

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at the northeast corner of Ranch Boulevard and Ranch Drive from MF-18, Multifamily District, to C-2, Shopping Center District (Z-9607).</p> <p>Submitted by:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>The owner of the 1.235-acre property, located at the northeast corner of Ranch Boulevard and Ranch Drive, is requesting that the property be reclassified from MF-18, Multifamily District, to C-2, Shopping Center District.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the C-2 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p>	
<p>BACKGROUND</p>	<p>Ranch Properties, Inc., owner of the 1.235-acre property, located at the northeast corner of Ranch Boulevard and Ranch Drive, is requesting that the property be rezoned from MF-18, Multifamily District, to C-2, Shopping Center District. The area proposed for rezoning is part of a larger tract (2.9 acres total), with the balance of the tract being currently zoned C-2. The rezoning is proposed for future commercial development of the tract.</p>	

**BACKGROUND
CONTINUED**

The property is currently undeveloped and mostly grass covered. A few mature trees exist along the east property boundary. The property slopes upward slightly from west to east.

The property immediately south of the proposed area to be rezoned is currently zoned C-2, as are the properties further south along Ranch Boulevard. A large POD, Planned Office District, zoned development is located to the east. A nursing home-type facility is located on the MF-18 zoned property to the north. Single-family residences are located further north and northeast. The Baptist Preparatory School Campus is located across Ranch Boulevard to the west, with O-2, Office and institutional District, and C-3, General Commercial District, zoned properties to the southwest.

The City's Future Land Use Plan designates this property as Residential High Density (RH). The proposed C-2 zoning will not require an amendment to the future Land Use Plan, as the proposed rezoning is only for a small portion of an existing tract which is currently zoned C-2.

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.