

**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 12612 Lawson Road from R-2 to O-3 (Z-10133).</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: center;">SYNOPSIS</p>	<p>The owner of the 0.51-acre property located at 12612 Lawson Road is requesting that the zoning be reclassified from R-2 to O-3.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone the 0.51-acre property located at 12612 Lawson Road from “R-2” Single Family District to “O-3” General Office District. The rezoning is proposed to allow future development/redevelopment of the property.</p> <p>The property is a vacant lot with a few mature trees. The one-story, single-family structure was recently demolished.</p> <p>The City’s Future Land Use Plan designates the property as “STD” Service Trades District. The proposed O-3 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.