

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 3800 Woodland Heights Road from R-2, Single-Family, to O-3, General Office. (Z-9096)</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	The owner of the 0.4171-acre property located at 3800 Woodland Heights Road is requesting that the zoning be reclassified from R-2, Single-Family District, to O-3, General Office District.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance.
CITIZEN PARTICIPATION	The Planning Commission reviewed this issue at its December 17, 2015, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Pleasant Forest, Pleasant Valley and Walton Heights-Candlewood Neighborhood Associations were notified of the public hearing. 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.
BACKGROUND	Johnny L. Harden, owner of the 0.4171-acre property, located at 3800 Woodland Heights Road, is requesting to rezone the property from R-2, Single-Family District, to O-3, General Office District. The rezoning is proposed to allow future office development.

**BACKGROUND
CONTINUED**

The property is occupied by a one (1)-story brick and frame single-family residence within the east half of the lot. A one (1)-lot frame block and frame garage is located at the northwest corner of the property. A one (1)-car wide concrete drive serves as access to the house. A separate drive at the northeast corner of the lot leads to the garage structure.

Easter Seals Arkansas development is located north, south and west of the subject property. An office development is located across Woodland Heights Road to the east. Single family residences are located further west. A large church development is located further to the northeast. All abutting property is zoned O-3.

The City's Future Land Use Plan designates this property as Office (O). The requested rezoning to O-3 does not require a Land Use Plan Amendment.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. Staff feels that the proposed rezoning represents a continuation of the existing zoning pattern for this area. All of the abutting properties are zoned O-3. The Easter Seals Arkansas development wraps around the subject property to the north, south and west. Additionally, the City's Future Land Use Plan designates this property as Office (O). Staff believes rezoning this property to O-3 will have no adverse impact on the adjacent properties or the general area.