

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 1 Maywood Drive, from R-2, Single-Family District, to O-1, Quiet Office District (Z-9932).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 1.04-acre property, located at 1 Maywood Drive, is requesting that the property be reclassified from R-2, Single-Family District, to O-1, Quiet Office District.</p> <p>None.</p> <p>Staff recommends approval of the O-1 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The property owner requests to rezone the 1.04-acre property, located at 1 Maywood Drive, from R-2, Single-Family District, to O-1, Quiet Office District, to allow for future office development.</p> <p>The property is located at the southeast corner of Maywood Drive and Cantrell Road, and is occupied by a one (1)-story brick, single-family residence. A paved driveway from Maywood Drive and Cantrell Road serves as access to the property.</p> <p>The property is located within the Highway 10 Design Overlay District.</p>
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**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property a Suburban Office (SO). The proposed O-1 rezoning does not require an amendment to the Future Land Use Plan.

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.