

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 20, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Harper - PCD, located on the south side of Mabelvale West Road, east of Otter Creek East Boulevard (Z-9822-A). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.16-acre property from PCD to PD-C to allow an auto sales business.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.	
BACKGROUND	The applicant is proposing to rezone the 0.16 acre site from PCD to PD-C to allow for the development of an auto sales business. The subject property is located along the Asher corridor at the northwest corner of Asher Avenue and Washington Street. Properties in the general area contain a mixture of zoning and uses. The existing building was previously demolished. The site now contains a raised concrete slab only and is designated as commercial (C) on the City's future land use plan. Access to the site is shown to be from the alley extending east from Washington Street, along the north property line of the site. The applicant proposes to build a twenty-foot (20) wide driveway extending from the alley onto the site for employee and customer parking and vehicular display.	

**BACKGROUND
CONTINUED**

The applicant proposes to utilize a 12 x 36 foot portable building to serve as the office for the proposed use. The building will be placed on the site in compliance with building codes requirements.

Front, rear and side (east) building setbacks comply with code. The building setback is shown to be approximately two (2) feet from the west property line.

Section 36-502 typically requires one (1) off-street parking space for the proposed use. The applicant proposes two (2) parking spaces, including one (1) ADA parking space on the north side of the building, along the west property line. Staff feels the parking and maneuvering room are sufficient to serve the proposed use.

The primary vehicle display area is shown to be along the Asher Avenue and Washington Street frontages. The site plan shows that approximately eight (8) wheel stops will be placed approximately one (1) foot from the edge of the existing street rights-of-way.

The applicant notes that approximately seven (7) to eight (8) vehicles will be displayed for sale at any given time.

The following conditions must be met at all times during operation of the vehicle sales lot:

1. No vehicle display will be allowed to encroach onto the sidewalk.
2. All vehicles on site must be in working order. Vehicle storage, outside storage of auto parts, and salvage operations will not be permitted at any time.
3. Vehicle maintenance, including ancillary work, will not be allowed on the site.

The applicant's proposed landscaping plan will contain eight (8) twenty-gallon planters along the east side (front) of the building and four (4) two-hundred-gallon planters along the west property line, south of the building and between Asher Avenue. Staff supports the landscape plan.

**BACKGROUND
CONTINUED**

All signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Any dumpster is placed on the site; it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Sight lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their September 10, 2026, meeting, and there were no 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.