

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

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**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 20, 2026 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 1620 Perry Street from R-2, Single-Family Residential, to O-2, Office and Institutional District (Z-10218).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<hr/> <p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The owner of the 0.32-acre property located at 1620 Perry Street is requesting that the zoning be reclassified from R-2, Single-Family Residential, to O-2, Office and Institutional.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the rezoning request. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent, and 1 open position.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting to rezone lots 17 and 18, Hicks Interurban Addition, from R-2 to O-2 for future office development. The 0.32-acre combined property is located at 1620 Perry Street.</p> <p>Lot 17 contains an existing and unoccupied, 904 square foot, one-story single-family home. The property has several mature trees and has a natural land buffer to the south. Lot 18 is a vacant lot and is occupied by overgrown shrubbery, and sits one lot away from a dead-end street. The property to the north of Lot 18 is occupied by a manufactured home. To the south and west of Lot 17 are properties zoned for office development.</p>	

**BACKGROUND  
CONTINUED**

The City's Future Land Use Plan designates this property as "SO" - Suburban Office. The proposed rezoning does not require an amendment to the land use plan.

The Planning Commission reviewed this request at their November 13, 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.