

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance repealing Ordinance No. 18,046 and Ordinance No. 19,426, Revoking Planned Office Districts - titled Carter Short - Form POD and Stubblefield - Revised POD, located at 1400 Bishop Street (Z-5223-D). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The property owner is requesting that the POD zoning for the property located at 1400 Bishop Street be revoked and the previous R-4 zoning be restored.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 1 nay, and 1 absent.	

BACKGROUND

On February 20, 1990, the Board of Directors passed Ordinance No. 15,820, which rezoned the property at 1400 Bishop Street from R-4 to PCD.

On July 6, 1999, the Board of Directors passed Ordinance No. 18,046, which revoked Ordinance No. 15,820 and rezoned the property to POD.

On November 1, 2005, the Board of Directors passed Ordinance No. 19,426, which amended Ordinance No. 18,046 for a Revised POD.

The property is currently not being utilized for non-residential purposes.

The property owner does not wish to pursue the previously approved POD and Revised POD and is requesting that the POD zoning be revoked and the property be restored to its original R-4 zoning.

The Planning Commission reviewed this request at their July 9, 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.