

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located in the 1000/1100 blocks of Jonesboro Drive (east side) from R-3, Single-Family District, to O-1, Quiet Office District (Z-9546).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the 2.06 acres of property located in the 1000/1100 blocks of Jonesboro Drive (east side) is requesting that the property be reclassified from R-3, Single-Family District, to O-1, Quiet Office District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the O-1 rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p>
BACKGROUND	<p>The City of Little Rock, owner of the 2.06-acre property located within the 1000/1100 blocks of Jonesboro Drive (east side), is requesting that the property be rezoned from R-3, Single-Family District, to O-1, Quiet Office District. The property is comprised of all of Block 22 and the north one-half of Block 27, Cunningham Addition, except that portion located in the Jonesboro Drive right-of-way (zoned PR, Park and Recreation District). The rezoning is proposed to allow a future daycare development. The property is currently undeveloped. The property is located in an area of mixed zoning and uses. A mixture of commercial and office uses is located along West 12th Street to the south (zoned O-3, General Office District, C-3, General Commercial District, and PD-C, Planned Development - Commercial).</p>

**BACKGROUND
CONTINUED**

A large multifamily development, zoned PRD, Planned Residential District, is located on the south side of West 12th Street. Single-family residences and undeveloped lots are located to the east and west. The Central Arkansas Library System Children's Library and Learning Center, including gardens and green house areas, is located on the O-1 zoned property to the north along the south side of Interstate 630.

The City's Future Land Use Plan designates this property as PK/OS, Park/Open Space. The requested O-1 zoning does not require an amendment to the future plan.

Staff is supportive of the requested O-1 rezoning, and views the request as reasonable. The proposed O-1 zoning will be compatible with the area, as the property immediately to the north is zoned O-1. O-3 zoning exists to the southeast, west and northwest. The proposed O-1 zoning will represent a continuation of the zoning pattern along Jonesboro Drive, between West 12th Street and Interstate 630. Staff believes the proposed O-1 zoning will have no adverse impact on the general area.

The Planning Commission reviewed this request at their December 3, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Hope Neighborhood Association, Oak Forest Neighborhood Association and Forest Hills Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.