

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

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

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance rezoning property located at 3708 Garrison Road from R-2 to AF (Z-9500-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Susan Altrui Acting City Manager</p> |

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|-----------------------|---|
| SYNOPSIS | The owner of the 24.28-acre property located at 3708 Garrison Road is requesting that the property be reclassified from R-2, Single-Family District to AF, Agriculture and Forestry District. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends approval of the AF Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 recused (McDonald), and 1 open position. |
| BACKGROUND | <p>The property owner requests to rezone the 24.28-acre property located at 3708 Garrison Road from “R-2” Single Family District to “AF” Agriculture and Forestry District. The rezoning is requested to allow continued principal use of the property as a single family residence, with ancillary agriculture use.</p> <p>The property contains a 14,102 square foot single family residence located near the center of the property. The property is accessed via a driveway that extends from Garrison Road, northeast of the site.</p> |

**BACKGROUND
CONTINUED**

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 which is a separate item on this agenda.

The Planning Commission reviewed this request at their February 13, 2025, meeting and there were several objectors present. All owners of property located within 300 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.