

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>Reclassifying property located at the southeast corner of Colonel Glenn Road and Marigold Drive from R-2 to R-4 (Z-10232-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>

SYNOPSIS	The applicant requests to rezone the 0.36-acre property from R-2 – Single Family District to R-4 – Two-Family District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent, and 1 open position.
BACKGROUND	<p>The applicant requests to rezone the 0.36-acre property located at the southeast corner of Colonel Glenn Road and Marigold Drive from “R-2” Single-Family District to “R-4” Two-Family District. The rezoning is proposed for future development of the site.</p> <p>The property is currently undeveloped and partially tree-covered. The property is located in an area of mixed uses and zoning. Properties immediately to the south and west contain single-family residences. Commercial zoning and uses are located further west. A PD-O zoned office development is located across Colonel Glenn Road to the north. A commercial development is located to the east.</p>

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as "MX" Mixed Use. The requested R-4 zoning will not require a land use plan amendment.

The Planning Commission reviewed this request at their March 12, 2026, 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.