

October 9, 2025

ITEM NO.: 13

FILE NO.: Z-10150

NAME: Wyatt – PD-R

LOCATION: 2802/2804 Marshall Street

DEVELOPER:

MW Enterprises (Owner)  
3734 Slauson Avenue  
Los Angeles, CA 90043

SURVEYOR/ENGINEER:

Tucker Land Surveying  
P.O. Box 116  
Cabot, AR 72023

AREA: 0.32 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 11

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the site from R-4 to PD-R to construct a six (6) unit, multi-family, residential development. The owner will not reside on the property. All units will be for rent/lease.

B. EXISTING CONDITIONS:

The site undeveloped and contains mature trees throughout the property. Properties in the surrounding area contain a mixture of zoning and uses.

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 has revised the site plan according to Civil Engineering comments. Any additional Engineering comments will be reviewed during the building permit process.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Marshall Street for the frontage of the property must meet commercial street standards. Dedicate right-of-way of 30 feet from the centerline.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan to be placed on Marshall Street.

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

Little Rock Water Reclamation Authority:

1. Capacity Contribution Fees may be required prior to approval.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

**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:

- a. Full plan review required
- b. Clear Site Plan with dimensions required.
- c. 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:
  - 1. 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.
    - a. 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.re proper venting of the attic space.
  - 2. 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 5' from the property line:
    - a. Exterior walls from 3 to 5' from the property line must be constructed of 1-hour fire rated material and the soffit must be constructed from 1-hour fire rated material. Soffit and gable vents are not allowed, and venting must be relocated to adjacent roof and wall sections.
    - b. Fire Treated roof decking must extend 4' up the roof as per the Authority having jurisdiction.
    - c. In applications 3' to 5' from the dwelling unit to the property line exterior windows are not allowed to exceed 25% of the wall area.
  - 3. Zero Lot Line Construction must be processed through Zoning for such allowances. Once processed the following requirements apply.
    - a. No part of the footing/foundation is allowed to extend beyond the property line or imaginary line of separation.
    - b. No overhang is allowed closer than 2' from the property line or imaginary line and must be constructed from 1-hour fire- treated materials.
    - c. Roof decking must have 4' of fire treated material for the entire length of the wall and turning 4' along the adjacent wall with hip roof construction.

d. No windows or doors are allowed when the exterior wall is less than 3' from the property line or imaginary line. Windows are required in all sleeping rooms.

e. No opening allowed on the front or back of the building closer than 3' to the property line or imaginary line.

Utilities: Utilities are permitted below grade on property but cannot enter where dwellings are located less than 7' from the property line. HVAC Units must be located on dwelling unit property.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING: No comments received.

Rock Region Metro: No comments received.

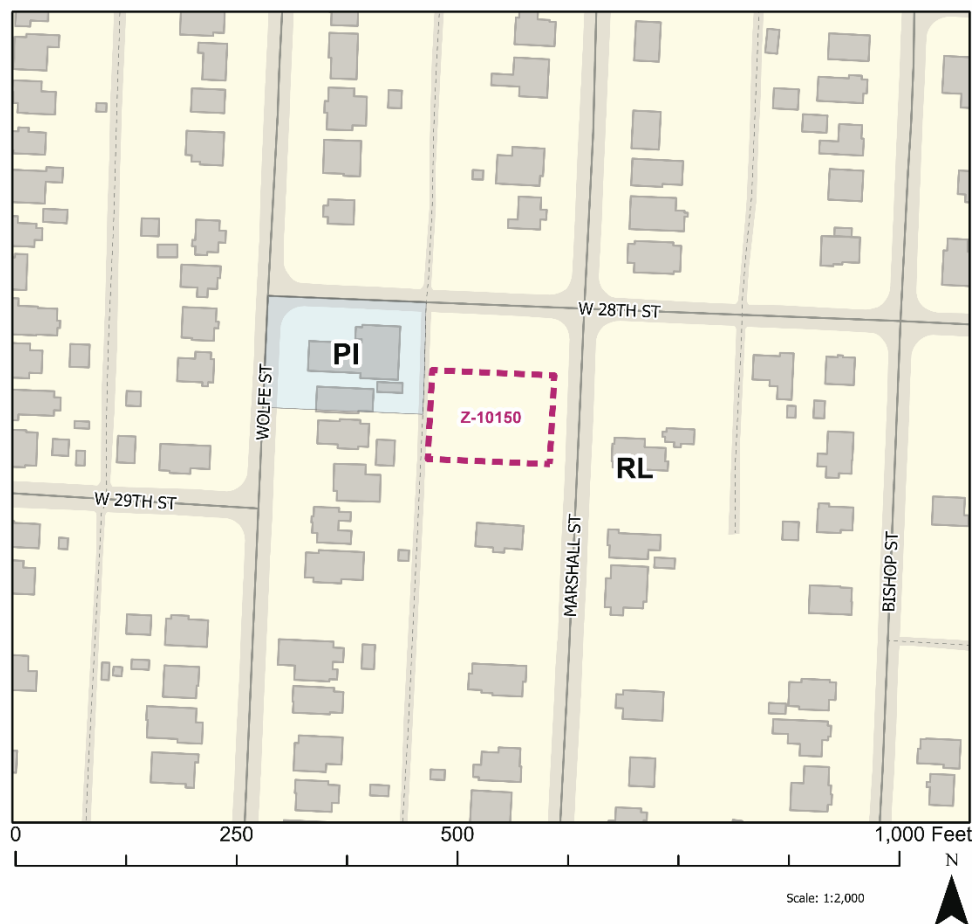
Planning Division:

The Planning Division has several concerns regarding the proposed site layout. The current design appears overbuilt with excessive impervious surfaces and no meaningful open space, despite the cover letter's claims of a central landscaped courtyard and pedestrian amenities, neither of which are reflected in the site plan. The area described as open space consists entirely of concrete, and there is no indication of pedestrian pathways. Additionally, the proposal includes a new curb cut along Marshall Street rather than utilizing the existing platted alley for vehicular access, which the Division discourages. The inconsistencies between the site plan and the cover letter raise concerns about the overall intent of the project. If a cottage courtyard development is the objective, the Division recommends a comprehensive revision of the site plan that prioritizes alley access for parking, reduces impervious surfaces, clearly defines the orientation of the townhomes in relation to the street, and integrates the intended amenities.

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 Residential Low (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 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 six two-story townhomes.

### Future Land Use Plan for Z-10150

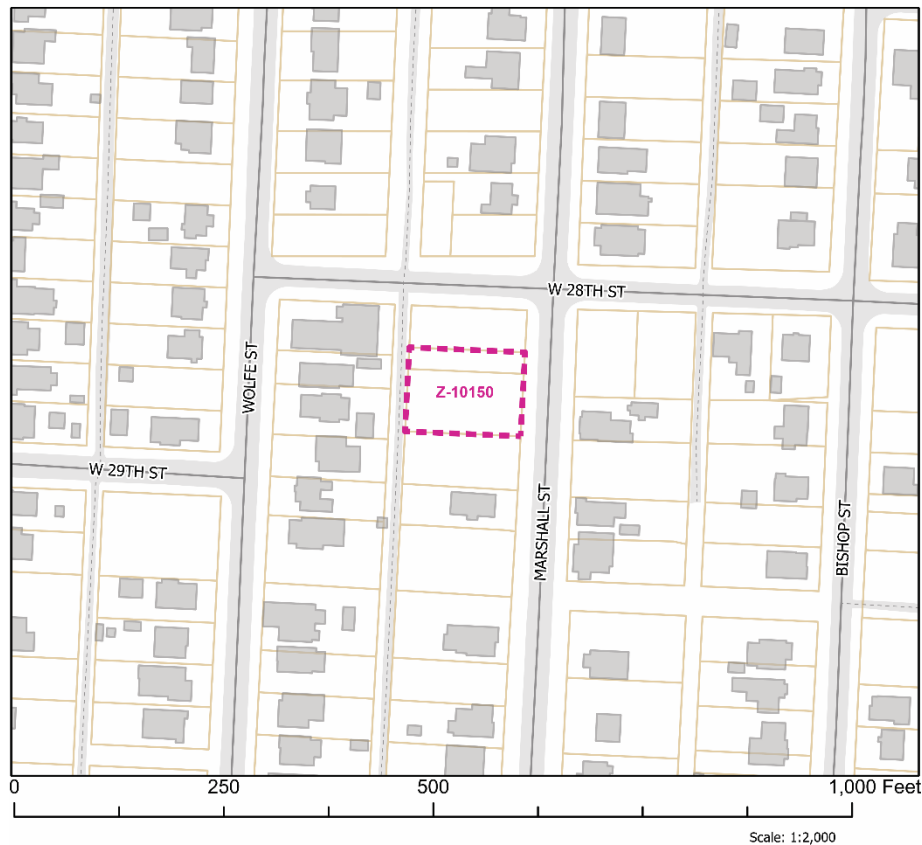


### Future Land Use Plan

Northwest of the application is an area of Public/Institutional use characterized by a faith-based organization. The remainder of surrounding area is designated for Residential Low (RL) Density use and is characterized by single-family homes interspersed with duplexes.

This site is not located in an Overlay District.

### Master Street Plan for Z-10150



### Master Street Plan:

Marshall St 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:

Marshall St 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 is proposing to rezone the site from R-4 to PD-R to construct a six (6) unit, multi-family, residential development. The owner will not reside on the property. All units will be for rent/lease.

The site is undeveloped and contains mature trees throughout the property. Properties in the surrounding area contain a mixture of zoning and uses.

The site plan shows access to the development from a thirty-two (32) foot driveway apron extending from Marshall Street.

The development will contain six (6) townhouse style units, approximately 790 square feet in area with a central landscaped courtyard and shared community amenities.

The two (2) units in the eastern portion of the site show front building setbacks ranging from 6.7 feet to 7.10 feet from the front property line, five (5) foot side setbacks, and over twenty-five (25) foot rear setbacks for both units.

The three (3) units in the western portion of the site show front building setbacks over twenty-five (25) feet from the front property line, five (5) foot side setbacks, and rear setbacks ranging from five (5) feet to 5.9 feet.

Section 36-502 requires 1.5 parking spaces per unit. Each unit will contain a one-car garage. There is additional parking space within the common area. Staff feels the parking is sufficient to serve the use.

The applicant notes that trash cans will be rolled curbside on trash collection day with a standard city issued trash bin, and that a designated trash storage area is located on the property. If a dumpster will be placed on the property any time in the future it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant did not provide a signage plan at this time. All signs must comply



with Section 36-552 of the City's Zoning Ordinance (signs permitted multi-family zones).

All sight lighting must be low-level and directed away from adjacent properties.

The applicant notes the property will be secured with perimeter fencing. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

To staff's knowledge, there are no outstanding issues associated with this application. The applicant met with staff to resolve technical concerns raised during review of the application and provided adequate responses to staff. Staff feels that the proposed multi-family development will provide character and additional residential living alternatives towards in-filling undeveloped properties within this portion of the city. Several properties in the area contain undeveloped lots in all directions. Although the development will create a minor increase in traffic in the general area, staff feels it will not have an adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

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