

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 16, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An appeal of the Planning Commission’s denial of a requested rezoning from R-2, Single-Family District, to C-1, Neighborhood Commercial District, located at 6100/6108 Cantrell Road. (Z-4816-B)</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>

<b>SYNOPSIS</b>	<p>The applicant, Quattlebaum, Grooms &amp; Tull, PLLC, is appealing the Planning Commission’s denial for a requested rezoning from R-2, Single-Family District, to C-1, Neighborhood Commercial District.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends denial of the requested C-1 rezoning. The Planning Commission voted to recommend denial of the requested C-1 rezoning by a vote of 0 ayes, 9 nays, 1 absent and 1 recusal (Belt).</p>
<b>BACKGROUND</b>	<p>Terminal Partners, LLC, and STI Holdings of LR, LLC, owners of the 0.522-acre property located at 6100/6108 Cantrell Road, are requesting to rezone the property from R-2, Single-Family District to C-1, Neighborhood Commercial District. The property is located at the northwest corner of Cantrell Road and North University Avenue, and is comprised of two (2) platted lots. The rezoning is proposed in order to re-develop the site for a restaurant use. The subject property contains two (2) single family residences. The easternmost residence is a two (2)-story brick and frame structure.</p>

**BACKGROUND  
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The residence to the west is a one (1)-story brick and frame structure. There is a driveway from Cantrell Road which serves as access to the residence to the west. The residence to the east has a driveway from North University Avenue. There is a platted alley which runs along the north property line of both lots. The property slopes upward from south to north and west to east. The residences are located several feet above the elevation of Cantrell Road.

The properties to the west and south (across Cantrell Road) are zoned R-2 and contain single-family residences. The PD-O, Planned Development-Office, zoned property to the north contains a branch bank facility, with undeveloped R-2 zoned property further north. The property across North University Avenue to the east is zoned O-3, General Office District, and C-3, General Commercial District, and contains office and commercial uses.

The City's Future Land Use Plan designates this property as RL, Residential Low Density. A land use plan amendment to NC, Neighborhood Commercial, is a separate item on this agenda.

Staff does not support the requested C-1 rezoning. Staff does not view the request as reasonable. Rezoning this property to C-1 will not be consistent with the zoning and land use pattern for this area. There is office zoning to north and east (northeast corner of Cantrell Road and North University Avenue), which serves as a transition from the commercial zoning to the east to the residential zoning. Single-family residences have always existed along the north and south sides of Cantrell Road, from North University Avenue to North Hughes Street. There have been several failed attempts to rezone the easternmost lot (6100 Cantrell Road), dating back to 1974. In addition to being inconsistent with the existing, long-standing zoning pattern for this immediate area, staff believes rezoning this property to C-1 will have an adverse impact on the adjacent residential properties to the west, northwest and south, by encroaching into an area of residential housing stock which has existed since the area was originally developed.

The Planning Commission reviewed the C-1 rezoning request at its June 2, 2016, meeting, and there were several objectors present. All owners of property located within 200 feet of the site and the Heights, Forest Park, Normandy-Shannon and Kingwood Neighborhood Associations were notified of the public hearing.