

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning property located at 8420 Scott Hamilton Drive from R-2, Single-Family District, to I-2, Light Industrial District. (Z-9298)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The owner of the 1.555-acre property located at 8420 Scott Hamilton Drive is requesting that the property be reclassified from R-2, Single-Family District, to I-2, Light Industrial District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the rezoning request. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>Ray and Clay Loetscher, owners of the 1.555-acre property located at 8420 Scott Hamilton Drive, are requesting to rezone the property from R-2, Single-Family District, to I-2, Light Industrial District. The property is located on the west side of Scott Hamilton Drive, between Baseline Road and Interstate 30. The rezoning is requested in order to develop the property for a day care center.</p> <p>The property is currently undeveloped and partially wooded. The west half of the property contains nature trees. The east portion of the property, along Scott Hamilton Drive, is grass covered.</p>

**BACKGROUND
CONTINUED**

The property is located in an area of mixed zoning and uses. Undeveloped property, zoned R-2 and I-2, is located immediately to the north, with an office warehouse development and a school located further north. A large apartment complex is located to the northeast. A mobile home park and R-2 zoned property are located to the south. Commercial and single-family uses are located across Scott Hamilton Drive to the east. Single-family residences, along Community Road, are located to the west.

The City's Future Land Use Plan designates this property as Light Industrial (LI). The requested I-2 zoning does not require a change to the Land Use Plan.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. The proposed rezoning represents a continuation of the I-2 zoning to the north, along the west side of Scott Hamilton Drive. The City's Future Land Use Plan designates this property and the property to the north as Light Industrial (LI). The properties across Scott Hamilton Drive to the east are designated as Commercial (C) and Office (O). The Land Use Plan shows the properties to the south and west as Medium Density Residential (RM). The applicant proposes to develop the site for a day care center. The new development will be required to provide buffers and screening along the west and south property lines where adjacent to residential zoning and uses. Many of the existing trees along these property boundaries will be required to be preserved. Staff believes the requested I-2 zoning will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its January 25, 2018, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Upper Baseline/Windamere and SWLR United for Progress Neighborhood Associations were notified of the public hearing.