

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 10217 Chicot Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District, and OS, Open Space District. (Z-3821-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:right">Bruce T. Moore City Manager</p>
<p style="text-align:right">SYNOPSIS</p>	<p>The owners of the 5.2-acre property located at 10217 Chicot Road, are requesting that the zoning be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District, and OS, Open Space District.</p>	
<p style="text-align:right">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align:right">RECOMMENDATION</p>	<p>Staff recommends approval of the rezoning request. The Planning Commission voted 7 ayes, 0 nays and 4 absent to recommend approval.</p>	
<p style="text-align:right">BACKGROUND</p>	<p>Robert and Stephany Renfro, owners of the 5.2-acre property located at 10217 Chicot Road, are requesting to rezone the property from R-2, Single-Family District, to C-1, Neighborhood Commercial District, and OS, Open Space District. The property is located on the east side of Chicot Road, approximately 300 feet north of Mabelvale Cut-Off. The rezoning is proposed to allow for future neighborhood commercial development of the site. The applicant is proposing to zone the north twenty (20) feet of the site (the typical land use buffer area) to OS.</p>	

**BACKGROUND
CONTINUED**

This area will serve as an undisturbed buffer area adjacent to the single-family residences and lots to the north, along the south side of Milford Drive.

The property is undeveloped and tree covered. The property is located in an area of mixed zoning and uses, near the intersection of Chicot Road and Mabelvale Cut-Off. Mixed commercial uses, including a convenience store, mini-warehouse development and a Family Dollar Store, are located to the south and west. Single-family residences and vacant property are located to the north. A large tract of vacant land is located immediately to the east, with single-family residences and a church located further east.

The City's Future Land Use Plan designates this property as Suburban Office (SO) and Residential Low Density (RL). A requested land use plan amendment to Neighborhood Commercial (NC) and Open Space (OS) is a separate item on this agenda.

Staff is supportive of the requested C-1/OS rezoning and views the request as reasonable. The property is located in an area of mixed uses and zoning. The property is "sandwiched" between heavy commercial uses to the south (carwash, convenience store and mini-warehouses) and single family residential uses and zoning to the north. The proposed neighborhood commercial zoning with the twenty (20)-foot wide OS zoning (undisturbed buffer) along the north property line should prove to be a good "transitional" zoning between the single family residences and the heavy commercial uses. Staff believes the rezoning of this property to C-1 and OS will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its March 12, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Chicot, West Baseline and SWLR United for Progress Neighborhood Associations, were notified of the public hearing.