

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 21, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An Ordinance approving a Planned Zoning Development titled Valley Oaks Court - Lots 1R-4R, Conceptual PD-C, located at the northwest corner of Mabelvale West Road and Angel Court (Z-4768-E). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 2.23-acre property from POD to PD-C to allow commercial development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 1 nay, and 0 absent.	
BACKGROUND	The applicant requests to rezone Lots 1R through 4R, Valley Oaks Court Addition, from POD to PD-C to allow for the development of a medical facility. The applicant proposes to replot Lots 1R-4R into a single lot for one (1) commercial development, with C-3 permitted uses as alternate uses. The property is undeveloped and partially tree covered. The proposed lot will contain 2.28 acres and will have 45-foot-plated building setback lines along both street frontages and 25-foot-plated building setback lines along both interior property lines. The applicant proposes to develop the new lot as per the C-3 zoning standards. In addition to the building	

**BACKGROUND
CONTINUED**

setbacks shown on the replat, future development will comply with the C-3 building height, street and land use buffers, number of parking spaces, landscaping as per Chapter 15 (building, interior and perimeter landscaping), signage, etc. The conceptual development approach was previously approved for lots 1R through 9R of this development.

The following items will be required to be submitted, reviewed and approved at the time of building permit application:

1. Provide an accessible route from the public right-of-way to the building entrance.
2. A drainage study will be required.
3. A traffic impact study will be required.
4. Storm drainage preliminary analysis showing drainage data for all watercourses entering and leaving the plat boundaries.
5. An analysis of all stormwater conveyance for the one-hundred-year storm event onto, within and leaving the property.

All dumpster locations must be screened as per Section 36-523(d) of the City's Zoning Ordinance.

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

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no additional outstanding issues.

The Planning Commission reviewed this request at their June 11, 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.