

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 21, 2025 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance rezoning the property located at 8505 Geyer Springs Road from O-3 to PD-C. (Z-10205). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.31-acre property from O-3 to PD-C to allow a retail jewelry store.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-C Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 1 nay, and 2 absent.	
BACKGROUND	The applicant is proposing to rezone the site from O-3 to PD-C to allow for the development of a commercial retail jewelry store. The applicant is also requesting O-3 permitted uses as alternate uses for the property. The site contains an existing brick, commercial style building that will be demolished and replaced with a newly constructed building to serve the proposed use. The subject property is located due south of Interstate 30, along the east side of the Geyer Springs Road corridor (Minor Arterial). This corridor contains a mixture of commercial/ office zoning and uses in all directions.	

**BACKGROUND
CONTINUED**

The site will be accessed from a twenty-four (24) foot wide, paved driveway apron extending from Geyer Springs Road.

The developer will construct a 4,200 square foot building that will be constructed on the site. The site plan shows a front building setback over twenty-five (25) feet from the front property line, 12.5 feet from the north and south property lines and ten (10) feet from the rear property line.

Operating hours will be from 10:00 am to 7:00 pm seven days a week, and will have five (5) staff at any given time.

The applicant is providing ten (10) off-street parking spaces, including one (1) ADA parking space as required by City's zoning ordinance. Little Rock, Ark., Rev Code § 36-502 (ed. 1981) ("LRC §36-502") Staff feel the parking is sufficient for the proposed use.

The applicant did not provide a sign plan with this application. Any sign must comply with code. LRC § 36-555

The applicant notes the vendor will utilize a cleaning service for trash collection and disposal. Any dumpster placed on the site must be screened to comply with code. Little Rock, LRC § 36-523(d)

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

The site plan shows an eight (8) foot tall opaque fence along the rear property line that will be required as the abutting subdivision to the east contains residential zoning and uses. Any fence erected on the property must comply with code. LRC § 36-516.

The Planning Commission reviewed this request at their October 9, 2025, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.