

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

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

<p>Subject:</p> <p>An ordinance to rezoning property located on the north and south side of Cantrell Road, at LaMarche Drive, from R-2 and POD, to O-2, C-3, and O-S (Z-10208)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Delphone Hubbard City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owners of the 52.62-acre properties located on the north and south sides of Cantrell Road, at LaMarche Drive, are requesting that the zoning be reclassified from R-2 and POD to O-2, C-3, and OS.</p> <p>None.</p> <p>Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.</p> <p>The applicant proposes to rezone a total of 56.62 acres from R-2 and POD to O-2, C-3, and OS. The rezoning is proposed for future development.</p> <p>The property on the north side of Cantrell Road is occupied by a single-family residence and associated accessory structures.</p> <p>The remainder of the property is undeveloped. The property on the south side of Cantrell Road is occupied by two (2) single-family residences.</p>
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**BACKGROUND
CONTINUED**

The applicant has divided the property into six (6) acres for the proposed rezoning as follows:

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|----------------|------------|
| 1. 18.46 acres | POD to C-3 |
| 2. 12.41 acres | R-2 to O-2 |
| 3. 12.38 acres | R-2 to OS |
| 4. 8.39 acres | R-2 to C-3 |
| 5. 3.99 acres | R-2 to C-3 |

The Planning Commission reviewed this request at their October 9, 2025, 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