OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 17, 2026 AGENDA

Subject:	**Action Required:**	**Approved By:**
An Ordinance approving a Planned Zoning Development titled Geraldine Johnson Montessori School, revised POD, located at 9301 N Rodney Parham. (Z-10367). **Submitted By:** Planning & Development Department	√ **Ordinance** Resolution	Delphone Hubbard City Manager

SYNOPSIS	The applicant requests to rezone the 3.39-acre property from POD to Revised POD to operate a Montessori School within a portion of the Grace Presbyterian Church facility.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.
BACKGROUND	The applicant proposes to operate an elementary school for up to 55 students ranging from Pre-K – 4th grade within the existing Grace Presbyterian Church building on Lot 1 of the overall site located near the southwest corner of N. Rodney Parham Road and Reservoir Road with no new construction. Existing buildings depicted on the survey, with exception of the northeast corner of the gymnasium, comply with code regarding required building setbacks. All remaining aspects of the previously approved POD will remain in place. Surrounding area properties contain a mixture of zoning and uses.

BACKGROUND CONTINUED

Site Access is provided by an existing common access easement on Lot 1, near the southwest intersection of N. Rodney Parham Road and Reservoir Road. This driveway provides entryway to the overall site to allow for student pick-up/drop-off stacking.

The Traffic Impact Analysis (TIA) submitted by the applicant was reviewed and approved by the Public Works Department. The TIA provides for the maximum 55 student pick-up/drop-off at any given time. Existing parking for school operations and activities will be utilized by campus staff and students with Public Works believing existing parking sufficient to serve the intended use.

The applicant provided the following information regarding school operations: Grace Presbyterian Church is leasing 4 facility classrooms to the Geraldine Johnson Montessori School at 9301 N. Rodney Parham Road, Little Rock, AR with the school year having commenced on Monday, August 24, 2026.

The applicant applied to update the POD zoning classification to include school use for no more than 55 Pre-K – 4th grade students. Carla Johnson, the executive director, met with DHS, the LRFD fire marshal and with the City of Little Rock Code Enforcement officers to ensure there are no violations. During this meeting it was determined that the church needed to add the school classification to its planned development zoning.

A sign will also be installed at the church ingress/egress onto Rodney Parham showing that it is a right turn only to enter Rodney Parham Road.

Grace Presbyterian Church and the Geraldine Johnson Montessori School assures the City of Little Rock that this partnership will be an upstanding addition to the community and its residents.

The newly proposed sign must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in office and institutional zones).

An existing dumpster is located near the southeast corner of the site with the understanding any new dumpsters placed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

BACKGROUND CONTINUED

Any new site lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their November 12, 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.