

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 19, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property, located on the west side of Chenal Parkway, 1/3-mile south of Highway 10 from PD-R, Planned Development – Residential, to O-1, Quiet Office District (Z-9211-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The owner of the ten (10)-acre property, located on the west side of Chenal Parkway, 1/3-mile south of Highway 10, is requesting that the property be reclassified from PD-R, Planned Development – Residential, 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 10 ayes, 0 nays, and 1 open position.</p> <p>Crest at Chenal, LLC, owner of the ten (10)-acre property located on the west side of Chenal Parkway, 1/3-mile south of Highway 10, is requesting that the property be rezoned from PD-R, Planned Development – Residential, to O-1, Quiet Office District. The rezoning is proposed to allow for a future church development. The property is currently undeveloped and wooded.</p>	

**BACKGROUND
CONTINUED**

The property is located in an area of mixed zoning and uses, near the intersection of Chenal Parkway and Highway 10. A large Wal-Mart with outparcels and undeveloped C-3, General Commercial District, and Open Space District (OS) zoned property are located to the north, with mixed commercial uses further north. Undeveloped R-2, Single-Family District, zoned properties are located to the east. The Duquesne Single-Family Subdivision is located to the west and south.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). A proposed Land Use Plan amendment to Suburban Office (SO) is a separate item on this agenda.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no objectors present. All owners of property located within 200 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.