

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

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

Subject:	Action Required:	Approved By:
<p>An Ordinance Approving a Planned Zoning Development titled Live Edge, LLC - PCD, located at 1020 E. 6th Street (Z-9509-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>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>The applicant requests to rezone the 0.21-acre property from PID to PCD to allow a mixed-use development.</p> <p>None.</p> <p>Staff recommend approval of the rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p> <p>The applicant proposes to rezone the property from PID to PCD to allow mixed-use development within an existing building. The building currently contains two (2) apartment units and a beauty salon. The building previously contained a Millwork shop.</p> <p>The property is located at the northwest corner of E. 6th Street and McLean Street. The property contains a one-story, mixed-use commercial building. Entrances to the building are located along the south and east building facades. Sidewalks are located along both street frontages.</p> <p>The applicant proposes adding a permanent mobile canteen unit (food truck) to the property, to be parked underneath the existing canopy at the northwest corner of the site. The applicant proposes to use the existing building as follows:</p>	

**BACKGROUND
CONTINUED**

- Suite 1 – +/- 800sf Townhouse Apartment
- Suite 2 – +/- 800sf Townhouse Apartment
- Suite 3 – +/- 800sf Commercial – Beauty Salon
- Suite 4 – +/- 2400sf Commercial

Approximately two hundred (200) square feet of the commercial space (suite 4) will be used for storage and kitchen prep space, with the remainder being used for restaurant seating. There will be no outdoor seating on the property. The applicant is requesting UU permitted uses as alternate uses.

There are three (3) on-street parking spaces in front of the building along the west side of McLean Street. There are approximately fifteen (15) parking spaces on the east side of McLean Street. This area of parking has been utilized in the past to serve the existing building.

A trash containment area is located at the northeast corner of the property. This area must be screened as per ordinance standards.

Grease containment for the food truck must be approved by Little Rock Water Reclamation Authority (LRWRA).

All site signage must comply with the UU zoning standards.

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

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.