

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

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**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Northwest Territory (Lots 9F-9J) – PCD, located on the North side of Cantrell Road, approximately 800 Feet West of Chenal Parkway (Z-5099-J)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<b>SYNOPSIS</b>	The applicant requests to rezone the 7.11-acre property from C-3 to PCD to allow a five (5) lot commercial development.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays, and 0 absent.	
<b>BACKGROUND</b>	<p>The applicant is requesting to rezone the 7.11-acre property from C-3 to PCD and subdivide the property into five (5) lots for future commercial development. The property is currently undeveloped and wooded, with varying degrees of slope.</p> <p>The applicant proposes subdividing the property into five (5) lots as follows:</p> <p style="text-align: right;">Lot 9F - 1.31 acres Lot 9G - 1.60 acres Lot 9H - 1.32 acres Lot 9I - 1.41 acres Lot 9J - 1.47 acres</p>	

**BACKGROUND  
CONTINUED**

A private 36-foot-wide commercial street will run through the center of the overall development from Cantrell Road to Chenal Parkway. The private street will be within a 60-foot-wide access and utility easement. The proposed subdivision plat shows a 100-foot building setback line along the Cantrell Road frontage, with a 40-foot-wide landscape buffer along the same frontage. The setback and buffer comply with the Highway 10 Design Overlay District standards.

The applicant is proposing a conceptual-type site plan for each of the five (5) lots. Each lot will take access from the 36-foot-wide private street. The applicant notes that each lot development will comply with the C-3 development standards, with respect to minimum building setbacks, building height, parking, buffers, landscaping, etc.

The applicant is proposing C-3 permitted uses for the subdivision.

All dumpster areas will be screened as per ordinance standards.

Any site lighting will be low level and directed away from adjacent properties.

All signage for Lots 9F and 9J must comply with the Highway 10 Design Overlay District. Signage for the remaining lots must comply with Section 36-555 (signs allowed in commercial zones)

A traffic study will not be required at this time, based on the fact that specific uses for each lot are not known at this time. At the time of building permit, a traffic study may be required for an individual lot development based on the specific use/business proposed.

Any individual lot or perimeter fencing must comply with Section 36-516 of the code.

The Planning Commission reviewed this request at their August 14, 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.