

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 21, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to rezone property located on the south side of Alexander Road, approximately 300 feet west of Hall Lane, from PD-R to R-2 (Z-9260-A). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The owner of the 1.10-acre property located on the south side of Alexander Road, approximately 300 feet west of Hall Lane, is requesting that the zoning be reclassified from PD-R to R-2.	
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 1.10 acres of property from “PD-R” Planned Development – Residential to “R-2” Single-Family District to allow for the construction of a single-family residence. The 1.10-acre property is part of a 12.8-acre PD-R zoned manufactured housing park “the Park”. A mobile home previously existed on the 1.10-acre site. The 1.10-acre property is currently undeveloped. The property is surrounded by the Park. A paved driveway from Alexander Road provides access to the property. Separate driveways from Alexander Road and Hall Lane access the mobile home park. The City’s Future Land Use Plan designates this property as “RM” Residential Medium Density. The proposed R-2 zoning will not require an amendment to the plan.	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their June 11, 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.