

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 19, 2026 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment – Chenal Planning Districts (LU2026-19-01).</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>
--	---	---

<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>To amend the Land Use Plan Map in the Chenal Planning District for properties located at 6 Norton Road and 18511-18521 Cantrell Road.</p> <p>None.</p> <p>Staff recommend approval of the Ordinance and amendment of the Land Use Plan Map. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p> <p>The request is for a Land Use Plan Amendment from Suburban Office (O) and Residential Low Density (RL) to Mixed Use (MX). The application is pursued concurrently with a rezoning application, File No. Z-7880-C, request from Quiet Office District (O-1) and Single-Family District (R-2) to General Commercial District (C-3).</p> <p>The subject site is 4.18 acres +/- of developed land, platted into four tracts, each containing one single-family structure. The Mixed Use (MX) category provides for a mixture of residential, office, and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial, or if the use is a mixture of the three.</p>
--	---

**BACKGROUND
CONTINUED**

The amendment is consistent with the development trends and land use patterns along the Cantrell Road corridor and the intentions of the Chenal Valley Planning District. The proposed Mixed Use (MX) designation is consistent with development patterns already present to the northeast and farther east along the corridor. MX areas in this vicinity support a wide range of neighborhood oriented commercial and residential uses. The amendment would allow the site to function as a logical transition between the higher intensity commercial and office uses along Cantrell Road and the lower density single family neighborhoods to the south and west. The Highway 10 Design Overlay District provides an additional layer of design guidance to ensure compatibility with surrounding residential areas.

The Planning Commission reviewed this request at their April 9, 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