

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 29, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Arkansas Wine and Spirits - PD-I, located at the southwest corner of Boyce Street and E. 15th Street (Z-10280-A). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 1.4-acre property from R-3 and I-3 to PD-I to allow expansion of a beverage distribution facility.	
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 requests to rezone the property from R-3 and I-3 to PD-I to allow an addition to an existing industrial building with additional truck access and maneuvering area. The existing building is occupied by a beverage distribution facility. An existing 14,600 square foot office/warehouse building is located within the north half of the property. Access drives and parking/truck access are located along E. 15th and Boyce Streets. The south half of the property, including the abandoned E. 16th right-of-way, is currently undeveloped. The applicant proposes to construct a 10,400 square foot addition on the south side of the existing office/warehouse	

**BACKGROUND
CONTINUED**

building (one (1) story). The newly developed area will contain a truck maneuvering area and loading dock access. There will be one (1) access drive from E. 15th Street and two (2) access drives from Boyce Street. Adequate parking for the office component of the business is located along the north and east sides of the existing building. An existing driveway along Boyce Street, which was the E. 16th Street right-of-way entrance, will be closed with the proposed development. The applicant also proposes to replat the overall property into one (1) lot with the proposed development.

The applicant provided the following information for the project:

"The requested Planned Industrial Development (PID) zoning will unify the existing split-zoning condition and establish a zoning district consistent with the existing and proposed warehouse and distribution use of the property. The proposed development represents a reinvestment in an existing industrial site and will improve operational efficiency, site appearance, and economic activity while remaining compatible with surrounding industrial and commercial land uses.

The development has been designed to provide safe vehicular access, adequate truck circulation, loading and unloading operations, landscaping, utility service, and site circulation. No new public streets are proposed. All improvements will be constructed in accordance with applicable City of Little Rock development standards and requirements."

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.