

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Master Company – PCD, located at 9911 West Markham Street (Z-9858-A).</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 City Manager</p>
<hr/> <p style="text-align: center;">SYNOPSIS</p>	<p>The applicant requests to rezone the .22- acre property from O-3 to PCD to allow commercial use of an existing building.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends denial of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant is proposing to rezone .22 acres from O-3 to PCD to allow for the use of an existing 1,520-square-foot office building for office space and food services. The existing building will be split into two Suites (A and B). Suite A, 895 square feet, will be consolidated into a café, bakery, ice cream and pizza restaurant, with a minor area for storage. Suite B, 625 square feet, will be used for Office space.</p> <p>The property is located in O-3 zoning. A one-story, brick and frame 1,520-square- foot vacant office building exists in the middle of the property located on the corner of Markham Street and Oak Lane. (South) directly behind the property is single-family residential, North of the property are multifamily apartment</p>	

**BACKGROUND
CONTINUED**

complexes, with office buildings mixed around the entire north, east and west vicinities, as well as a faith-based institution. The Future Land Use Plan shows Suburban Office (SO) for the requested area. Surrounding the property to the West, Southwest and North are Office Use, Northeast is Public/ Institutional, to the East is Mixed Urban Use and to the Southeast is Residential.

The proposed business will operate Monday through Sunday, from 6 am until midnight, with a maximum of two (2) employees at any given time. The 895 square foot space in Suite A is expected to have a 15-person seating capacity. There will not be a drive-thru window.

Two concrete parking areas exist on the property. There are eight (8) parking spaces in the (North) front and four (4) parking spaces in the (South) rear. Access drives from Oak Lane serve both parking areas. Section 36-502 of the City's Zoning Ordinance requires one (1) space per five hundred (square feet) of gross floor area for Office and one (1) space for each one hundred (100) square feet of gross floor area for restaurants. The proposed parking plan conforms to the City's Ordinance Code.

A Commercial dumpster will be placed on the northwest corner of the building and will be screened and secured. A fence will be constructed along the southern property line. Site lighting will be low and directed away from adjacent properties, per Section 36-278 of the City Ordinance 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.