

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at the southeast corner of South Shackleford Road and West 36th Street from R-2 to MF-18. (Z-8957)</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 the 15.8215-acre property located at the southeast corner of South Shackleford Road and West 36th Street is requesting that the zoning be reclassified from R-2, Single-Family District, to MF-18, Multi-Family District.</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed this issue at its July 24, 2014, meeting, and there was one (1) person present to comment. All owners of property located within 200 feet of the site and the John Barrow, Kensington Place and Westbrook Neighborhood Associations were notified of the public hearing.</p> <p>The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 10 ayes, 0 nays and 1 absent.</p>	

BACKGROUND

Nelley Family Limited Partnership, LLLP, owner of the 15.8215-acre property, located at the southeast corner of South Shackelford Road and West 36th Street, is requesting to rezone the property from R-2, Single-Family District, and MF-18, Multi-Family District. The rezoning is proposed to allow future multi-family development. The applicant originally requested MF-24, Multi-Family District, zoning for this property; however, revised the request to MF-18 prior to the Planning Commission meeting.

The property is currently undeveloped and tree-covered. The property has varying degrees of slope. A creek runs along the property's south property line.

The property is in an area of mixed uses and zoning. A multi-family development (zoned MF-12), a small commercial use and undeveloped O-3, General Office District, zoned property are located across West 36th Street to the north. A large mobile home park is located on the R-2 zoned property to the south. Undeveloped R-2 zoned property and a single-family residence on a large tract are located to the west across South Shackelford Road. Undeveloped MF-18 zoned property is located to the southwest. A church and single-family residences are located on the R-2 zoned property to the east. Mixed commercial uses, zoned C-2, Shopping Center District, C-3, General Commercial District, C-4, Open Display Commercial District, and PCD, Planned Commercial District, are located to the northwest along South Shackelford Road.

The City's Future Land Use Plan designates this property as Residential High Density. The requested MF-18 rezoning does not require an amendment to the plan.

Although the City's Future Land Use Plan designates the property as RH, staff did not support the requested MF-24 zoning as originally requested. Staff felt that MF-24 is too dense of a multifamily zoning for this general area. The zoning pattern in this area contains a lower density of multifamily zoning and use. There is an MF-12 zoned multifamily development to the north across West 36th Street. Undeveloped MF-18 zoned property is located on the west side of South Shackelford Road, a short distance to the south.

**BACKGROUND
CONTINUED**

In addition, the mobile home park to the south contains a density in the range of twelve (12) units per acre. Staff did support MF-18 zoning for this property as revised by the applicant. Staff believes MF-18 density is a better option for this general area, while maintaining the RH Land Use Plan designation.