

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 21, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located along the west side of Lindsey Road, approximately 1,000 feet north of Interstate 440 from R-2 to I-2. (Z-8902)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√<b>Ordinance</b> Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the 9.0435-acre property located along the west side of Lindsey Road, approximately 1,000 feet north of Interstate 440 is requesting that the zoning be reclassified from R-2, Single-Family District, to I-2, Light Industrial District.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed this issue at its December 12, 2013, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the East Roosevelt Neighborhood Association were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 8 ayes, 0 nays, 2 absent and 1 open position.</p>	

## **BACKGROUND**

Carco Properties, owner of the 9.0435-acre property located along the west side of Lindsey Road, approximately 1,000 feet north of Interstate 440, is requesting to rezone the property from R-2, Single-Family District, to I-2, Light Industrial District. The rezoning is proposed for future development of an auto/truck leasing business with sales and repair.

The property is currently undeveloped and mostly grass covered. Lindsey Road is located along the east property line, with Fourche Creek along the south property line. The property contains a minimal amount of slope. The high point of the property is located near the center of the site, with a slope of approximately fourteen (14) feet down to the creek (south) and five (5) feet down to the north property line.

Undeveloped R-2 zoned property is located immediately north and east with airport property (runway) across East Roosevelt Road. Undeveloped C-3 zoned property is located across Fourche Court to the south. Undeveloped R-2 zoned property is located across Lindsey Road to the east, with single-family residences further east along East Roosevelt Road.

The City's Future Land Use Plan designates this property as Public Institutional. An application to change this designation to Light Industrial is a separate item on this agenda.

Staff is supportive of the requested zoning. Staff views the request as reasonable. The property was given a land use designation of Public Institutional as part of the overall airport area. The property across Lindsey Road to the east has a land use designation of Light Industrial, with Commercial to the south. The airport property across East Roosevelt Road to the north is zoned I-1 and I-2. Staff believes the proposed I-2 zoning represents a continuation of the zoning and land use pattern in this area and will have no adverse impact on the adjacent properties or general area.