

FILE NO.: Z-9561

NAME: Rezoning from R-2 to AF

LOCATION: 18601 Cooper Orbit Road

DEVELOPER:

Second Baptist Church
222 E. 8th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Second Baptist Church – Owner
James Walden - Agent

SURVEYOR/ENGINEER:

Steven Beadle Surveying Co., Inc.
312 West Justice Road
Cabot, AR 72023

AREA: 3.73 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 3.73 acres of property from "R-3" Single Family District to "AF" Agriculture and Forestry District. The rezoning is proposed in order to incorporate two (2) small pieces of property into the Lake Nixon Daycamp and Conference Center property for future development.

B. EXISTING CONDITIONS:

The 2.74 acre parcel at 16801 Cooper Orbit Road contains a one-story brick single family residential structure within the south half of the property. The remainder of

the property is mostly wooded. The smaller 0.99 acre parcel located just to the south along Cooper Orbit Road is undeveloped and mostly wooded.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Cooper Orbit Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Outside Service Area Boundary. No Comment.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments.

Planning Division: The request is in the Ellis Mountain Planning District. The Land Use Plan shows Public Institutional (PI) for the requested area. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The application is to change the property from R-2 (Single Family District) to AF (Agriculture and Forestry District) to allow for expansion of the Lake Nixon Camp and conference center to include this land.

Surrounding the application area, the Land Use Plan shows Public Institutional (PI) in all directions. Further to the east is land shown for Residential Low Density (RL). The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This land is all owner by Second Baptist Church and is part of the 'Lake Nixon' development run by the Church. All of the land owned by Second Baptist Church is zoned AF, Agriculture and Forestry. The land being re-classified has become Second Baptist Church property over the last five-plus years. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This area is either vacant wood land or large tract single-family parcels.

Master Street Plan: To the west is Cooper Orbit Road and it is shown as a Collector on the Master Street Plan. The primary function of a Collector is to provide a connection from Local Streets to Arterials. 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.

H. ANALYSIS:

Second Baptist Church, owner of the 3.73 acres of property located at 18601 Cooper Orbit Road and along the east side of Cooper Orbit Road, is requesting that the property be rezoned from "R-2" Single Family District to "AF" Agriculture and Forestry District. The rezoning is proposed in order to incorporate the two (2) pieces of property into the Lake Nixon Daycamp and Conference Center property for future development.

The 2.74 acre property at 18601 Cooper Orbit Road contains a one-story single family residential structure within the south half of the property, with the remainder of the property being undeveloped. The 0.99 acre property located to the south along the east side of Cooper Orbit Road is undeveloped and mostly wooded.

Both properties are adjacent to AF zoned property which is part of the Second Baptist Church overall ownership. The properties in this general area are predominantly zoned AF and R-2, and contain the Lake Nixon Daycamp development, single family residences and a large amount of undeveloped property. A PCD zoned property is located to the southeast, along the north side of Colonel Glenn Road.

The City's Future Land Use Plan designates this property as "PI" Public Institutional. The requested AF zoning will not require a plan amendment.

Staff is supportive of the requested AF zoning. Staff views the request as reasonable. The two (2) properties are adjacent to AF zoned parcels owned by Second Baptist Church and part of the Lake Nixon Daycamp development. The rezoning will represent a continuation of the AF zoning pattern in this immediate area and should have no adverse impact on the surrounding properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested AF rezoning.

PLANNING COMMISSION ACTION:

(MARCH 11, 2021)

The applicant was not present. There were no persons registered in attendance. Staff informed the Commission that the applicant submitted a letter to staff on March 2, 2021 requesting this application to be deferred to the April 8, 2021 Planning Commission Agenda. Staff supported the deferral request. There was no further discussion. The item was placed on the Consent Agenda and deferred as recommended by staff. The vote was 11 ayes, 0 nays and 0 absent.

PLANNING COMMISSION ACTION:

(APRIL 8, 2021)

The applicant was not present. There were no persons registered in attendance. Staff informed the Commission that the applicant failed to send required notifications to surrounding property owners. Therefore, staff recommended the application be deferred to the May 13, 2021 Planning Commission Agenda. There was no further discussion. The item was placed on the Consent Agenda and deferred as recommended by staff. The vote was 9 ayes, 0 nays, 1 absent and 1 abstain (Vogel).

PLANNING COMMISSION ACTION:

(MAY 13, 2021)

The applicant was present. There were no persons present registered in support or opposition. 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 approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays, 0 absent and 1 open position.