

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 21, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 2 Elrod Drive from R-2 to C-4 (Z-10180).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>
<p>SYNOPSIS</p>	<p>The owner of the 0.20-acre property located at 2 Elrod Drive is requesting that the property be reclassified from “R-2” to “C-4”.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.</p>	
<p>BACKGROUND</p>	<p>The applicant requests to rezone a 0.20-acre lot from R-2 to C-4, Commercial Open Display District. The rezoning is proposed to allow future commercial development of the property.</p> <p>The property is located in R-2 zoning. Currently, there is a vacant home and a large mature tree on the premises. The lot to the South is a Mechanics shop that sits on the corner of Baseline and Elrod. There is a parking lot across the street to the East that is adjacent to a Liquor Store that faces Baseline. North of the lot are two homes zoned R-2, where it then meets C-3 zoning. A shopping center (C-3) is located to the West. The Future Land Use Plan shows Commercial (C) for the requested area.</p> <p>The City’s Future Land Use Plan designates this property as Commercial (C). The proposed rezoning will not require</p>	

**BACKGROUND
CONTINUED**

a Land Use Plan Amendment. All development on the lot will conform to Section 36-302 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their September 11, 2025, 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.