

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 3, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located north of the 15500 Block of Lawson Road from R-2, Single-Family District, to M, Mining District (Z-8846-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the 0.39-acre property located north of the 15500 Block of Lawson Road is requesting that the zoning be reclassified from R-2, Single-Family District, to M, Mining District.
FISCAL IMPACT	None
RECOMMENDATION	Staff recommends approval of the ordinance. The Planning Commission reviewed this issue at its August 25, 2016 meeting, and voted as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>LRQ, LLC, owner of the 0.39-acre property located north of the 15500 Block of Lawson Road, is requesting to rezone the property from R-2, Single-Family District, to M, Mining District. The rezoning is proposed in order to incorporate the subject property into the existing mining operation to the west and south.</p> <p>The property is currently undeveloped and wooded. An existing mining operation is located immediately west and south of the property.</p>

**BACKGROUND
CONTINUED**

The property (18.85 acres) to the west and south was rezoned to M on September 3, 2013. There is a larger area of M zoning immediately west of the 18.85 acres, and undeveloped R-2 zoned property is located to the north and east.

The City's Future Land Use Plan designates this property as Residential Low Density. Since the Future Land Use Plan is general in nature and the subject property is adjacent to the M designation to the west and south, no Land Use Plan amendment will be required.

Staff is supportive of the requested M rezoning. Staff views the request as reasonable. A very minimal area of property, 0.39-acre, is proposed to be rezoned and incorporated into existing M zoning to the west and south. LRQ, LLC, also owns the adjacent property to the west and south. Staff views the proposed rezoning as nothing more than a "clean-up" type issue. Staff believes the rezoning of this 0.39-acre property to M to allow for a minor expansion of the existing mining operation will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its August 25, 2016 meeting. There were no objectors present.

All owners of property located within 200 feet of the site, and the SWLR United for Progress and Citizens of West Pulaski County Neighborhood Associations were notified of the public hearing.