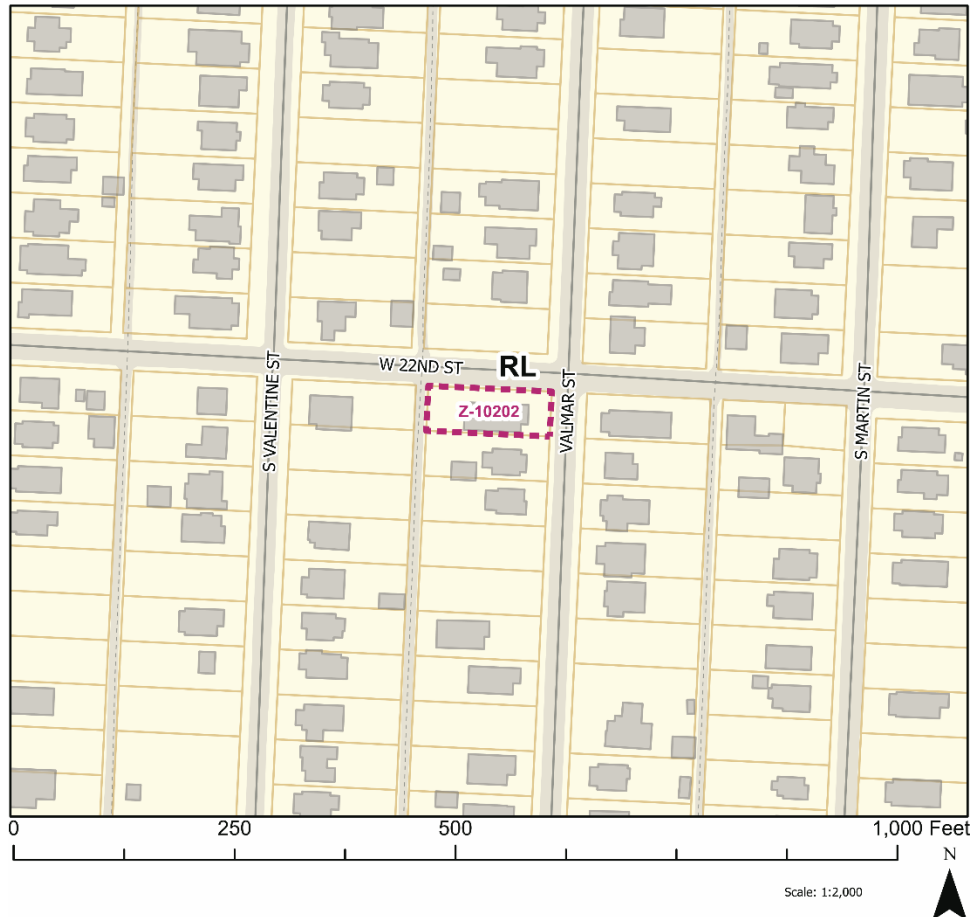
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments Received.

Planning Division:

Land Use Plan:

## Future Land Use Plan for Z-10202

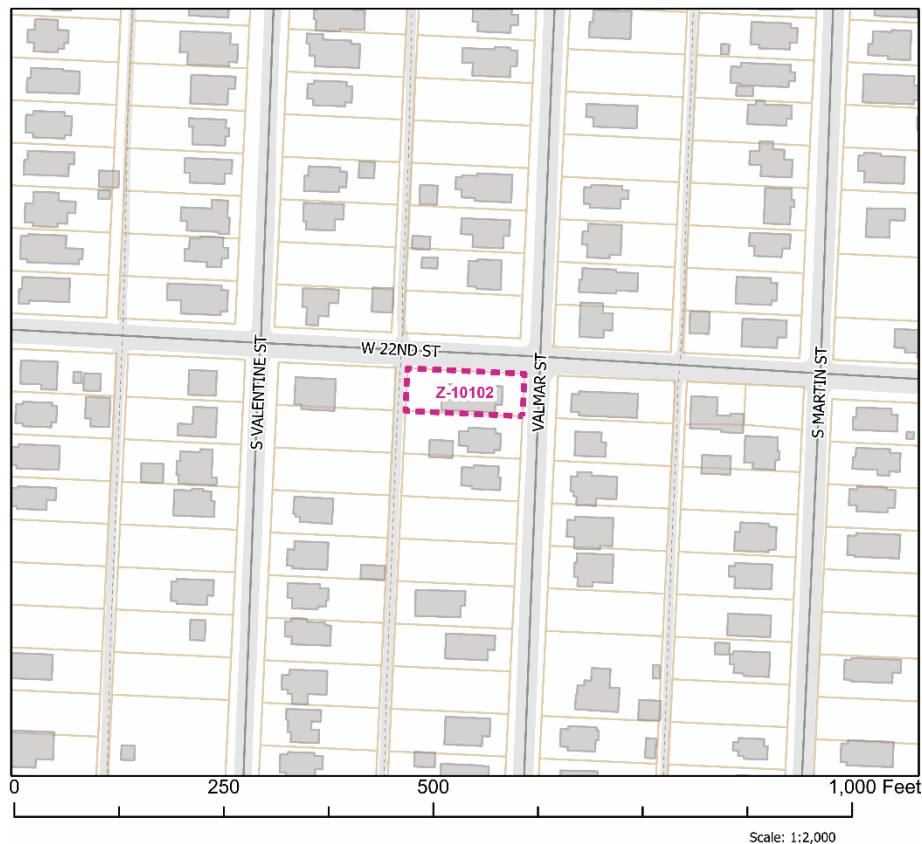


The request is in Planning District 9, the I-630 Planning District. The primary development principle of this district is to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows RL for the requested area. The Residential Low Density (RL) 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 CUP for a duplex.

Surrounding the application area is designated for Residential Low (RL) uses and is characterized primarily by single-family homes and includes at least fifty (50) duplexes within a half-mile radius.

This site is not located in an Overlay District.

## Master Street Plan for Z-10202



### Master Street Plan:

W. 22nd St and Valmar 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. The property abuts a dedicated alleyway to the west.

### Bicycle Plan:

W. 22nd St and Valmar 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.

ANALYSIS:

The applicant is requesting a conditional use permit to allow the existing single-family residence at 2200 Valmar Street to be converted to a duplex (two-family residence). The property is located at the southwest corner of Valmar Street and W. 22<sup>nd</sup> Street. The property owner plans to occupy one of the units while renting out the second unit. There is a possibility that both units will be rented in the future.

The property is occupied by a one-story frame single-family residential structure. An undeveloped alley right-of-way is located along the rear (west) property line. A small storage building will be removed from the site as part of this project.

The applicant provided the following descriptions of the conversion of the single-family structure to a duplex:

“The home is 1,926 square feet on a pier-and beam foundation and sits on a corner lot. The project will reorient the primary front entrance toward 22nd Street, with each unit assigned a separate address. Each unit will be a 2-bedroom, 1-bath dwelling, separated by a firewall with no less than a 1-hour fire resistance rating, in compliance with the Arkansas Fire Prevention Code. The existing shed on the west side of the property will be removed, and three off-street parking spaces will be constructed on the west side of the property (where the shed is removed), along with a walkway leading to a new shared front porch on the north side.”

The applicant proposes to construct three (3) off-street parking spaces in the rear yard area, with an access drive from W. 22nd Street. Section 36-502 (b)(i)c. of the City’s Zoning Ordinance requires a minimum of three (3) off-street parking spaces for a duplex. The proposed parking plan conforms with this requirement.

The existing structure conforms will all building setback requirements as per Section 36-255 of the Code.

Any new site lighting must be low level and directed away from adjacent properties.

Any new fencing must comply with Section 36-516 of the Code.

To Staff’s knowledge, there are no outstanding issues associated with this application. Staff is supportive of the conditional use permit to allow a duplex at 2200 Valmar Street. The general area contains a mixture of R-3 and R-4 (duplex) zoning. A duplex will not be out of character for the neighborhood.

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STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlines in paragraphs D and E, and the staff analysis, of the agenda staff report.