OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

Subject:	Action Required:	Approved By:
An ordinance rezoning property located in the 20,300 Block of Highway 10 from R- 2, Single-Family District, to C-1, Neighborhood Commercial District (Z- 9472).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The owner of the 7.379-acre property located in the 20300 block of Highway 10 (south side of Highway 10, approximately 0.5 mile west of Chenal Parkway) is requesting that the zoning be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning request. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request, by a vote of 9 ayes, 0 nays and 2 absent.	
BACKGROUND	Potlatch Deltic, owner of the 7.379-acre property located in the 20300 block of Highway 10 (south side of Highway 10, approximately 0.5 mile west of Chenal Parkway), is requesting to rezone the property from R-2, Single-Family District, to C-1, Neighborhood Commercial District. The rezoning is requested for future neighborhood commercial development of the property.	

BOARD OF DIRECTORS COMMUNICATION JANUARY 21, 2020 AGENDA

BACKGROUND CONTINUED

The site is currently undeveloped and partially tree covered. Some site work has taken place on the site where baseball/softball fields once existed. The property is located in an area of mixed uses and zoning along Highway 10, west of Chenal Parkway. The Joe T. Robinson High School campus is located on the POD, Planned Office Development, zoned property immediately west of the subject property. Undeveloped property (zoned R-2) is located to the south, with single-family residences further south. Single-family residences are also located to the east. Undeveloped property and a church are located across Highway 10 to the north.

The City's Future Land Use Plan designates this property as RL, Residential Low Density, and SO, Suburban Office. A proposed Land Use Plan amendment to "NC" Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the proposed C-1 zoning. C-1 is designed to accommodate limited retail development within or adjacent to neighborhood areas. Although the site is adjacent to a school campus, the limited uses permitted under C-1 should assure that there is no impact on the school.

The Planning Commission reviewed this issue at its December 5, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Duquesne Place Property Owners Association, were notified of the Public Hearing.