

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 17, 2023 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located on the west side of Jonesboro Drive, between Interstate 630 and West 12th Street, from R-3, Single-Family District, and O-3, General Office District, to PR, Park and Recreation District (Z-9817).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 6.55 acres of property located along the west side of Jonesboro Drive, between Interstate 630 and West 12th Street, is requesting that the property be reclassified from R-3, Single-Family District, and O-3, General Office District, to PR, Park and Recreation District, for future Parks Development.</p> <p>None.</p> <p>Staff recommends approval of the PR Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 0 absent and 2 open positions.</p> <p>The applicant proposes to rezone a total of approximately 6.55 acres located along the west side of Jonesboro Drive, between Interstate 630 and West 12th Street, from R-3, Single-Family District, and O-3, General Office District, to PR, Park and Recreation District, for future Parks Development. The property is comprised of the following platted lots:</p> <ul style="list-style-type: none"> • All of Block 7, Cunningham’s Addition • All of Block 10, Cunningham’s Addition
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**BACKGROUND
CONTINUED**

- All of Block 23, Cunningham's Addition
- Lots 4 thru 8, Block 26, Cunningham's Addition

The property is currently undeveloped and partially tree-covered, with varying degrees of slope. There is a mixture of residential, parks, office and commercial uses and zoning in this general area along West 12th Street and Interstate 630.

The City's Future Land Use Plan designates this property as Residential Low Density (RL) and Park/Open Space (PK/OS). The proposed PR zoning will not require an amendment to the Future Land Use plan.

The Planning Commission reviewed this request at their September 14, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.