

September 11, 2025

ITEM NO.: 9

FILE NO.: Z-9680-A

NAME: Rock City Wraps – PD-C Revocation

LOCATION: 11415 W. Markham Street

OWNER:

Cropper Rogers Properties  
5507 Ranch Drive  
Little Rock, AR 72223

AUTHORIZED AGENT:

Terry Burruss

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: .34 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 2

CENSUS TRACT: 22.09

CURRENT ZONING: PD-C

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BACKGROUND/REQUEST:

On November 15, 2022 the Board of Directors approved Ordinance 22,197 which rezoned the property located at 11415 W. Markham Street from C-3 to PD-C and established the Rock City Wraps – PD-C. The approved PD-C was to allow for the development of a vehicle service business (Rock City Wraps) with outdoor display.

The Property contained an old branch bank building with drive-thru and parking. The building was recently removed from the property. The concrete building slab and concrete parking exist on the site.

The property owner does not wish to pursue the previously approved PD-C development and is requesting that the PD-C zoning be revoked and the property be restored to its original C-3 zoning.

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Staff is supportive of the requested PD-C revocation. Staff views the request as reasonable. All abutting properties, including the properties across W. Markham, are zoned C-3.

STAFF RECOMMENDATION:

Staff recommends approval of the PD-C revocation request.