

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located generally south of Interstate 440, east and north of Springer Boulevard from R-2, Single-Family District, and R-3, Single-Family District, to OS, Open Space District, and M, Mining District. (Z-9202)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of 97.25 acres of property located generally south of Interstate 440 and east and north of Springer Boulevard is requesting that the zoning for 29.71 acres be reclassified from R-2, Single-Family District, and R-3, Single-Family District, to OS, Open Space District, and the zoning for 67.54 acres be reclassified from R-2 and R-3 to M, Mining District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the requested zoning. The Commission voted to recommend approval of the rezoning. The vote was 8 ayes, 0 nays and 3 absent.</p>
BACKGROUND	<p>3M Company, the owner of several hundred acres of property located generally south of Interstate 440, and east and north of Springer Boulevard, is requesting to rezone 29.71 acres from R-2, Single-Family District, and R-3, Single-Family District, to OS, Open Space District, and 67.54 acres from R-2 and R-3 to M, Mining District.</p>

**BACKGROUND
CONTINUED**

The rezoning is proposed to allow for the future expansion of the existing stone quarry operation and to provide open space buffer areas between the mining operation and nearby residential areas and a floodway area (Fourche Creek). The proposed zoning is divided into six (6) areas as follows:

Tract 1	6.56 acres	R-3 to OS
Tract 2	3.80 acres	R-3 to OS
Tract 3	2.49 acres	R-3 to OS
Tract 4	67.54 acres	R-2 and R-3 to M
Tract 5	4.59 acres	R-2 to OS
Tract 6	12.27 acres	R-3 to OS

All of the areas proposed for rezoning are currently undeveloped, and most of the areas are tree-covered. Properties west of the proposed areas of rezoning are occupied by single family residences, a small park and undeveloped property. Fourche Creek and a railroad right-of-way are located along the north boundary of the overall property. Single-family residences, vacant lots and undeveloped property are located to the east. Single-family residences and a few mixed uses are located along Springer Boulevard to the south. The 3M Administrative Offices and Processing Plant are located within the southeast portion of the overall property owned by 3M.

The City's Future Land Use Plan designates the areas proposed for rezoning as Park/Open Space (PK/OS) and Mining (M). The requested OS and M zonings do not require an amendment to the plan.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The area proposed for M zoning has been part of the overall 3M Company ownership, and planned for expansion of the existing stone quarry operation for a number of years. The five (5) areas proposed for OS zoning are located between existing and proposed areas of M zoning and single-family areas and Fourche Creek. The OS zoned areas are proposed to protect the residential areas from noise, dust, etc., generated by the mining operation, and to protect the integrity of Fourche Creek. Staff feels that the proposed M zoning is an appropriate continuation of the zoning pattern for this area. Staff believes that with the 29.71 acres of OS zoning proposed, the overall zoning will have a minimal impact on the surround areas.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this issue at its May 11, 2017, meeting, and there were four (4) concerned individuals present. All owners of property located within 200 feet of the site and the College Station Neighborhood Association were notified of the public hearing.