

November 18, 2025

FILE NO.: LU2025-19-01

NAME: Chenal & Pinnacle Land Use Plan Amendment – T, RL, & PK/OS to C, MX, & PK/OS

LOCATION: SE, NE, and NW corners of Cantrell Road and LaMarche Drive

OWNER/AUTHORIZED AGENT:

Owner(s)

Carl Lancaster & Angela Beth Ward
16924 Lamarch Dr.
Little Rock, AR 72223

Eugene M Pfeifer III
16806 Lamarche Dr.
Little Rock, AR 72223

Pfeifer Primary Residence Trust
16300 Cantrell Road
Little Rock, AR 72223

16500 LLC
16623 Cantrell Road, Suite 2A
Little Rock, AR 72223

Agent

Timothy Daters, White-Daters & Associates
24 Rahling Cir.
Little Rock, AR 72223

AREA: 56.62 acres +/-

WARD: Ward 5

PLANNING DISTRICT: 19 & 20

CENSUS TRACT: 42.05

CURRENT ZONING: Highway 10 Design Overlay District; R-2, Single-Family District; POD, Planned Office District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Transition (T), Residential Low Density (RL), and Park/Open Space (PK/OS) to Commercial (C), Park/Open Space (PK/OS), and Mixed Use (MX). The application is pursued concurrently with a rezoning application, File No. Z-10208, request from Single-Family (R-2) and Planned Office Development (POD) to General Commercial District (C-3), Office and Institutional District (O-2), and Open Space District (OS).

B. EXISTING CONDITIONS:

The portion of the subject site that is located to the north of Cantrell Road encompasses approx. 51.64 acres +/- and is delineated as tracts 1, 2, 3, and 4 in the survey provided by the applicant. The site is subdivided into four distinct tracts, identified as tracts 1, 2, 3, and 4, each with varying land characteristics and uses:

- Tract 1 comprises approximately 18.46 acres of open pastureland. This area is generally cleared and has historically been used for agricultural or low-intensity rural residential purposes.
- Tract 2 includes approximately 12.41 acres of mature woodland, characterized by dense tree cover and natural vegetation leading north to the Little Maumelle.
- Tract 3 is primarily located within a designated floodway and consists of low-lying land associated with the hydrological functions of the surrounding watershed.
- Tract 4 contains an existing single-family residence along with several accessory structures.

The portion of the subject site that is located to the south of Cantrell Road is identified as tracts 5 and 6 in the survey and is characterized by three (3) single-family homes, a mobile home, and accessory structures which abut the floodway to the east.

A significant portion of the overall site lies within the regulated floodplain and is traversed by major tributaries of the Little Maumelle River which play a critical role in flood management.



Figure 1. Aerial imagery of 12600 Kanis Road in relation to surrounding development context.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The south portion of the request is in the Chenal Planning District, District 19, and the north portion of the request is in the Pinnacle Planning District, District 20.

The development principles of the Chenal Planning District and Pinnacle Planning District both include developing roads for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features and functions, conservation of significant landscapes, views, and vistas, protecting natural areas and systems, protecting urban forests, and providing active and passive park facilities.

The Land Use Plan shows Park/Open space PK/OS, Residential Low Density (RL) use, and Transition (T) use for the requested area. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Residential Low Density (RL) category includes provides for single family homes at densities not to exceed six (6) dwelling units per acre. The Transition (T) category provides for an orderly transition between residential uses and other more intense uses. The Transition land use category was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses and is typically located within design overlay districts.

Surrounding the application north of Cantrell Rd to the west is area designated for Suburban Office (SO) uses characterized by a mixture of site built and manufactured homes. North of the SO area is designated for RL use, crossed by PK/OS along the tributaries of the Little Maumelle River, and is the location of the Pinnacle View Middle School athletic facility. North of the application is an area designated RL which is wooded and undeveloped, connecting to the Ranch North Woods of the Maumelle Pinnacle Conservation Area. East of the application, across the PK/OS area, is designated for RL uses and is characterized by single-family homes in developed subdivisions. South of the RL area, along Cantrell Rd is area of T use characterized by two undeveloped lots, an insurance agent's office in a converted single-family home, and service company office.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965, 1990).

The Highway 10 Design Overlay District regulates standards for setbacks, landscaping, signage, lighting and other design criteria. A Planned Zoning District is

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required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses which may be considered, are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan:

The northern subject properties have a frontage of 1,325 along Cantrell Road. The southern subject properties have a frontage of 567 feet along Cantrell Road and 370 feet along Lamarche Road.

Cantrell Road is designated as a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard right-of-way required is 110 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Lamarche Drive is designated as a Collector. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60 feet. Sidewalks are required on one side of Collectors.

Bicycle Plan:

Cantrell Road is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes. Lamarche Drive is designated as a Proposed Class III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking are required to identify and direct the route.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

E. ANALYSIS:

The site consists of six distinct tracts, each with varied characteristics including pastureland, mature woodland, a floodway, and existing single-family homes. A large portion of the site is within the regulated floodplain, traversed by tributaries of the Little Maumelle River. The proposal retains areas within the floodway as PK/OS as well as the existing PK/OS designation which buffers the tributaries within the floodplain.

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The requested land use changes are generally consistent with the broader development goals of the Chenal and Pinnacle Planning Districts, which emphasize the preservation of greenways and open spaces.

The proposed Commercial (C) land use designation supports a broad range of retail and wholesale activity, personal and professional services, and general business uses. These commercial activities may vary in intensity and scale, depending on the size of the trade area they are intended to serve. This designation is appropriate along a Principal Arterial such as Cantrell Road, which is designed to accommodate through traffic and connect major activity centers. Staff finds that the amendment request is reasonable and appropriate given the site's location, surrounding land use pattern, and proximity to a major intersection. The subject property lies at the intersection of Cantrell Road and Lamarche Drive, both of which are higher-order streets identified in the Master Street Plan. With over 1,800 feet of combined frontage along Cantrell and Lamarche Road, the site is well-situated to support commercial development.

The Mixed Use (MX) land use designation allows for a flexible and context-sensitive blend of residential, office, and commercial uses. A Planned Zoning District (PZD) is required when the development includes a mix of all three use types, or when the proposed use is entirely office or commercial. This regulatory mechanism ensures that future development in MX areas is appropriately scaled, designed, and compatible with adjacent land uses. In this case, the MX designation functions as a transitional buffer between more intense commercial areas and the surrounding low-density residential neighborhoods and environmental features within the PK/OS areas.

The proposed land use changes are aligned with the Chenal and Pinnacle Planning Districts, which prioritize the protection of natural systems, the development of transportation infrastructure, and the preservation of open spaces and urban forests. The continued protection of environmentally sensitive areas through the PK/OS designation supports these goals while enabling compatible commercial and mixed-use development in appropriate locations.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Chenal & Pinnacle Planning Districts from Transition (T), Residential Low Density (RL), and Park/Open Space (PK/OS) to Commercial (C), Park/Open Space (PK/OS), and Mixed Use (MX) and recommends approval.

PLANNING COMMISSION ACTION:

(OCTOBER 9, 2025)

The applicant was present. There were no persons registered in opposition. The item was removed from the consent agenda to address questions by the commission. Commissioner Russell expressed concerns about the lack of information regarding future development of the sites, perceived subdivision of the land, and the treatment of active wetlands within the area. Staff clarified that the application did not include the request to subdivide land. Mr. Daters, the applicant's agent, addressed concerns regarding the treatment of the tributaries, stormwater facilities, and environmental features as well as clarified that the requested land use amendments are a preliminary step to future development plans. Commissioner Russell said his concerns had been addressed. Commissioner Baxter made a motion to approve the application as submitted with staff's recommendations. The vote was (9) ayes, (0) nays, and (2) absent. The motion passed. The application was approved.