

FILE NO.: Z-9500-D

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NAME: Rezoning from R-2 to AF

LOCATION: 3708 Garrison Road

DEVELOPER:

Gary and Andrea Goodwin  
3708 Garrison Road  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Gary S. Goodwin – Owner  
Jennifer Maune – Agent

SURVEYOR/ENGINEER:

Johnston Surveying, Inc.  
37027 Hwy 300  
Roland, AR 72135

AREA: 24.28 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: N/A      PLANNING DISTRICT: 30      CENSUS TRACT: 42.02

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

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.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas

Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

**If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

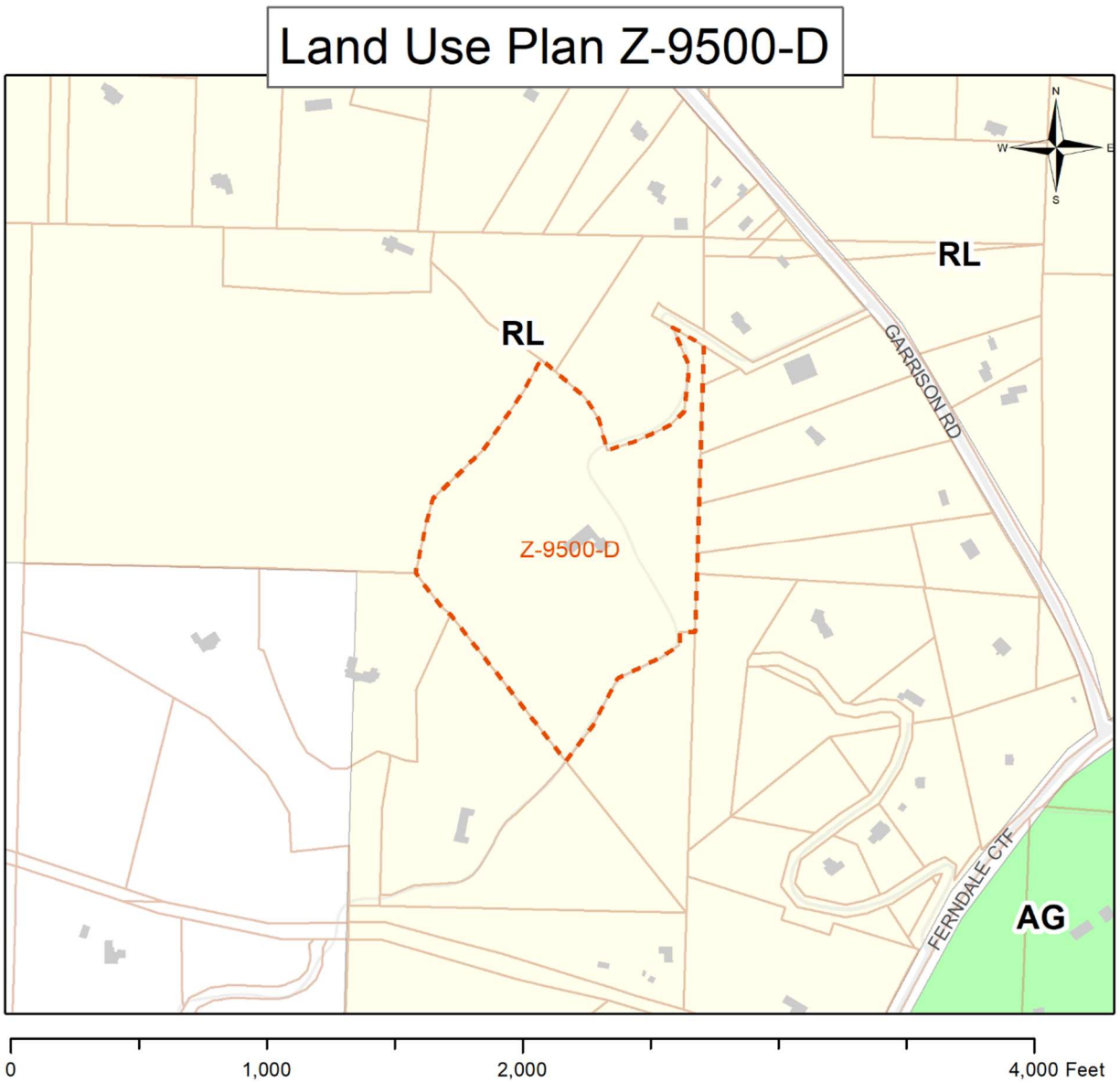
Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Buzzard Mountain Planning District. The Land Use Plan shows Residential Low (RL) for the requested area. 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 application is to Rezoning from R-2 to AF.



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.

This site is not located in an Overlay District.

Master Street Plan:

Garrison Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the 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. This street may require dedication of right-of-way and may require street improvements.



Bicycle Plan:

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

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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.

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.

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.

Staff is supportive of the requested rezoning to AF. The proposed AF zoning is not out of character for the area. The general area contains a large amount of AF zoning south, southeast, east and northeast of the subject property. The proposed AF zoning will represent a continuation of the zoning pattern within this overall area west of the Little Rock city limits.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested AF rezoning.

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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.