

April 9, 2026

ITEM NO. 5:

FILE NO.: LU2026-19-01

NAME: Chenal Planning District Land Use Plan Amendment – SO, RL to MX

LOCATION: 6 Norton Road & 18511-18521 Cantrell Road

OWNER/AUTHORIZED AGENT:

Owner

NMG Limited Partnership
14 Paddock Ct
Little Rock, AR 72223

Agent

Brian Dale
Joe White & Associates Inc
25 Rahling Circle, Suite A2
Little Rock, AR 72223

AREA: 4.18 acres +/-

WARD: Ward 5

PLANNING DISTRICT: 19

CURRENT ZONING: O-1, Quiet Office District; R-2, Single-Family District; Highway 10 Design Overlay District

BACKGROUND:

A. PROPOSAL/REQUEST:

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).

B. EXISTING CONDITIONS:

The subject site is 4.18 acres +/- of developed land, platted into four tracts, each containing one single-family structure. The site jointly has 584 feet of frontage along Cantrell Road, 403 feet of frontage along Norton Road, and 309 feet of frontage along Maywood Drive. The site directly abuts a single-family cul-de-sac and dead-end

development along its eastern, southern, and western boundaries. To the east across Norton Road is a day care center.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is for rezoning to Commercial.

To the east, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and accessory buildings in developed subdivisions and a daycare center. Northeast of the application area is area designated for Office (O) uses and is characterized by office buildings, a rehabilitation center, duplexes, and single-family residences. Farther east and northeast are areas designated for Mixed Use (MX) uses and are characterized by a liquor store, restaurants, single-family residences, and mobile homes. Northwest of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965). The Highway 10 Design Overlay District regulates design features to protect the aesthetic and visual character of lands surrounding Highway 10 as it continues to develop. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses that may be considered are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan:

Cantrell Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. Norton Road and Maywood Drive are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Road is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes. Norton Road and Maywood Drive are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

E. ANALYSIS:

The subject property consists of approximately 4.18 acres of developed land located at 6 Norton Road and 18511–18521 Cantrell Road. The site contains four platted tracts, each developed with a single-family residence, and has significant frontage along three public streets: approximately 584 feet on Cantrell Road, 403 feet on Norton Road, and 309 feet on Maywood Drive. The property is bordered on the east, south, and west by existing single-family neighborhoods located on cul-de-sacs or dead-end streets. A day care center is located east of the site across Norton Road.

Staff finds that the requested Land Use Plan amendment from Suburban Office (SO) and Residential Low Density (RL) to Mixed Use (MX) is reasonable and appropriate given the site's arterial frontage, surrounding land-use context, and access to existing and planned multimodal transportation facilities. 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.

Cantrell Road is supported by established multimodal planning frameworks. The Master Street Plan calls for a 110-foot right-of-way and sidewalks on both sides. The

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Master Bike Plan identifies Cantrell Road as the location of a future Class I Bike Path, which would provide dedicated, separated bicycle access along the corridor. Norton Road and Maywood Drive are designated Local Streets and may require right-of-way dedication or improvements as development occurs. These transportation facilities support the feasibility of small-scale commercial or mixed-use development that provides goods and services to nearby neighborhoods while maintaining access and connectivity.

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 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. There are no identified historic resource concerns, and the concurrent rezoning request (File No. Z-7880-C) allows coordinated review and ensures that subsequent development will conform to applicable district and overlay standards.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Chenal Planning District from Suburban Office (SO) and Residential Low Density (RL) to Mixed Use (MX) and recommends approval.

G. PLANNING COMMISSION ACTION: _____ (MARCH 12, 2026)

The item was deferred to the April 9, 2026 agenda at the request of the applicant.

PLANNING COMMISSION ACTION: _____ (APRIL 9, 2026)

The applicant was present. There was one (1) person registered in opposition. Staff presented the item; it was taken off the Consent Agenda and opened for discussion. Morgan Grounds voiced concerns about there being no C-3 zoning nearby and inconsistency with the land use plan, not requiring a traffic study, drainage study, and a site plan to verify compliance with the Highway 10 Overlay District prior to hearing the item. He further voiced concern of the increased danger

of a Class 1 Bike Path proposed on Cantrell, and Maywood Road and Norwood Drive being residential roads and not suited for commercial traffic. Brian Dale, representing the applicant, responded that they had meetings with the neighborhood and agreed to eliminate 64 allowed uses in C-3 from this development that the neighborhood did not want. He further stated a site plan in compliance with the Highway 10 Overlay, drainage report, and a traffic study (if required by Planning, based on use) will be provided upon obtaining a permit for construction. Mr. Dale also stated that primary access to the property will line up with Valley Ranch Drive to the north across Cantrell in order to take advantage of a proposed future traffic light at this intersection. After some discussion from the Planning Commission, there was a motion to approve the application. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.