

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to rezone property located on the east side of Chenal Parkway, approximately 360 feet north of Arkansas Systems Drive, from O-2 to C-3 (Z-10325). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The owner of the 6.4175-acre property located on the east side of Chenal Parkway, approximately 360 feet north of Arkansas Systems Drive, is requesting that the zoning be reclassified from O-2 to C-3.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 1 nay, and 1 absent.	
BACKGROUND	The applicant requests to rezone 6.4175 acres of property from "O-2" Office and Institutional District to "C-3", General Commercial District for future commercial development. The property is located along the east side of Chenal Parkway, approximately 360 feet north of Arkansas Systems Drive. The City's Future Land Use Plan designates this property as "O" Office. A land use plan amendment from "O" Office to "C" Commercial is a separate item on this agenda. The Planning Commission reviewed this request at their July 9, 2026, meeting, and there were no objectors present.	

**BACKGROUND
CONTINUED**

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.