

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 20, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located on the southeast corner of Saratoga Drive and Ranch Boulevard. (Z-4343-LL)</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>

<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The property owner of this 1.29-acre parcel located on the southeast corner of Ranch Boulevard and Saratoga Drive is requesting to rezone the property from MF-18, Multifamily District, to R-2, Single-Family District.</p>
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the rezoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 10 ayes, 0 nays and 1 absent.</p>
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The property is a residual piece from a larger property which is zoned MF-18, Multifamily District, and has developed as a nursing home. The property proposed for rezoning is currently undeveloped and grass covered. The overall property is relatively flat. A portion of the property will be held in a tract owned by the Property Owners Association and contains the subdivision identification sign. The remainder of the area will be developed with two (2) single-family homes.</p> <p>The property is located in an area of mixed uses and zoning along Ranch Boulevard and Ranch Drive. There are commercial and office uses located within this general area.</p>

**BACKGROUND  
CONTINUED**

There is a school directly across Ranch Boulevard and the Bank of the Ozarks is currently developing their office campus to the west of this site. The Future Land Use Plan designates this property as Residential High and Residential Low. The Land Use Plan is general and nature and will not require a Land Use Plan amendment to allow the rezoning to occur.

Staff is supportive of the request. Staff views the request as a reasonable request. The proposed R-2, Single-Family District, zoning represents a continuation of the zoning pattern along Saratoga Drive. The applicant has indicated two (2) new homes will be constructed on the area proposed for rezoning. All new construction on the proposed rezoning site will be required to comply with all ordinance requirements, including building setbacks. Staff believes the requested rezoning to R-2 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its February 22, 2018, meeting, and there were no objectors present. All owners of property located within 200-feet of the site and the Chevaux Court Property Owners Association were notified of the public hearing.