

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 9204 Chicot Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District (Z-7091-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The owner of the 0.19-acre property, located at 9204 Chicot Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-1, Neighborhood Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-1 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 1 nay, and 1 open position.</p> <p>The applicant is proposing to rezone the 0.19 acres located at 9204 Chicot Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District, to allow for the use as a restaurant.</p> <p>The property is currently occupied by a brick-clad, one (1)-story, single-family residence, which appears to be vacant. The property has a four (4)-foot tall chain link fence around the perimeter. A driveway from Chicot Road is located at the northeast corner of the property.</p>	

**BACKGROUND
CONTINUED**

The site is located on the western side of Chicot Road and .22 miles south of Baseline Road. The property is bordered to the north by a vacant lot that is zoned C-3, General Commercial District. To the east, across Chicot Road are also C-3 zoned properties. The properties to the west and south are zoned R-2, respectively, with the southern lot occupied by a single-family residence and the western property vacant.

The City's Future Land Use Plan designates the property as Residential Low Density (RL). The proposed C-1 zoning will require an amendment to the City's Land Use Plan, which is a separate item on this agenda.

The Planning Commission reviewed this request at their September 8, 2022, meeting and there was one (1) objector 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.

**BACKGROUND
CONTINUED**

The property currently undeveloped and mostly wooded. The property contains varying degrees of slope, primarily sloping downward from north to south. Grassy Flat Creek is located adjacent to this property to the east.

The site is located at the north end of Brookside Drive adjacent to an existing O-3 zoned site with a Health and Rehabilitation Center to the west. The property is bordered on the southwest by a POD, Planned Office Development, and an R-5, Urban Residence District, zoned apartment development. Mostly single-family residential developments border the east and north sides and of the site.

The City's Future Land Use Plan designates the property as Residential High Density (RH). The proposed R-2 zoning will not require an amendment to the City's Land Use Plan.