

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 2, 2025 AGENDA**

Subject: Amendment of Chapter 36, Article V, Division 6 §§ 36- 324.1 of the 1988 Little Rock Revised Code of Ordinances Submitted By: Planning and Development Department	Action Required: √ Ordinance Resolution	Approved By: Delphone Hubbard City Manager
SYNOPSIS	The ordinance will amend the Urban Use (UU) zoning district regulations to fulfill a strategic action identified in the implementation plan of the Downtown Master Plan.	
FISCAL IMPACT	None	
RECOMMENDATION	Approval of the Ordinance.	
BACKGROUND	In July 2024, the City of Little Rock Board of Directors approved to support the Downtown Master Plan (“Plan”), outlining forty-two strategic actions to promote residential density and guide development in the Downtown area. To fulfill this commitment, the Planning and Development Department proposes amendments to the UU Urban Use District to reduce development barriers, prohibit incompatible uses, promote high-quality urban design standards through contemporary planning principles, and align zoning regulations with the Plan, specifically Strategy 4A.	

**BACKGROUND
CONTINUED**

The proposed amendments: establish a pre-development review meeting to help projects align with the intent of the Plan and zoning district; set parking maximums and strengthen restrictions to support desired parking outcomes; prohibit incompatible uses such as gas stations and commercial surface parking lots; set development standards for drive-thrus; amend height requirements to support desirable mid-rise and high-rise construction; and reduce use barriers to support desirable high-rise residential construction.