OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 17, 2026 AGENDA

Subject:	**Action Required:**	**Approved By:**
An Ordinance repealing Ordinance No. 21,991, Revoking a Planned Commercial District titled Posh Automotive - PCD, located at 8900/8916 Colonel Glenn Road (Z-9508-A) **Submitted By:** Planning & Development Department	√ **Ordinance** Resolution	Delphone Hubbard City Manager

SYNOPSIS

The property owner is requesting that the PCD zoning for the property located at 8900/8916 Colonel Glenn Road be revoked and the previous C-3 and R-4 zoning be restored.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.

BACKGROUND

On May 18, 2021, the Board of Directors passed Ordinance No. 21,991, which rezoned the property from C-3 and R-4 to PCD. The PCD rezoning was approved to allow development of a pre-owned automotive sales business with a sales office and a small shop building for repairs and cleaning of autos.

The proposed PCD included construction of a 3,375 square foot sales office building and an 816 square foot shop building. There were 65 parking spaces included throughout the site. To date, the site has not developed.

The overall PCD consists of two (2) parcels of property, owned by two (2) different owners. The owner of the west parcel does not wish to pursue the PCD. Also, according to Section 36-454(e) of the City's Zoning Ordinance, an applicant has three (3) years from the date of passage of a PZD ordinance to submit

BACKGROUND CONTINUED

a final development plan. The final plan was never submitted. Therefore, staff recommends the PCD zoning be revoked, and the property returned to its original zoning.

The west parcel was previously zoned C-3. The south half of the east parcel was also zoned C-3, with the north half of the east parcel zoned R-4.

The Planning Commission reviewed this request at their October 8, 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.