

December 11, 2025

ITEM NO.: 4

FILE NO.: Z-10229

NAME: Rezoning from R-2 to R-4

LOCATION: Southeast corner of Hilario Springs Road and Pine Cone Drive

DEVELOPER:

Genesis Properties, LLC
23 Whispering Drive
Alexander, AR 72002

OWNER/AGENT:

Genesis Properties, LLC (owner)

Bianca Gonzalez (agent)

SURVEYOR/ENGINEER:

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

AREA: .44 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.44 acre property from R-2 to R-4 for future development.

B. EXISTING CONDITIONS:

The property is currently undeveloped. The property previously contained a multifamily 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): No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Hilario Springs Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required.
2. A 20 feet radial dedication of right-of-way is required at all adjacent intersections.
3. Pine Cone Dr. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.

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

Little Rock Water Reclamation Authority: No comments received.

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:

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.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of the district include protecting and stabilizing existing neighborhoods from haphazard placement of commercial uses. The Land Use Plan shows Residential Low Density (RL) use for the application area. The Residential Low Density 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 rezoning two lots to R-4.

Surrounding the application area are Residential Low Density (RL) use characterized by single-family homes, apartment complexes, and duplexes.

This site is not located in an Overlay District.

Master Street Plan:

Hilaro Springs Rd. 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. Pine Cone Dr. is a Local Street. 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. These street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Hilaro Springs Rd. is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles. Pine Cone Dr. is 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 requests to rezone the 0.44 acre property located at the southeast corner of Hilaro Springs Road and Pine Cone Drive from "R-2" Single-Family District to "R-4" Two-Family District. The rezoning is proposed for future development of the property. The property is comprised of two (2) platted lots.

The property is currently undeveloped and mostly grass covered. The property previously contained a multifamily development. The property contains remnants of concrete parking along both street frontages.

The City's Future Land Use Plan designates the property as "RL" Residential Low. The proposed R-4 zoning will not require an amendment to the Future Land Use Plan.

Staff is supportive of the requested R-4 rezoning. Staff feels that the request is reasonable. The general area contains a mixture of residential zoning and uses. The two (2) lots immediately to the south contain multifamily structures. There are several R-5 zoned lots with multifamily uses along American Manor Drive to the northwest. Staff believes that the requested R-4 zoning will have no adverse impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.