OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION NOVEMBER 19, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance rezoning property located at the northeast corner of Lawson Road and Beauchamp Road from R-2, Single-Family District, to C-3, General Commercial District. (Z-9449)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The owners of the 1.360-acre property located at northeast corner of Lawson Road and Beauchamp Road are requesting that the zoning be reclassified from R-2, Single-Family District, to C-3, General Commercial District.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 10 ayes, 0 nays and 1 absent.	
BACKGROUND	E. F. and Barbara Crook, owners of the 1.36-acre property located at the northeast corner of Lawson Road and Beauchamp Road, are requesting to rezone the property from R-2, Single-Family District, to C-3, General Commercial District. The applicant is requesting C-3 zoning to allow a future commercial development. The property is located outside the Little Rock City Limits, but is within the City's Extraterritorial Zoning Jurisdiction.	

BACKGROUND CONTINUED

The property is currently undeveloped and partially tree-covered. The property is located in an area which is predominantly zoned R-2, containing single-family residences (including manufactured homes) on larger lots and undeveloped property. There are two (2) church facilities to the east, and a church and elementary school to the west along Lawson Road.

The City's Future Land Use Plan designates this property as C, Commercial. The requested C-3 zoning does not require a change to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located at the intersection of two (2) minor arterial streets. It was previously determined, based on the Future Land Use Plan designation of C, Commercial, that commercial zoning would be appropriate at this corner of the intersection. Staff feels that a future small commercial use will be a good fit for this property. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its October 24, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Southwest Little Rock United for Progress Neighborhood Association were notified of the public hearing.