

Owner: Little Rock Athletic Centers, LLC
Applicant: Mary Olson
Location: 23 Peckerwood Road
Area: 1.0 Acre
Request: Rezone from R-2 to AF (with conditions)
Purpose: Future use by Little Rock Athletic Club
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Little Rock Athletic Center and multifamily development; zoned AF and MF-12

South – Single family residences; zoned R-2

East – Little Rock Athletic Center property; zoned AF

West – Little Rock Athletic Center property; zoned AF

A. PUBLIC WORKS COMMENTS:

1. Provide a survey showing the existing centerline of the right-of-way for determination if the existing right-of-way is sufficient or if additional right-of-way will be required to be dedicated.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Piedmont Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in River Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for rezoning from R2 (Single-Family District) to AF (Agriculture and Forestry District) to allow recreation facility use.

Master Street Plan: North of the property is Peckerwood Road which 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. This street 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:

Little Rock Athletic Centers, LLC, owner of the 1.0 acre property located at 23 Peckerwood Road (Tract 68, Woodlawn Farm Acre Tracts), is requesting to rezone the property from "R-2" Single Family District to "AF" Agriculture and Forestry District (with conditions). The property is located on the south side of Peckerwood Road, west of Sam Peck Road. The rezoning is proposed to allow use of the property by the Little Rock Athletic Center.

A one-story frame single family residence is located within the north half of the property. Three (3) small accessory storage buildings are located south of the residence near the center of the property. The rear (south) half of the property is mostly tree covered.

The Little Rock Athletic Center main facility is located on the AF zoned property to the north, across Peckerwood Road. Single family residences are located to the south. A multifamily development is located further north along the west side of Sam Peck Road. The properties to the east and west along the south side of Peckerwood Road are zoned AF (with conditions) and are owned by Little Rock Athletic Centers, LLC.

On July 15, 2014 the Board of Directors passed Ordinance No. 20,908 which rezoned the properties to the east and west of 23 Peckerwood Road from R-2 to AF (with conditions) for Little Rock Athletic Centers, LLC. These properties were rezoned with the following conditions:

- A fifty (50) – foot undisturbed buffer will be maintained along the south perimeter of Tracts 64-67 and 69, Woodlawn Farm Acre Tracts and along the west perimeter of Tract 64, Woodlawn Farm Acre Tracts.
- The raising of livestock and poultry will be a prohibited use of the property.

The applicant is proposing the same conditions for the proposed rezoning of 23 Peckerwood Road as follows:

- A fifty (50) – foot undisturbed buffer will be maintained along the south perimeter of Tract 68, Woodlawn Farm Acre Tracts (23 Peckerwood Road).
- The raising of livestock and poultry will be a prohibited use of the property.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested AF zoning (with conditions) to allow recreational and support uses for the existing athletic center does not require an amendment to the plan.

Staff is supportive of the requested AF zoning (with conditions). Staff views the request as reasonable. The requested AF zoning (with conditions) is for the property owned by the Little Rock Athletic Center. The rezoning will allow the athletic center to use the property for recreational and support uses. To staff's knowledge, the Little Rock Athletic Center has no immediate plan for redevelopment of the property. The main Little Rock Athletic Center facility is located on AF zoned property across Peckerwood Road to the north. In addition to agriculture and forestry operations, the AF zoning allows single family residences and public or private recreational uses. Rezoning the property to AF (with conditions) to allow use by the Athletic Center represents a much better option than a rezoning to C-2 or C-3, zonings which would also allow the recreational use by right. Staff believes the proposed AF zoning (with conditions) will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested AF rezoning, subject to the following conditions as proposed by the applicant:

- A fifty (50) – foot undisturbed buffer will be maintained along the south perimeter of Tract 68, Woodlawn Farm Acre Tracts (23 Peckerwood Road).
- The raising of livestock and poultry will be a prohibited use of the property.

PLANNING COMMISSION ACTION:

(MAY 31, 2018)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and recommended for approval by a vote of 9 ayes, 0 noes and 2 absent.