

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 3, 2026 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment for the Chenal &amp; Pinnacle Planning District (LU2025-19-01).</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: right;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>To amend the Land Use Plan Map in the Chenal Planning District and Pinnacle Planning District for portions of the properties located at the SE, NE, and NW corners of Cantrell Road and LaMarche Drive.</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.</p> <p>The request is for a Land Use Plan Amendment from Transition (T), Residential Low Density (RL), and Park/Open Space (PK/OS) to Commercial (C), Park/Open Space (PK/OS), and Mixed Use (MX). The application is pursued concurrently with a rezoning application, File No. Z-10208, request from Single-Family (R-2) and Planned Office Development (POD) to General Commercial District (C-3), Office and Institutional District (O-2), and Open Space District (OS).</p> <p>The subject site is 56.62 acres with varied characteristics, including pastureland, mature woodland, a floodway, and existing single-family homes.</p>	

**BACKGROUND  
CONTINUED**

All neighborhood associations registered with the City of Little Rock were notified of the request prior to the Planning Commission meeting.

The proposed Neighborhood Commercial (NC) designation is consistent with the Ellis Mountain Planning District's development principles, which support commercial uses at major intersections to encourage nodal development and reduce the potential for strip commercial growth. The proposed amendment would provide convenient access to goods and services for nearby residents, including over 1,500 households within a half-mile radius, while maintaining compatibility with the surrounding, lower-intensity residential and office uses.

Staff finds that the amendment request is reasonable and appropriate given the site's location, surrounding land use pattern, and proximity to a major intersection.