

**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 5207 Frazier Pike from R-2, Single-Family District to R-4, Two-Family District (Z-10135).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p style="text-align: center;">√ <b>Ordinance</b><br/>Resolution</p>  | <p style="text-align: center;">Delphone Hubbard<br/>Acting City Manager</p> |
| <p style="text-align: center;"><b>SYNOPSIS</b></p>  | <p>The owner of the 0.17-acre property located at 5207 Frazier Pike is requesting that the property be reclassified from R-2, Single-Family District, to R-4, Two-Family District.</p>  |   |
| <p style="text-align: center;"><b>FISCAL IMPACT</b></p>   | <p>None.</p>  |   |
| <p style="text-align: center;"><b>RECOMMENDATION</b></p>  | <p>Staff recommends approval of the R-4 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.</p>   |   |
| <p style="text-align: center;"><b>BACKGROUND</b></p>  | <p>The property owner requests to rezone the 0.17-acre property at 5207 Frazier Pike from “R-2” Single Family District to “R-4” Two-Family District. The purpose of this rezoning request is to allow an existing single-family residence to be converted into a duplex.</p> <p>The property is occupied by a one-story, 1,820 square foot single family residence. A two-car wide driveway &amp; parking pad occupy the southeast corner of the lot.</p> <p>The City’s Future Land Use Plan designates this property as “RL” Residential Low Density. The proposed R-4 zoning will not require an amendment to the plan.</p> |   |

**BACKGROUND  
CONTINUED**

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.