

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

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**BOARD OF DIRECTORS COMMUNICATION  
JUNE 3, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 5124/5224 Stagecoach Road from R-2, Single-Family District and MF-12, Multifamily District, to O-1, Quiet Office District. (Z-10010-A).</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 Acting City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p>	<p>The owner of the 11.17-acre property located at 5124/5224 Stagecoach Road is requesting that the property be reclassified from R-2, Single-Family District, and MF-12, Multifamily District, to O-1, Quiet Office District.</p>	
<p style="text-align: right;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: right;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the O-1 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.</p>	
<p style="text-align: right;"><b>BACKGROUND</b></p>	<p>The property owner requests to rezone the 11.17-acre property located at 5124/5224 Stagecoach Road from R-2, Single Family District, and MF-12, Multifamily District, to O-1, Quiet Office District. The rezoning is requested to allow a private school.</p> <p>The property is currently occupied by the Missionary Baptist Seminary campus. Two (2) existing buildings are located on the site, with driveways from Stagecoach Road and Rockwood Road. A paved parking area is located to the west of the largest building.</p>	

**BACKGROUND  
CONTINUED**

The City's Future Land Use Plan designates the property as "PI" Public/Institutional. The requested O-1 zoning will not require an amendment to the plan.

The Planning Commission reviewed this request at their April 10, 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.

On April 18, 2025, the applicant submitted a letter to staff, placing a condition on the proposed O-1 zoning as follows:

The following uses will not be considered permitted/conditional uses for the proposed O-1 zoning:

- Day nursery or day care center
- Day care center, adult
- Establishment of a religious, charitable, or philanthropic organization
- Mobile canteen units, when operated in compliance with current planning department regulations for such vehicles
- Community, welfare, or health center
- Establishment for the care of alcoholic, narcotic, or psychiatric patients
- Nursing home or convalescent home