

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2019 AGENDA**

Subject	Action Required	Approved By:
<p>An ordinance rezoning property located at 18609 Colonel Glenn Road from R-2, Single-Family District, and C-3, General Commercial District, to R-2. (Z-9386)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The owner of the 0.63-acre property located at 18609 Colonel Glenn Road is requesting that the property be reclassified from R-2, Single-Family District, and C-3, General Commercial District, to R-2.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff is supportive of the rezoning request. The Planning Commission voted to approve the rezoning request by a vote of 10 ayes, 0 nays and 1 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>Kenneth D. Roberts, owner of the 0.63-acre property located at 18609 Colonel Glenn Road, is requesting to rezone the property from R-2, Single-Family District, and C-3, General Commercial District, to R-2. The property is located on the south side of Colonel Glenn Road, west of Marsh Road. The north two-thirds of the property is zoned C-3, with the south portion being zoned R-2. The applicant is requesting that the entire property be zoned R-2 to allow the construction of one (1) single-family residence.</p>	

**BACKGROUND
CONTINUED**

The property is currently undeveloped and partially wooded. The property is located in an area which includes primarily larger tracts, some containing single-family residences and some being undeveloped. Existing C-3 zoning is located to the east, between the subject property and Marsh Road.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-2 zoning does not require an amendment to the plan.

Staff is supportive of the requested R-2 rezoning. Staff views the request as reasonable. The property is located in an area where large acreage tracts exist. The proposed R-2 zoning would allow one (1) single-family residence on this tract. The applicant's plan to construct a single-family residence on the site should prove to be compatible with the surrounding large tract ownerships and residential uses. Staff believes the rezoning of this property to R-2 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its February 14, 2019, meeting and there were no objectors present.

All owners of property located within 200 feet of the site and the Citizens of West Pulaski County Neighborhood Association were notified of the public hearing.