

February 8, 2024

ITEM NO.: 26

FILE NO.: LU2025-30-01

NAME: Land Use Plan Amendment – Amend map from RL to A.

LOCATION: East of Garrison Road and Ferndale Cut-Off

OWNER/AUTHORIZED AGENT:

Gary Goodwin
3708 Garrison Rd.
Little Rock, AR 72223

AREA: 24.28 acres +/-

WARD: ETJ

PLANNING DISTRICT: 30

CENSUS TRACT: 42.02

CURRENT ZONING: R-2 (Single Family Residential)

BACKGROUND:

A. PROPOSAL/REQUEST:

Applicant requests a Land Use Plan amendment from Residential Low Density (RL) to Agricultural (A). The site is approximately 24.28-acres. The application is located east of Garrison Road and Ferndale Cut-off in the Buzzard Mountain Planning District.

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The proposed Agricultural (A) categories intent is to encourage the continuation of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe where it would be appropriate to preserve existing rural land use, prior to the annexation into the city.

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This land use amendment application accompanies a zoning map amendment request. It is the applicant's intent to rezone the site to Agricultural and Forrestry District, AF zoning (File No. Z-9500-D).

B. EXISTING CONDITIONS:

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.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

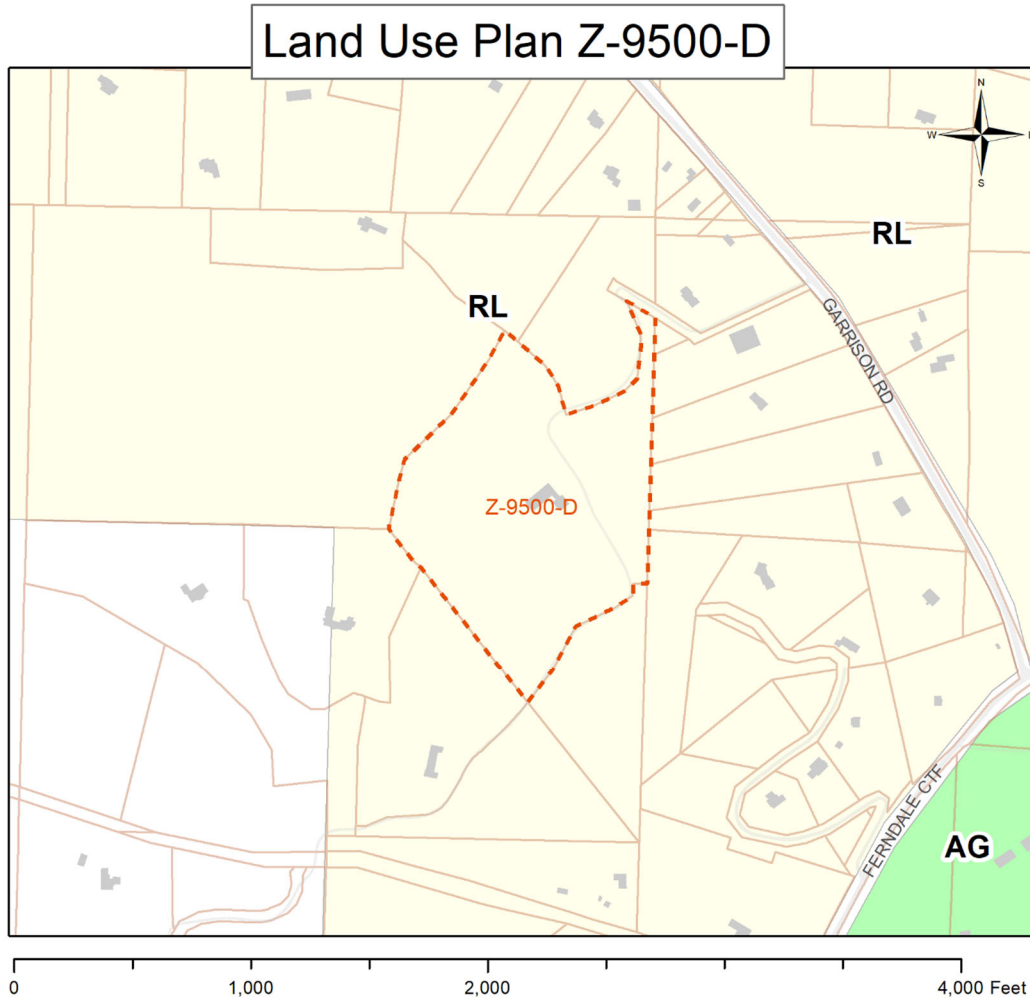
Land Use Plan:

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Surrounding the application area to the north, east and south are single-family residences on large tracts of land. To the west of the application area is undeveloped woodland.

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Master Street Plan:



Garrison Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides.

Bicycle Plan:

Garrison Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

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Historic Preservation Plan:

This property is not located in a Historic District.

E. ANALYSIS:

The application area is located near the western edge of Pulaski County, between Garrison Road (east) and the Pulaski County Line/Saline County boundary (west) in the City's ETJ. Properties in the general area contain residential, agricultural and farming zoning uses in all directions. Access to the property is via a private fifty (50) foot wide access easement from Garrison Road.

The current land use for the property is Residential Low (RL). This is the default land use for most areas in the ETJ. Land Use changes in this area are usually only made at the request of the owner. The applicant notes the property will remain as a single-family residence. The land use change and accompanying rezone is to allow for additional agricultural uses on the property. Furthermore, many lots in the area are also used for agriculture or are single-family with agricultural secondary uses.

F. STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request to amend the Land Use designation from Residential Low Density (RL) to Agriculture (A).

PLANNING COMMISSION ACTION: (FEBRUARY 13, 2025)

The applicant was present. The application came off consent agenda. Andrea Goodwin and Jennifer Maune represented the application. Andrea Goodwin, Jennifer Maune, Brian Maune and Traci Hogue spoke in support of the item. There were seven (7) persons in opposition. Deborah Reynolds, Julie Favonte, Thomas Burnett, Raymond Fletcher, Danny Crabtree, and Marieda Fletcher-Priest. Mr. Crabtree spoke at length about the Bill of Assurance for this property and the pending Civil lawsuit that is ongoing. After considerable discussion there was a motion and a second to approve the application as recommended by staff.

The vote was 9 ayes, 0 nays, 1 recused (McDonald) and 1 open position. The motion passed.

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