

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

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

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance rezoning property located at the southwest corner of Mabelvale Pike and Mabelvale Circle from I-2, Light Industrial District, and PID, Planned Industrial Development/ to O-2, Office and Institutional District. (Z-6555-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>The owner of the 5.8-acre property located at the southwest corner of Mabelvale Pike and Mabelvale Circle is requesting that the property be reclassified from I-2, Light Industrial District, and PID, Planned Industrial Development, to O-2, Office and Institutional District.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the requested rezoning. The Planning Commission voted to recommend approval of the rezoning by a vote of 10 ayes, 0 nays and 1 absent.</p> | |
| BACKGROUND | <p>Smith Property Partners, owner of the 5.8-acre property located at the southwest corner of Mabelvale Pike and Mabelvale Circle, is requesting to rezone the property from I-2, Light Industrial District, and PID, Planned Industrial Development, to O-2, Office and Institutional District.</p> | |

**BACKGROUND
CONTINUED**

The property is comprised of two (2) unrecorded lots, Lots 3 and 5, Mabelvale Industrial Park. Lot 3 (west half of property) is zoned I-2 and Lot 5 (east half of property) is zoned PID. The applicant is requesting the property be zoned O-2 to allow for a new church development.

On December 4, 2007, the Board of Directors passed Ordinance No. 19,871 which rezoned the area of Lot 5 from I-2 to PID. The rezoning was approved to allow a church development, with I-2 permitted uses as alternative uses. To this date, Lot 5 has not developed and the PID has expired. The property is currently undeveloped and mostly grass covered. There are a few nature trees on the site. The overall property is relatively flat.

Undeveloped I-2 zoned property is located across Mabelvale Circle to the north and across Mabelvale Drive to the west. Light Industrial uses, including a trucking facility, are located to the south along Mabelvale Drive. Single-family residences are located to the south along Mabelvale Pike. Undeveloped property, a single-family residence and a mobile home park are located across Mabelvale Pike to the east.

The City's Future Land Use Plan designates this property as Light Industrial (LI). Staff will not require an amendment to the Land Use Plan since the proposed rezoning represents only a small portion of the Land Use Plan area shown for Light Industrial (LI).

Staff is supportive of the requested O-2 rezoning. Staff views the request as reasonable. The applicant proposes to rezone the property for a new church development. A portion of the property was previously zoned PID for a church development which never developed. A proposed church development on a larger portion of the property should prove to be a compatible use within this area of light industrial and single-family residential uses. The proposed O-2 zoning is a site plan review zoning, and the site development plans for a new church development will be required to be reviewed and approved by the Planning Commission. Staff believes the requested O-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.

**BACKGROUND
CONTINUED**

All owners of property located within 200 feet of the site and the Town and Country and SWLR United for Progress Neighborhood Associations were notified of the public hearing.