

**AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED IN THE
CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
OTHER PURPOSES.**

WHEREAS, an application has been filed requesting the rezoning of property located at 1620 Perry Street, legally described as Lots 17 and 18, Hicks Interurban Addition, City of Little Rock, Pulaski County, Arkansas, containing approximately 0.32 acres; and,

WHEREAS, the applicant is requesting to rezone the subject property from R-2, Single-Family Residential District, to O-2, Office and Institutional District, to allow for future office development; and,

WHEREAS, Lot 17 contains an existing, unoccupied, approximately 904 square foot, one-story single-family residence, and includes several mature trees and a natural land buffer to the south; and,

WHEREAS, Lot 18 is a vacant lot characterized by overgrown shrubbery and is located one lot away from a dead-end street; and,

WHEREAS, the property to the north of Lot 18 is occupied by a manufactured home, while properties to the south and west of Lot 17 are zoned for office development; and,

WHEREAS, the City of Little Rock Future Land Use Plan designates the subject property as "SO" – Suburban Office, and the requested rezoning to O-2 is consistent with this designation and does not require an amendment to the Future Land Use Plan; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on November 13, 2025, at which time the Commission voted 7 ayes, 0 noes, 3 absent, and 1 open position, as part of the Consent Agenda, to recommend approval of the rezoning request; and,

WHEREAS, there were no objectors present at the public hearing; and

WHEREAS, all owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing in accordance with City requirements; and,

WHEREAS, the Planning Commission's recommendation is supported by the staff analysis as documented in the Planning Commission minute record; and,

WHEREAS, the Board of Directors of the City of Little Rock finds that the requested rezoning is appropriate, compatible with surrounding land uses, and consistent with the City's adopted plans and policies.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:**

Section 1. The zoning classification of the property located at 1620 Perry Street, legally described as Lots 17 and 18, Hicks Interurban Addition, City of Little Rock, Pulaski County, Arkansas, containing approximately 0.32 acres, is hereby changed from R-2, Single-Family Residential District, to O-2, Office and Institutional District. See Exhibit A and Exhibit B.

Z-10218 - Described as lots 17 and 18, Block 16, Hicks Interurban Addition to the City of Little Rock, Pulaski County, Arkansas: from "R-2" single family district to "O-2" Office and Institutional District (1620 Perry Street).

SECTION 2. The Official Zoning Map of the City of Little Rock is hereby amended to reflect this change in zoning classification.

Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: January 20, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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