

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2026 AGENDA**

<p>Subject:</p> <p>To approve a Planned Zoning Development titled Perani – PD-C, located at 12223 Colonel Glen Road (Z-10253).</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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SYNOPSIS	The applicant requests to rezone the 0.52-acre property from R-2 to PD-C to utilize the existing building on the site as a pool hall with food and drink service.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent, and 1 open position.
BACKGROUND	<p>The applicant is requesting to rezone the 0.52-acre site from R-2 to PD-C to continue the historical commercial use of the property. The applicant intends to utilize the existing building as a pool hall, including daily food and drink specials.</p> <p>The property contains an existing one-story brick building approximately 3,000 square feet in area, that historically operated as a non-conforming, family-owned convenience store (Joe’s Grocery) that closed following decades of service. The building remained vacant for an extended period prior to reopening as a small grocery store & deli market. The grocery store & deli market closed following a short period of operation prior to the applicant’s purchase of the property. The majority of properties surrounding the site contain a</p>

**BACKGROUND
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mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses.

The building is located at the southeast corner of Colonel Glenn Road and Lawson Road. Existing building orientation provides ample distance from the rights-of-way shown on the plan. The front building setback is shown to be over thirty-eight (38) feet from the Colonel Glenn ROW and over forty-seven (47) feet from the Lawson Road ROW. Staff feels the existing building setbacks along the rights-of-way should not be a cause for concern regarding sight distance at the intersection.

The applicant notes that six (6) employees may be present at any given time.

The applicant notes that music, including live bands, will be limited to the inside of the building. The proposed use will offer daily food specials, alcoholic and non-alcoholic beverages, pool, trivia, karaoke, darts, etc. The proposed use will not contain or offer special events, parties, weddings, etc., at any time during operating hours.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of thirty (30) parking spaces for the proposed use. The site plan shows five (5) parking spaces along Colonel Glenn frontage and ten (10) parking spaces, plus one (1) ADA parking space along Lawson Road frontage. Due to the building's orientation and historically limited parking along the intersection, staff feels the parking is sufficient to serve the proposed use.

The site plan does not show a dumpster on the site. Any dumpster placed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant is not requesting additional signs with this application. All existing and any future signs placed on the site must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

**BACKGROUND
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The site plan shows screening extending along the north and south property lines, extending away from the building. All existing and any new fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. The existing fence must be maintained as required.

All existing and any new site lighting shall be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their March 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