

Owner: Michael Varner  
Applicant: Michael Varner  
Location: 15123 Alexander Road  
Area: 11.441 Acres  
Request: Rezone from R-2 to AF  
Purpose: Single family residence and pecan orchard  
Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Single family residences, church and undeveloped property (across Alexander Road); zoned R-2 and not zoned (outside City of Little Rock)

South – Undeveloped property and single family residences; not zoned (Saline County)

East – Single family residence and undeveloped property; zoned R-2

West – Mobile home park and undeveloped property (across 4<sup>th</sup> Street); not zoned (outside City of Little Rock)

A. PUBLIC WORKS COMMENTS:

1. Alexander Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required. The dedication should follow the radius of the existing street centerline.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Alexander Road and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for rezoning from R-2 (Single-Family District) to AF. (Agriculture and Forestry District) to allow for a residence and a pecan orchard.

Master Street Plan: North of the property is Alexander Road are shown as Minor Arterial on the Master Street Plan. West of the property is 4<sup>th</sup> Street and it is shown as a Collector on the Master Street Plan. Southwest of the property is Elm Street and it shown as a Local Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Alexander Road since it is a Minor Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets." A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Michael Varner, owner of the 11.441 acre property located at 15123 Alexander Road, is requesting to rezone the property from "R-2" Single Family District to "AF" Agricultural and Forestry District. The property is located at the southeastern corner of Alexander Road and 4<sup>th</sup> Street, adjacent to the City of Alexander. The rezoning is proposed to allow construction of a single family residence and a several acre pecan orchard.

The property is currently undeveloped. The applicant recently cleared several acres near the center of the property. The remainder of the property is wooded.

The subject property is located in an area which includes primarily large undeveloped tracts and single family residences. Undeveloped property is located south and east of the site. Single family residences, including a mobile

home park, are located primarily to the north and west. Single family residences are located further to the southeast in Saline County. Several non-residential uses, including churches, are located further north and west within the City of Alexander.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested AF zoning does not require an amendment to the plan.

Staff is supportive of the requested AF rezoning. Staff views the request as reasonable. The property is located in an area where large acreage tracts exist. The proposed AF zoning would allow one (1) single family residence on this tract, along with agriculture and forestry uses. The applicant's plan to construct a single-family residence on the site and develop a several acre pecan orchard should prove to be compatible with the surrounding large tract ownerships and the smaller residential and non-residential uses within the city limits of Alexander. Staff believes the rezoning of this property to AF will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested AF rezoning.

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PLANNING COMMISSION ACTION:

(JANUARY 3, 2019)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.