

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 18, 2025 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment for Buzzard Mountain Planning District (LU2025-30-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui Acting City Manager</p>

<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>To approve a Land Use Plan Map amendment in the Buzzard Mountain Planning District east of Garrison Road and Ferndale Cut-Off from Residential Low (RL) to Agricultural (A).</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 recused (McDonald), and 1 open position.</p> <p>The subject site requesting the Land Use Plan change is located east of Garrison Road and Ferndale Cut-Off in the Buzzard Mountain Planning District.</p> <p>The City’s Future Land Use Plan designates the property as “RL” Residential Low Density. The applicant has filed for a land use plan amendment to “A” Agriculture.</p> <p>The subject site is 24.28 acres +/- of partially undeveloped wooded tract with an existing three-story, 14,102 square foot single-family residence on the property. The current zoning is Single Family District (R2). The property is located near the western edge of Pulaski County, between Garrison Road (east) and the Pulaski County Line/Saline County boundary (west). Properties in the general area contain residential, agricultural and farming zoning and uses in all directions.</p>
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**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at the February 13, 2025, meeting and there were several objectors present. All owners of property located within 300 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

Please see the attached Planning Commission minute record for the complete staff analysis.