

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 17, 2026 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance to repeal Little Rock, Ark., Ordinance No. 19,358 (August 1, 2005), to revoke a Planned Commercial Development titled Rush Engine d/b/a Triumph of Arkansas – Short-Form PCD located immediately South of 4111 South University Avenue (Z-7838).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Delphone Hubbard City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant requests to rezone the 0.06-acre property from C-3 to PD-C to allow a short-term rental.</p> <p>None.</p> <p>Staff recommends approval. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p> <p>On August 1, 2005, the Board of Directors approved Ordinance No. 19,358, which rezoned the property located immediately south of 4111 S. University Avenue from C-3 to PCD and established the Rush Engine DBA Triumph of Arkansas – Short-Form PCD. The approved PCD was to allow for the development of a motorcycle sales business with an outdoor display.</p> <p>Office/warehousing and C-3 permitted uses were also approved with the PCD requests. A portion of the property is located in the floodway.</p>	

**BACKGROUND  
CONTINUED**

The property is currently undeveloped. Some site work has taken place in preparation for future development.

The property owner does not wish to pursue the previously approved PCD development and is requesting that the PCD zoning be revoked and the property be restored to its original C-3 zoning.

The Planning Commission reviewed this request at their February 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