

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 15, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Harper - PCD, located on the south side of Mabelvale West Road, east of Otter Creek East Boulevard (Z-9822-A). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 5.8-acre property from C-3 to PCD to allow a mini-warehouse/mixed commercial development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.	
BACKGROUND	The applicant proposes to rezone an unplatted, 5.8 acre tract of land from C-3 to PCD to allow for a mini-warehouse/commercial development located on the south side of Mabelvale West Road, East of Otter Creek East Boulevard. The applicant is proposing the following use mix for the development: C-4 permitted uses, plus contractor maintenance yard, gymnasium and warehousing/wholesaling The property is heavily wooded, and undeveloped. Surrounding properties contain a mixture of zoning and uses. Access to the development will be from two (2) thirty-six (36) foot wide driveways from Mabelvale West Road. The separation between driveways is shown to be approximately	

**BACKGROUND
CONTINUED**

298 feet wide. At the time of building permit review, the driveway locations may need to be adjusted to accommodate turning movements and large vehicle/emergence vehicle maneuvering.

The site plan shows a front and rear building setbacks over twenty-five (25) feet, approximately forty-five (45) feet side setback (west), and approximately twenty-one (21) feet from the east property line.

The northern portion of the site will contain three (3), 12,000 square foot, flex-space buildings with a laydown yard located in the rear of each building and contain ten (10) 20'x60' units, each. The buildings will have a separation of twenty-seven (27) feet.

The southern portion of the property will contain three (3) storage structures. These units will be a mixture of 15'x30', 15'x40', 15'x50' and 80' units for boat, RV, and car storage.

Building separation ranging from thirty (30) feet to fifty-nine (59) feet is shown between the northern and southern buildings.

No buildings will exceed thirty-five (35) feet in height.

The site plan shows fifty-six (56) parking spaces including six (6) ADA parking spaces on the property. The proposed parking is shown on the plan in the northern portion of the site along Mabelvale West Road. Staff feel the parking will be sufficient.

Screening must be provided as the abutting property contains residential zoning (R-2 CUP) designation along the east property line.

The applicant is proposing a detention area near the southeast corner of the property.

All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

A dumpster area is not shown on the plan. Any dumpster placed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

Any fence or wall erected on the property must comply with Section 36-516 of the City's Zoning Ordinance.

**BACKGROUND
CONTINUED**

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

The Planning Commission reviewed this request at their August 13, 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.