

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 2, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>Ordinance rezoning property located at 23 Peckerwood Road from R-2, Single-Family District, to AF, Agriculture and Forestry District (with conditions). (Z-8947-A)</p> <p>Submitted By:</p> <p>Department of Planning and Development</p>	<p>√ Ordinance Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p>	<p>The owner of the 1.0-acre property located at 23 Peckerwood Road is requesting that the property be reclassified from R-2, Single-Family District, to AF, Agriculture and Forestry District (with conditions).</p> <p>None.</p> <p>Approval of the ordinance. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 9 ayes, 0 nays and 2 absent.</p> <p>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.</p> <p>A one (1)-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.</p>
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**BACKGROUND
CONTINUED**

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, Shopping Center District, or C-3, General Commercial District, 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.

The Planning Commission reviewed this issue at its May 31, 2018 meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Piedmont Neighborhood Association were notified of the public hearing.