

**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 MC Capital Management Services Addition PCD, located immediately South of 10500 Stagecoach Road (Z-10262).</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 1.66-acre property from C-2 to PCD to allow a 3-lot commercial development.
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 requests to rezone the 1.664-acre property located immediately south of 10500 Stagecoach Road from C-2 to PCD to allow a three (3) lot commercial development. The property is currently undeveloped and wooded.</p> <p>The property is comprised of three (3) unplatted tracts of land. With the proposed PCD development, the tracts will be final platted as Lots 1 thru 3, MC Capital Management Services Addition. Access easements will be platted between the three (3) lots.</p> <p>The applicant is proposing a development plan for Lots 1 and 2. C-2 permitted uses are requested as a use mix for all three (3) lots. Lot 3 will be developed in the future as per</p>

**BACKGROUND
CONTINUED**

the C-2 development standards (building setbacks and height, buffers, landscaping, etc.). The development of Lot 3 will not require additional Planning Commission approval.

The site plan for Lot 1 shows a one-story single tenant building containing approximately 1,680 square feet. A one-story two (2) tenant building containing approximately 3,150 square feet is proposed for Lot 2. Both buildings will have drive-thru windows on their south sides. Paved parking will be located on the east side of both buildings and along the north side of the building on Lot 1. Twenty (20) parking spaces are proposed for Lots 1 and 2. Staff believes the parking will be sufficient to serve the proposed development.

A main entry drive is proposed at the southeast corner of the development. The applicant is proposing cross-access between this property and the properties to the north and south.

All dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

Any fencing must comply with Section 36-516.

All signage must comply with Section 36-555.

All site lighting must 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