

August 14, 2025

ITEM NO.: 9

FILE NO.: Z-10185

NAME: Skyline Equity Group – Duplex – Conditional Use Permit

LOCATION: Immediately South of 1412 S. Pine Street

OWNER/AUTHORIZED AGENT:

Kendel Grooms (Agent)  
8114 Cantrell Road  
Little Rock, AR 72227

Skyline Equity Group, LLC (Owner)

ENGINEER/SURVEYOR:

Bond Consulting Engineers, Inc.  
2601 T.P. White Drive  
Jacksonville, AR 72076

AREA: .14 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 9

CENSUS TRACT: 13

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow construction of a duplex on a 0.14-acre lot located immediately South of 1412 S. Pine Street, located in the 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 is currently vacant and covered substantially with old growth trees and grass. The lot to the South is also vacant as well as the lots across the street to the East until the intersection of W 14<sup>th</sup> Street and S. Pine St. The Future Land Use Plan shows Residential Low Density (RL) for the requested area. Surrounding the application area to the South, East,

West is Residential Low Density and to the North is Mixed Urban Use.

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.

ENGINEERING (PUBLIC WORKS):

1. No Comments

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: - NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full Plan Review

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7' from the property line: If the soffit assembly extends inside of 5' from the property line, it must be constructed with fire treated materials. 5/8" Type "X" Drywall, stucco, fire treated plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit vents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space.

**Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.**

**A duplex must have a one hour rated wall between units to the roof deck or extending to the ceiling and then going across the ceiling of the units to the outside wall.**

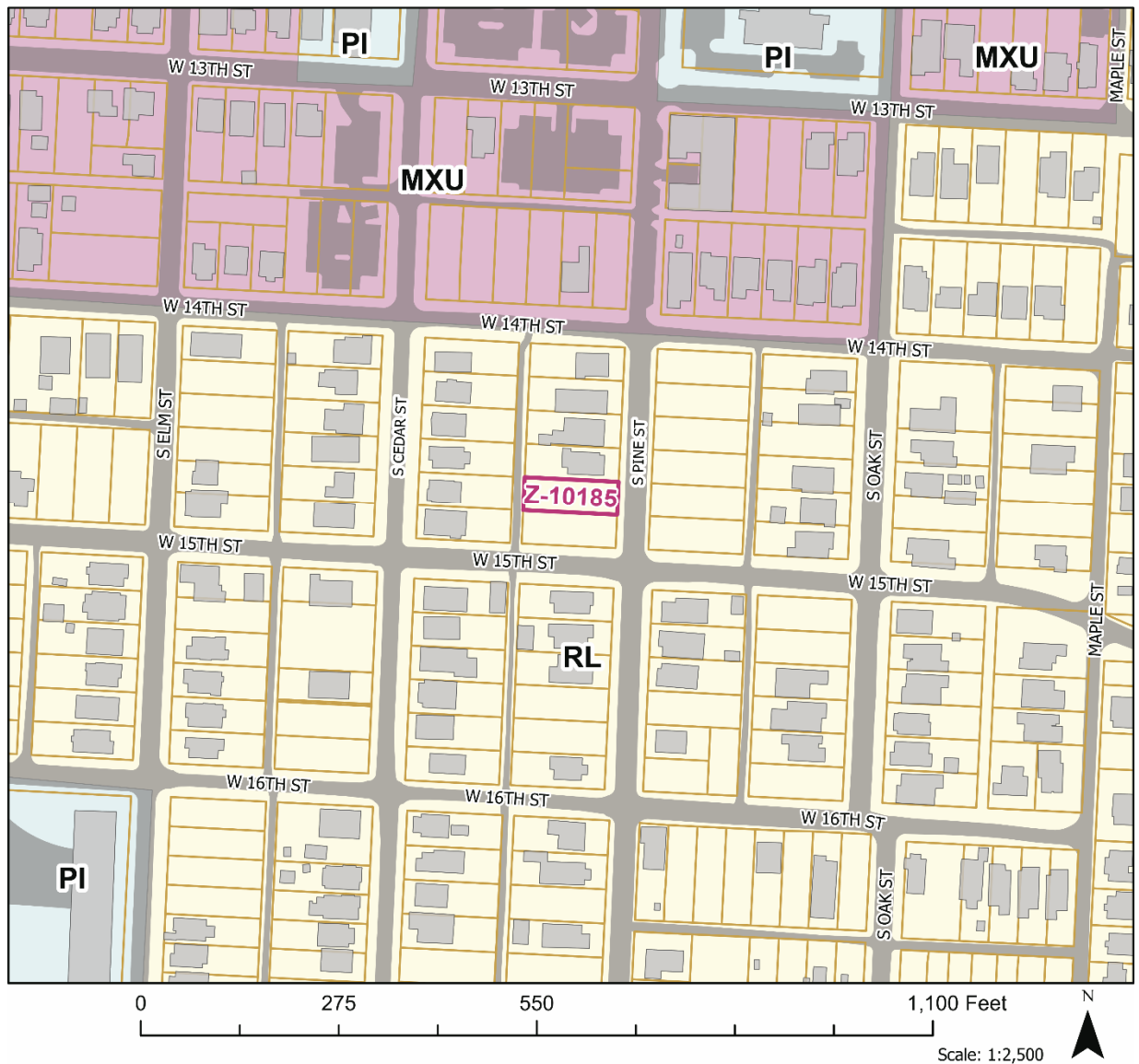
Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

## Future Land Use Plan for Z-10185

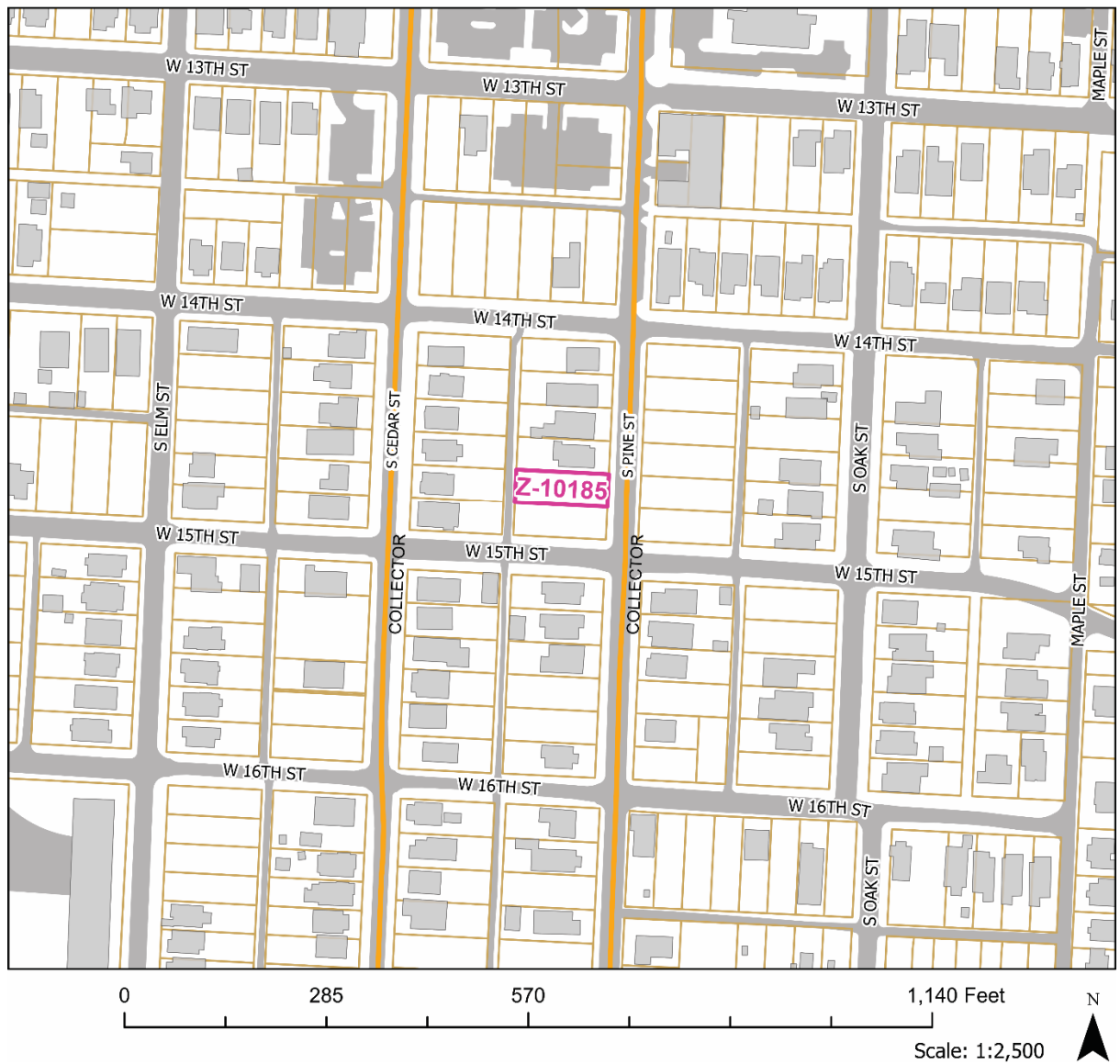


Future Land Use Plan:

The request is in the I-630 Planning District, District 9. The Land Use Plan shows Residential Low Density (RL) use for the requested area. The Residential Low Density (RL) use 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 Conditional Use Permit.

This site is not located in an Overlay District.

## Master Street Plan for Z-10185



Master Street Plan:

S. Pine Street is a one-way, north-bound Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Rice Street 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 a conditional use permit to allow construction of a duplex on a 0.14-acre lot located immediately South of 1412 S. Pine Street, located in the Single-Family District North of Asher Avenue and East of University Avenue.

The property is located in an R-3 zoning and is currently vacant and covered substantially with old growth trees and grass. The lot to the South is also vacant as well as the lots across the street to the East until the intersection of W 14<sup>th</sup> Street and S. Pine St. The Future Land Use Plan shows Residential Low Density (RL) for the requested area. Surrounding the application area to the South, East, West is Residential Low Density and to the North is Mixed Urban Use.

The proposed one-story duplex will be 58.2 'x 35.5' in area (2,066.1 square feet). The structure will be located 5 feet back from the North property line, 5.2 feet back from the South property line, 25.6 feet from the West (rear) property line and 45.7 feet from the East (front) property line accessing S. Pine Street. The proposed building setbacks conform with ordinance standards.

There will be a porch for each unit, each being 6.7 feet wide, with a concrete path providing access to the parking pad. The parking pad in the front yard of the lot contains (4) parking spaces. Section 36-502 of the City's Zoning Ordinance requires a minimum of three (3) spaces for a duplex.

An 18-foot-wide drive from S. Pine Street will provide access to the parking area. There will be a landscaped area between the parking area and the duplex structure. Any new fencing must comply with Section 36-516 of the Code.

Staff is supportive of the requested Conditional Use Permit. 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. Staff feels that the development of this property will not have an 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.