

**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 11619 and 11705 Alexander Road from R-2 and I-1 to AF. (Z-6396-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
SYNOPSIS	The owner of the 14.74-acre property located at 11619 and 11705 Alexander Road is requesting that the property be reclassified from “R-2” and “I-1” to “AF”.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the AF Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.	
BACKGROUND	<p>The applicant is requesting to rezone 14.74 acres from R-2 and I-1 to AF, Agriculture and Forestry District. The rezoning is proposed to recognize and allow the continued historic use of the property as an agricultural-type use.</p> <p>The part of the tract zoned R-2 has a barn, an accessory building, and a gravel parking lot occupying the property. The adjacent part of the parcel zoned I-2 consists of old growth trees, a dirt arena, and is grass covered, with a few accessory buildings and a barn. The northern part of the property provides access via an asphalt drive from Alexander Road leading to the gravel parking lot.</p>	

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The proposed rezoning will require a Land Use Plan Amendment. A land use plan amendment from (RL) Residential Low Density to (AF).

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.