

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Wyatt PD-C, located at 3122 Marshall Street (Z-10196).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<hr/> <p style="text-align: center;">SYNOPSIS</p>	<p>The applicant requests to rezone the 0.32-acre property from R-3 to PD-C to allow a neighborhood grocery store.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent, and 1 open position.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant is proposing to rezone the site from R-3 to PD-C to utilize the property as a neighborhood grocery store.</p> <p>The property contains an existing 1,912 square-foot wood-framed building that historically operated as a grocery store servicing the neighborhood at large. The store has been out of operation for a long period of time. The applicant has cleared the site of unnecessary trees, rubbish, and debris accumulated over time. Properties surrounding the site contain a mixture of zoning and uses.</p> <p>The existing building will be remodeled for the proposed neighborhood grocery store use. Operating hours will be Monday through Sunday, from 7:00 a.m.</p>	

**BACKGROUND
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to 7:00 p.m., and a maximum of three (3) employees at any given time.

Access to the property will be from the twenty (20) foot wide alley along the west property line. The applicant is proposing to develop the ally according to Master Street Plan standards from West 32nd Street, through the north property line to service wheeled traffic entering the parking lot. Staff support the proposed access.

Section 36-502 of the Little Rock City Code typically requires a minimum of ten (10) parking spaces for the proposed use. The site plan shows eight (8) parking spaces, including one (1) required ADA-compliant parking space. On-street parking is allowed in the area. Staff feel parking is sufficient to serve the proposed use.

The site plan shows a dumpster location on the south side of the building along West 32nd Street. Any dumpster placed on the site must be screened as per Section 36-523 of the Little Rock City Code.

The applicant notes that all landscaping will comply with all Chapter 15 of the Little Rock City Code (Landscape and Tree Protection) for screening, landscaping, and buffer requirements.

The applicant is not requesting any signs with this application. Any future signs must comply with Section 36-555 of the Little Rock City Code (signs permitted in commercial zones).

The site plan shows perimeter fencing along the north, south and west property lines. Any new fencing or wall erected must comply with Section 36-516 of the Little Rock City Code. The existing fence must be maintained as required.

All site lighting shall be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their November 13, 2025, meeting and there were five (5) objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.