

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 3, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to rezone property located at 6505 Juniper Road from R-2 to R-4 (Z-10130).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:center">Delphone Hubbard City Manager</p>
<p style="text-align:right">SYNOPSIS</p>	<p>The owner of the 0.32-acre property located at 6505 Juniper Road is requesting that the zoning be reclassified from R-2 to R-4.</p>	
<p style="text-align:right">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align:right">RECOMMENDATION</p>	<p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 2 open positions.</p>	
<p style="text-align:right">BACKGROUND</p>	<p>The applicant requests to rezone the 0.32-acre property located at 6505 Juniper Road from “R-2” Single-Family District to “R-4” Two-Family District. The rezoning is proposed for future development of the property.</p> <p>The property contains a small storage building located near the center of the site. The remainder of the property is undeveloped. There is a 50-foot-wide gas easement within the front half of the property, mostly within the northwest quarter of the property. The property contains a 25-foot front building setback line.</p> <p>The City’s Future Land Use Plan designates the property as “RL” Residential Low. The proposed R-4 zoning will not require an amendment to the Future Land Use Plan.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their December 11, 2025, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.