

**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 GT Auto Sales – PD-C, located at 10401 Helm Drive (Z-10211).</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:right">SYNOPSIS</p>	<p>The applicant requests to rezone the 3.5-acre property from R-2 to PD-C to allow an auto sales business.</p>	
<p style="text-align:right">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align:right">RECOMMENDATION</p>	<p>Staff recommends approval of the PD-C 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:right">BACKGROUND</p>	<p>The applicant proposes to rezone a 3.5-acre site from R-2 to PD-C to allow for the development of an auto sales lot.</p> <p>The site contains an existing building utilized as an auto sales and body shop and several smaller existing buildings utilized for storage. Properties in the general area contain a mixture of zoning and uses.</p> <p>Access to the site will be provided by two (2) driveways extending from Mabelvale Pike. There is an existing 18-foot driveway near the southwest corner of the property. The applicant is proposing a second, 21.7-foot driveway, located near the northwest corner of the property.</p> <p>The developer will construct a new 3,200 square foot building in the northwest area of the property near the north property</p>	

**BACKGROUND
CONTINUED**

line. The existing building currently operates as an auto repair/body shop. The owner intends to continue existing operations to repair vehicles brought in as inventory.

The site plan shows a front building setback over twenty-five (25) feet from the west property line, ten (10) feet from the side (north) property line, over one-hundred fifty (150) feet from the south property line, and well over three hundred (300) feet from the rear property line.

The applicant notes that the business will not offer recreational (RVs) or all-terrain (ATVs) vehicles for sale. Outside storage of auto parts, etc., will not be allowed at any time.

All incidental work must be done inside an enclosed building.

Operating hours will be from Monday-Friday from 8:00am to 6:00pm with a maximum number of three (3) employees at any given time.

Typically, eight (8) parking spaces are required for the proposed use. The applicant is providing nineteen (19) parking spaces, including two (2) ADA parking spaces. Employee, ADA and customer parking is located on the west side of the building. The inventory parking area is located near the north entrance along Mabelvale Pike. Staff feel parking is sufficient to serve the proposed use. The site plan shows a security fence along the north property line. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

The applicant did not submit a signage plan with this application. All signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant notes the owner will utilize the existing dumpster for his current business on the property. Any dumpster on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any new lighting must be low level and directed away from adjacent properties.

**BACKGROUND
CONTINUED**

The abutting R-2 zoned property to the north is owned by the applicant. However, a screen/buffer must be placed along the north property line.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance in landscape ordinance must be approved by the Little Rock City Beautiful Commission.

The Planning Commission reviewed this request at their November 13, 2025, meeting and there were no 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.