

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development Reyes- PD-C, located at 9200 Chicot Road (Z-10207) Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.22-acre property from C-3 to PCD to allow a used car dealership and an office for a construction company.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-C Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 1 nays, and 2 absent.	
BACKGROUND	The applicant is proposing to rezone the site from C-3 to PCD to accommodate the placement of a mobile office to serve as a used car dealership and construction office. Tract 1 is undeveloped. Tract 2 contains an existing 255 square foot trailer located near the south property line. Both tracts appear to show some surface paving at the entrance along Chicot Road. The site contains barbed-wire perimeter fencing with access along Chicot Road. Properties surrounding the site contain a mixture of zoning and uses. Access to the site is provided by a driveway extending from Chicot Road. The site plan shows an existing gate at the entrance of the property. The dimensions for the proposed office are 30.30 feet x 8.4 feet, or approximately 255 square feet in area. The proposed office location will be near the middle portion of Tract 2. The location provides ample room for	

**BACKGROUND
CONTINUED**

front, rear and side yard building setbacks.

The site plan shows vehicles offered for sale will be displayed near the east property line along Chicot Road. The applicant notes both lots will contain asphalt paving as shown on the site plan.

Operating hours for both uses will be M-F from 9:30am to 6:30pm and Saturday from 10:30am to 6:30pm. The maximum number of staff for both uses will two (2) at any given time.

Typically, one (1) off-street parking space is required for office use. The site plan shows nine (9) parking spaces, including two (2) ADA parking spaces. Staff feel that the parking is sufficient to serve the proposed use.

The applicant did not provide a sign plan with this application. Any signs placed on the property must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan does not show a dumpster location at this time. Any dumpster placed on the property must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Existing perimeter fencing is shown on the site plan. The existing fence, and any new fencing must comply with Section 36-516 of the City's Zoning Ordinance.

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

Staff's support is based on the following conditions:

Provide required screening along the west and south property lines as required by Section 36-522 of the City's Zoning Ordinance.

Repair all existing perimeter fencing as required by Section 36-516 of the City's Zoning Ordinance. Any new fencing must comply with code.

Provide paving as required by Section 36-508 of the City's Zoning Ordinance.

Comply with handicap accessibility as required.

Any non-operational vehicles must be removed and will not be permitted at any time.

Storage and/or salvage operations will not be permitted at any time.

Maintenance of vehicles must take place inside an enclosed building.

Outdoor storage of auto parts will not be permitted at any time.

Provide Building Codes staff information for review regarding the permanent anchoring of the existing trailer for the proposed use.

**BACKGROUND
CONTINUED**

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.