

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance to Approve a Planned Zoning Development titled Saxion Enterprises - PCD, located at 2020 W. 3rd Street (Z-10282).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>

SYNOPSIS	The applicant requests to rezone the 0.85-acre property from C-3 to PCD to allow a mixed-use development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone the property from C-3 to PCD to allow a mixed residential, office and commercial use of an existing developed property.</p> <p>The property contains six (6) story building within the west half of the property.</p> <p>Paved parking (79 spaces) is located south and east of the existing building.</p> <p>The applicant proposes commercial uses on the building's first floor, office uses on the sixth floor, and thirty-six (36) apartment units on the middle four (4) floors. The applicant provided the following information about the project:</p>

**BACKGROUND
CONTINUED**

“The Property consists of approximately 0.85 acres and is improved with an existing six story building that is currently utilized for office and light warehouse purposes. The surrounding area includes a mixture of office, commercial, and residential uses, making the site well-suited for a thoughtfully integrated mixed-use redevelopment.”

“Saxion Enterprises, LLC proposes to redevelop the existing structure into a mixed-use building consisting of office, commercial, and residential components. The top floor will remain office space; the first floor is proposed for light commercial use; and the middle four floors will be converted to residential use. In connection with this redevelopment, the applicant is also requesting a variance to permit 36 residential units.”

“The proposed PCD designation will allow the City to tailor development standards to the specific characteristics of the Property and the surrounding neighborhood, while ensuring compatibility with adjacent uses. The adaptive reuse of the existing structure will enhance the vitality of the area, providing additional residential opportunities in proximity to established commercial and office services.”

The applicant provided information with respect to use of the building’s first floor:

“C-3 permitted uses are requested as a use-mix for the first floor. Saxion Enterprises, LLC currently expects the first floor to house a Pilates studio and a spa. The first floor may also include a small café. At this time, Saxion Enterprises expects there to be, at most, one restaurant-type establishment on the property.”

The property contains approximately seventy-nine (79) off-street parking spaces. Section 36-502 of the City’s Zoning Ordinance typically requires fifty-four (54) parking spaces for thirty-six (36) residential units. Parking is allowed along both sides of W. 2nd Street, along the property’s north boundary. With the limited restaurant - type use of the building’s first floor, staff believe the existing parking will be sufficient to serve the proposed use mix.

Any new site lighting must be low-level and directed away from adjacent properties.

All signage must conform with Section 36-555 of the City’s Zoning Ordinance (signs allowed in commercial zones).

**BACKGROUND
CONTINUED**

Any dumpster on the site must be screened as per ordinance requirements.

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