

NAME: Rush Engine DBA Triumph of Arkansas – Short-Form PCD Revocation

LOCATION: Immediately South of 4111 S. University Avenue

DEVELOPER:

Benbran, LLC  
10809 Executive Center Drive, Suite 100  
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Benbran, LLC (Owner)

SURVEYOR/ENGINEER:

N/A

AREA: 12.24 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

None Requested.

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BACKGROUND/REQUEST:

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 outdoor display. Office/warehousing and C-3 permitted uses were also approved with the PCD requests. A portion of the property is located in the floodway.

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.

Staff is supportive of the PCD revocation. The property is designated as “C” Commercial on the City’s Future Land Use Plan.

STAFF RECOMMENDATION:

Staff recommends approval of the PCD revocation request.

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PLANNING COMMISSION ACTION:

(FEBRUARY 12, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item with a recommendation of approval. The item remained on the Consent Agenda for Approval. The vote was eight (8) ayes, zero (0) nays, two (2) absent, and one (1) open position. The motion passed. The application was approved.