

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 1, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 10115 Rodney Parham Road from R-2, Single-Family District to O-3, General Office District. (Z-9103)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The owners of the 2.62-acre property located at 10115 Rodney Parham Road are requesting that the zoning be reclassified from R-2, Single-Family District, to O-3, General Office District.
<b>FISCAL IMPACT</b>	None
<b>RECOMMENDATION</b>	Approval of the ordinance. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 7 ayes, 0 nays and 4 absent.
<b>BACKGROUND</b>	<p>The Planning Commission reviewed this issue at its January 28, 2016, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Treasure Hills, Colony West, Sturbridge and Breckenridge Neighborhood Associations were notified of the public hearing.</p> <p>Mary K. Hallock, et al, owners of the 2.62-acre property located at 10115 Rodney Parham Road, are requesting to rezone the property from R-2, Single-Family District, to O-3, General Office District. The property is located on the west side of Rodney Parham Road, south of Breckenridge Drive. The rezoning is proposed for future office development.</p>

**BACKGROUND**

The property is occupied by a one (1)-story brick and frame single-family structure, located within the north half of the property. An asphalt drive is located near the northeast corner of the property. The drive heads to carport and parking pad in front of the residence.

Mixed commercial uses (zoned C-3 and C-1) are located to the north, across Rodney Parham Road. Undeveloped O-3 zoned property and mixed commercial uses are located to the east. Mixed commercial and office uses are located to the west along Breckenridge Drive. Single family-residences (zoned R-2) are located to the south.

The City's Future Land Use Plan designates this property as O, Office. 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. The adjacent properties to the east and west are zoned O-3 and C-3, with the properties across Rodney Parham Road to the north being zoned C-3. Additionally, the City's Future land Use Plan designates this property as O, which supports the requested O-3 zoning. Staff believes rezoning this property to O-3 will have no adverse impact on the adjacent properties or the general area.