

December 11, 2025

ITEM NO.: 5

FILE NO.: Z-10230

NAME: Rezoning from R-2 to R-4

LOCATION: 6505 Juniper Road

DEVELOPER:

Willie and Kizmet Johnson
10206 Stillman Drive
Little Rock, AR 72209

OWNER/AGENT:

Kizmet Johnson (owner/applicant)

SURVEYOR/ENGINEER:

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

AREA: 0.32-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.32-acre property from R-2 to R-4 for future development.

B. EXISTING CONDITIONS:

The property contains a small storage building located near the center of the site. The remainder of the property is undeveloped. There is a 50-foot-wide gas easement within the front half of the property, mostly within the northwest quarter of the property. The property contains a 25-foot front building setback line.

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):

Juniper Rd. 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:

The request is in District 15, the Geyer Springs West Planning District. The development principles of the district seek to minimize potential negative impacts between industrial and residential uses and to improve traffic circulation. The Land Use Plan shows Residential Low Density (RL) use for the application 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 to rezone to R-4 for a duplex.

Surrounding the application area is area designated for Residential Low Density (RL) use and is characterized by single-family homes in developed subdivisions. To the south is an area designated for Public/Institutional (PI) use and is the site of the Cloverdale Elementary and Cloverdale Magnet Middle Schools. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

Juniper Rd. is a Local Street 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:

Juniper Rd. 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 0.32-acre property located at 6505 Juniper Road from "R-2" Single-Family District to "R-4" Two-Family District. The rezoning is proposed for future development of the property.

The property contains a small storage building located near the center of the site. The remainder of the property is undeveloped. There is a 50-foot-wide gas easement within the front half of the property, mostly within the northwest quarter of the property. The property contains a 25-foot front building setback line.

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 views the request as reasonable. The property is large enough to be replatted into two (2) lots with only a minor lot width variance. Therefore, the proposed rezoning to R-4 does not change the potential density for the property. Staff believes the proposed rezoning will have no adverse impact on the surrounding properties.

December 11, 2025

ITEM NO.: 5 (Cont.)

FILE NO.: Z-10230

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.