

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 3, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development Lots 3A and 3B, The Divide – PCD, located at the northwest corner of Cantrell Road and the Divide Parkway (Z-10143).</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 Acting City Manager</p>
SYNOPSIS	The applicant requests to rezone the 3.07-acre property from C-3 to PCD to allow a two (2) lot commercial development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 2 absent.	
BACKGROUND	<p>The applicant proposes to rezone 3.07 acres from C-3 to PCD. The applicant is also proposing to revise the preliminary plat for Lot 3, The Divide Addition. The applicant will subdivide the 3.07 acre tract, described as Lots 3A & 3B, The Divide Addition, creating two (2) separate lots. Lot 3A shows an area of 1.28 acres and will contain a carwash. Lot 3B shows an area of 1.72 acres and will be developed to contain a future restaurant.</p> <p>The site is currently undeveloped and heavily wooded. Properties in the general area mostly contain commercial and office zoning and uses. The Chenal Valley “Bronte</p>	

**BACKGROUND
CONTINUED**

Court” subdivision is located to the west, and the Bible Church of Little Rock is located to the east of the proposed development. There is a Wal-Mart retail store located on the southeast corner of Highway 10 and Chenal Parkway. The proposed site for the PCD & revised preliminary plat lies within the Highway 10 Design Overlay District.

Both lots will be accessed by a sixty (60) foot wide, shared access & utility easement extending from Highway 10, in a north-south direction through both lots. A thirty-six (36) foot wide secondary ingress/egress drive is located near the northeast corner of Lot 3B, along The Divide Parkway.

On Lot 3A, the developer is proposing to construct a 4,100-square-foot, automated and manual carwash facility that will contain four (4) service lanes. The carwash vacuum area will contain six (6) bays and will be located in the southern portion of the lot facing Hwy 10. The site plan shows an ATM to the east of the carwash service lanes.

The maximum building height for Lot 3A shall not exceed thirty-five (35) feet in height.

The hours of operation for Lot 3A will be seven (7) days a week, from 7:00 AM - 9:00 PM.

Section 36-502(3)(g) requires 5.0 spaces plus one (1) space for every two hundred (250) feet of gross building area. The site plan shows more than twenty-four (24) parking spaces for Lot 3A, considering stacking in the four (4) carwash service lanes and six (6) parking spaces in the vacuum area. Staff feels the parking is sufficient to serve the proposed use on Lot 3A.

On lot 3B, the developer is proposing to construct a one-story, 3,200 square foot building. The proposed use includes a restaurant with drive-thru service located on the eastern side of the building.

The maximum building height for Lot 3B shall not exceed thirty-five (35) feet in height.

The hours of operation for Lot 3B will be seven (7) days a week, from 6:00 AM to 12:00 midnight.

Section 36-502(3)(c) requires 1.0 space for each one hundred (100) square feet of gross floor area. The site plan shows more than fifty-two (52) parking spaces for Lot 3B, considering stacking for the drive-thru service lane. Staff feels the parking is sufficient to serve the proposed use on Lot 3A.

All required building setbacks for the proposed buildings on Lot 3A and Lot 3B comply with the Highway 10 DOD.

The site plan shows the dumpster enclosure located near the northwestern corner, in the rear of the proposed buildings, for both lots. All dumpsters must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The site plan shows a monument sign to be located between the front property line and the vacuum area for Lot 3A and between the front property line and the parking area for Lot 3B. All signage must comply with Section 36-346(f)(1)(2) of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their April 10, 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.