

FILE NO.: Z-4343-LL

Owner: Ranch Properties, Inc.
Ed Willis, President

Authorized Agent: White-Daters and Associates

Applicant: White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

Location: On the Southeast corner of Saratoga Drive and Ranch Boulevard

Area: 1.29-acres

Request: Rezoning from MF-18 to R-2, Single-family

Purpose: Construct two (2) new single-family homes

Existing Use: Vacant

SURROUNDING LAND USE AND ZONING:

North – Single-family

South – Clarity Point

East – Single-family

West – Arkansas Baptist School

A. ENGINEERING COMMENTS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro Route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200-feet of the site and the Chevaux Court Property Owners Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: The request is located in the Pinnacle Planning District. The Land Use Plan shows Residential High (RH) and residential Low (RL) for this property. The Residential High category includes residential development at a density of more than twelve (12) units per acre. The Residential Low Category provides for the development of single-family homes at a density not to exceed six (6) units per acre. The applicant has applied for a rezoning from MF-18 to R-2, Single-family to allow the development of the site with single-family homes.

Master Street Plan: West of the property is Ranch Boulevard and it is shown as a Collector Street Classification on the Mater Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. North of the property is Saratoga Drive and it is shown as a Local Street on the Master Street Plan. The primary function of Local Streets 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:

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 to R-2, Single-family District. The property is a residual piece from a larger property which is zoned MF-18 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 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. 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 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, Single-family will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-2, Single-family rezoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 22, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the requested R-2, Single-family rezoning. 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.