

July 9, 2026

ITEM NO. 6

FILE NO.: LU2026-19-02

NAME: Chenal Planning District Land Use Plan Amendment – O to C

LOCATION: Lot 1RR, Arkansas Systems Office Park

OWNER/AUTHORIZED AGENT:

Owner

Life and Specialty Ventures LLC
PO Box 3546
Little Rock, AR 72203

Agent

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

AREA: 8.04 acres +/-

WARD: Ward 5

PLANNING DISTRICT: 19

CURRENT ZONING: O-2, Office and Institutional District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Office (O) to Commercial (C). The application is pursued concurrently with a rezoning application, File No. Z-10325, request from Office and Institutional District (O-2) to General Commercial District (C-3).

B. EXISTING CONDITIONS:

The subject site is 8.04 acres +/- of developed land with approximately 5.36 acres used as surface parking and the rest being landscaping and woodland. The site has 490 feet of frontage along Chenal Parkway.

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 the district include developing roads for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Office (O) for the application area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

To the north and west of the application area are areas designated for Commercial (C) uses and are characterized by office buildings, an event venue, two sit-down restaurants, the Thompson Library Branch of the Central Arkansas Library System, two banks, and undeveloped woodlands. Across from Chenal Parkway, is area designated for Commercial (C) uses and is characterized by the Chenal Promenade. To the south is area designated for Office (O) uses and is characterized by office buildings and a bank.

The subject site is located in the Chenal/Financial Center Design Overlay District (Ord. 16861). The purpose of the Chenal/Financial Center Design Overlay District is to create a scenic parkway by removing utility infrastructure and by controlling signage and lighting and to use the existing master street and land use plans to ensure a well-designed corridor.

Master Street Plan:

Chenal Parkway 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. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Chenal Parkway 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.

Historic Preservation Plan:

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

E. ANALYSIS:

The subject property consists of approximately 8.04 acres of developed land located along Chenal Parkway, with roughly 5.36 acres currently functioning as surface parking and the remaining portion containing landscaping and woodland areas. The site has approximately 490 feet of frontage on Chenal Parkway, a major arterial corridor in west Little Rock. Surrounding development includes a mixture of office, commercial, institutional uses, and areas of undeveloped woodland, consistent with the broader Chenal Planning District.

Staff finds that the requested Land Use Plan amendment from Office (O) to Commercial (C) is reasonable and appropriate given the site's frontage along a Principal Arterial corridor, proximity to existing commercial development, and adjacency to an established mixed commercial and office node. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities.

The surrounding land use context further supports the proposed Commercial (C) designation. To the north and west are existing Commercial (C) areas that include office buildings, restaurants, banks, an event venue, the Thompson Library Branch, and areas of undeveloped woodland. Across Chenal Parkway, the Chenal Promenade represents an established regional commercial center. South of the site, existing Office (O) designations reflect a similar development pattern of office buildings and a financial institution. The amendment would allow the site to transition compatibly with these existing commercial and office uses while reinforcing the commercial corridor character already present along Chenal Parkway.

The property lies within the Chenal/Financial Center Design Overlay District (Ord. 16861), which provides additional design guidance to ensure high-quality development along the corridor through regulations addressing utility placement, signage, and lighting. The overlay district complements the proposed Commercial (C) designation by supporting improved visual character and coordinated site design along a major gateway corridor.

The amendment is consistent with the development trends and land-use patterns along the Chenal Parkway corridor and the intentions of the Chenal Planning District. There are no identified historic resource concerns, and the concurrent rezoning request (File No. Z-10325) allows coordinated review and ensures that subsequent development will conform to applicable district and overlay standards.

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F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Chenal Planning District from Office (O) to Commercial (C) and recommends approval.

PLANNING COMMISSION _____ (JULY 9, 2026)

The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, and 0 absent. The application was approved.