

February 3, 2026

FILE NO.: LU2025-10-01

NAME: Boyle Park Land Use Plan Amendment – O to NC

LOCATION: E. Side of John Barrow Road, Approximately 250 feet South of Labette Drive

OWNER/AUTHORIZED AGENT:

Owner

Angela Latrice Baltimore
300 E 3rd St., Apt 1006
Little Rock, AR 72201

Agent

Jess Griffin, PE
5 Kingston Dr.
Little Rock, AR 72227

AREA: 1.11 acres +/-

WARD: Ward 6

PLANNING DISTRICT: 10

CURRENT ZONING: O-1, Quiet Office District & John Barrow Corridor Design Overlay District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Office (O) to Neighborhood Commercial (NC). The application is pursued concurrently with a rezoning application, File No. Z-10243, request from Quiet Office District (O-1) to Neighborhood Commercial District (C-1).

B. EXISTING CONDITIONS:

The subject site is 1.11 acres +/- of wooded, undeveloped land. The site has 245 feet of frontage along John Barrow Road and directly abuts a single-family cul-de-sac development along its west boundary. To the north, the site abuts a parking lot and to the south wooded, undeveloped land owned by the applicant.

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C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 10, the Boyle Park Planning District. The development principles of this district include the prioritization of residential development for undeveloped land, improving street infrastructure developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space, especially along Rock Creek, and limiting commercial development along John Barrow Road and Kanis Road. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is to rezone the application area from O-1 to C-1.

East of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences in developed subdivisions. North and south of the application area are areas designated for Office (O) uses and is characterized by a privately-owned parking lot to the north and undeveloped land and a drainage pond to the south. West of the application area, across John Barrow Road, is area designated for Mixed Office and Commercial (MOC) uses and is characterized by office buildings.

The subject site is located in the John Barrow Road Design Overlay District (Ord. 20867). The purpose of the district is to enhance the quality of the corridor to encourage development and redevelopment.

Master Street Plan:

John Barrow Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

John Barrow Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

E. ANALYSIS:

The subject property is surrounded by a mix of office and residential uses. To the north, the property abuts a privately-owned parking lot and the Second Baptist Church campus. South of the site is undeveloped wooded land, also designated for Office (O) uses, and includes a drainage pond. To the east and northeast, is a single-family subdivision and a multifamily apartment development. Across John Barrow Road to the west and northwest is characterized by existing office buildings and a multifamily apartment complex. There are more than 900 multifamily housing units within a quarter mile radius of the subject site.

Staff finds that the amendment request from Office (O) to Neighborhood Commercial (NC) is reasonable and appropriate given the site's location along John Barrow Road, a Minor Arterial identified in the Master Street Plan, and its proximity to existing office and residential development. The proposed Neighborhood Commercial designation would allow for small-scale commercial uses that provide convenient goods and services to nearby neighborhoods while maintaining compatibility with surrounding office and residential areas.

The Boyle Park Planning District emphasizes limiting commercial development along John Barrow Road, which includes the subject property. The site's frontage along a high-volume corridor, combined with its proximity to multiple apartment complexes, makes it well-suited for neighborhood-scale commercial uses that serve residents.

The site benefits from existing transportation infrastructure, including sidewalks along John Barrow Road, and is identified on the Master Bike Plan for a future Class II Bike Lane, which will enhance multimodal connectivity. There are no identified historic resource concerns, and the amendment is being processed concurrently with a rezoning application (File No. Z-10243), allowing for coordinated review.

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F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Boyle Park Planning District from Office (SO) to Neighborhood Commercial (NC) and recommends approval.

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

The applicant was present. There were two (2) persons registered in opposition. The item was taken off the Consent Agenda and opened up for discussion. Staff presented the item with a recommendation of approval. Mrs. Yancy and Mrs. Cook, residents of the Brownwood Terrace neighborhood, raised concerns about the need for another laundromat in the area and impact of development to their neighborhood directly adjacent. Staff clarified that the application was for a Land Use Plan Amendment from Office (O) to Neighborhood Commercial (NC) and Rezoning from O-1 to C-1, for any permitted uses within the C-1 Zoning District, not for any specific use. After some discussion there was a motion to approve the application. There was a second. The vote was (10) ayes, (0) nays, and (1) absent. The motion passed. The application was approved.