

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 18, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at the southeast and southwest corners of Highway 10 and Chalamont Drive from R-2 to C-1 and OS (Z-10036).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p align="center">√ <b>Ordinance</b> Resolution</p>	<p align="center">Susan Altrui Acting City Manager</p>

<p align="center"><b>SYNOPSIS</b></p>	<p>The owner of the 12.27-acre property located at the southeast and southwest corners of Highway 10 and Chalamont Drive is requesting that the property be reclassified from R-2. Single-Family District to C-1, Neighborhood Commercial District and OS, Open Space District.</p>
<p align="center"><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p align="center"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the C-1/OS Rezoning. The Planning Commission recommended approval by a vote of 6 ayes, 3 nays, 1 absent, and 1 open position.</p>
<p align="center"><b>BACKGROUND</b></p>	<p>The applicant proposes to rezone two tracts of land located at the southeast and southwest corners of Highway 10 and Chalamont Drive. The applicant is requesting a rezoning from R-2 to C-1 and OS for future commercial development.</p> <p>The site is currently undeveloped. The Land Use Plan shows Residential Low Density (RL) for the requested area.</p> <p>The applicant proposes to rezone 3.78 acres at the southeast corner of the intersection to C-1 with 0.80 acre of OS zoning (50-foot-wide strip) between the proposed C-1 zoning and the single family lots to the south.</p>

**BACKGROUND  
CONTINUED**

The applicant proposes to rezone 6.09 acres at the southwest corner of the intersection to C-1 with 1.60 acres of OS zoning (50-foot-wide strip) between the proposed C-1 zoning and the single family lots to the south.

The City's Future Land Use Plan designates the property at "RL" Residential Low Density. A proposed land use plan amendment to "NC" Neighborhood Commercial is a separate item on this agenda.

On October 10, 2024 the applicant submitted a letter to staff, revising the application as follows:

After meeting with the residents of the Tournay and Chemin neighborhoods, PotlatchDeltic has agreed to amend their application to prohibit the following uses.

(1) The following typically permitted uses will not be allowed:

- i. Cigar, tobacco and candy store.
- t. Fire station.
- dd. Laundromat (pickup station will be allowed)
- ff. Lodge or fraternal organization.
- hh. Medical marijuana cultivation facility.
- ii. Medical marijuana dispensary.
- jj. Mobile canteen units when operated in compliance with current planning department regulations for such vehicles.
- kk. Multifamily dwellings (as per the R-5 district).
- ss. Secondhand store, used furniture or rummage shop.
- aaa. Two-family residences.

(2) The following Conditional uses will not be allowed:

- a. Amusement, commercial (inside).
- d. Brewery.
- e. Cabinet or woodwork shop.
- g. Cemetery or mausoleum.

**BACKGROUND  
CONTINUED**

- h. College dormitory.
- j. Convenience food store with gas pumps.
- k. College fraternity or sorority.
- I. Convent or monastery.
- m. Establishment for the care of alcoholic, narcotic, or psychiatric patients.
- s. Parking, commercial lot or garage.
- v. Service station.
- w. Theater (not drive-in).

PotlatchDeltic would also like to add the following conditions to this application.

3. A wood fence, 8 feet tall if allowed by ordinance or variance, will be constructed on the north side of the 50' Open Space buffer adjacent to each site as it is developed.
4. During initial landscaping on the tracts, any open spaces within the 50' Open Space buffer will be filled in with native tree species saplings and seedlings.
5. The tract will not be cleared until a lot is sold (and proposed construction is imminent). The use dd. Pickup Station, would be permitted only for drop off and pick up, no onsite cleaning.

The Planning Commission reviewed this request at their November 14, 2024, meeting and there were 32 objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.