

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 16, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance to amend the Land Use Plan Map in the I-630 Planning District (LU2026-09-01).</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>To amend the Land Use Plan Map in the I-630 Planning District for properties located at Lots 5-8, Block 11, and W 30 feet adjacent land of Roots and Coy Addition.</p> <p>None.</p> <p>Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 absent.</p> <p>The request is for a Land Use Plan Amendment from Mixed Use (MX) to Light Industrial (LI). The application is pursued concurrently with a rezoning application, File No. Z-10295, request from Single-Family District (R-3) to Light Industrial (I-2).</p> <p>The subject site is 0.85 acres +/- of developed land containing surface parking lots, a vacant residential parcel, with a 20-foot platted alley the bisects the property. The site jointly has 130 feet of frontage along W 11th Street, 130 feet of frontage along W 10th Street. The Light Industrial land use category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park life” setting.</p>	

**BACKGROUND
CONTINUED**

The requested Light Industrial (LI) designation aligns with the existing LI uses directly east of the site. The amendment is a logical and minor extension of light-industrial activity on land use currently as a bus parking and will be required to provide appropriate landscape buffering to maintain compatibility with nearby homes through application of zoning and design standards. The request is consistent with the established land use context of the I-630 Planning District and supports orderly, predictable transitions between residential and non-residential areas.

The Planning Commission reviewed this request at their May 14, 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