

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 15, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located west of 17901 Chenal Parkway from R-2, Single-Family, and OS, Open Space District, to C-3, General Commercial District. (Z-5936-M)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The owner of the 2.75-acre property located west of 17901 Chenal Parkway is requesting that the zoning be reclassified from R-2, Single-Family District, (1.94 acres) and OS, Open Space District, (0.81 acres) to C-3, General Commercial District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Approval of the ordinance.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed this issue at its August 13, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site were notified of the public hearing. There were no established neighborhood associations in the immediate area to notify. The Commission voted, as part of the Consent Agenda, to recommend approval of the zoning. The vote was 9 ayes, 0 nays and 2 absent.
<b>BACKGROUND</b>	Deltic Timber Corporation, owner of the 2.75-acre property located west of 17901 Chenal Parkway, is requesting to rezone the property from R-2, Single Family District, and OS, Open Space District, to C-3, General Commercial District.

**BACKGROUND  
CONTINUED**

The property is located near the northwest corner of Chenal Parkway and Rahling Road. The rezoning is proposed in order to incorporate the property into the existing adjacent C-3 zoned property for future development.

The property is currently undeveloped and mostly tree-covered. The existing C-3 zoned property to the south is also undeveloped. Undeveloped property, a golf course and single family residences are located to the north. A large commercial development is located across Rahling Road to the south. A bank and multi-family development are located to the east along Chenal Parkway. Undeveloped property and single family residences are located to the east.

The City's Future Land Use Plan designates this property as Commercial and Residential Low Density. Given the facts that the land use plan is general in nature and that the Commercial/Residential Low Density designations split the property, the requested C-3 zoning will not require an amendment to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is comprised of 2.75 acres and will be incorporated into the existing C-3 zoned property to the south/southeast for future development. Therefore, the request includes the expansion of an existing C-3 zoned property and not the introduction of a new C-3 zoned tract. The requested C-3 zoning is consistent with the existent zoning pattern for this general area at the intersection of Chenal Parkway and Rahling Road. Staff believes rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.