

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 5, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 15123 Alexander Road from R-2, Single-Family District, to AF, Agriculture and Forestry District. (Z-9380)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;"><b>SYNOPSIS</b></p>  <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p>  <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 11.441-acre property located at 15123 Alexander Road is requesting that the property be reclassified from R-2, Single-Family District, to AF, Agriculture and Forestry District.</p> <p>None.</p> <p>Staff recommends approval of the AF zoning request. The Planning Commission voted to approve the AF zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The property is located at the southeastern corner of Alexander Road and 4<sup>th</sup> Street, adjacent to the City of Alexander. The rezoning is proposed to allow for the construction of a single-family residence and a several acre pecan orchard. The property is currently undeveloped, and the applicant recently cleared several acres near the center of the property. The remainder of the property is wooded.</p> <p>The subject property is located in an area which includes primarily large undeveloped tracts and single-family residences. Undeveloped property is located south and east of the site. Single-family residences, including a mobile home park, are located primarily to the north and west.</p>
---	---

**BACKGROUND  
CONTINUED**

Single-family residences are located further to the southeast in Saline County. Several non-residential uses, including churches, are located further north and west within the City of Alexander.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested AF, Agriculture and Forestry District, zoning does not require an amendment to the plan.

Staff is supportive of the requested AF rezoning. Staff views the request as reasonable. The property is located in an area where large acreage tracts exist. The proposed AF zoning would allow one (1) single-family residence on this tract, along with agriculture and forestry uses. The applicant's plan to construct a single-family residence on the site and develop a several acre pecan orchard should prove to be compatible with the surrounding large tract ownerships and the smaller residential and non-residential uses within the City Limits of Alexander. Staff believes the rezoning of this property to AF will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its January 3, 2019, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Alexander Road and SWLR United for Progress Neighborhood Associations were notified of the public hearing.