

FILE NO.: Z-8846-B

NAME: Rezoning from R-2 to M

LOCATION: North of 15500 Lawson Road

DEVELOPER:

Redstone Construction Group, Inc.
505 W. Dixon Road
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

LRQ, LLC
505 W. Dixon Road
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Clinton W. Gilbert
505 W. Dixon Road
Little Rock, AR 72206

AREA: 11.95 acres NUMBER OF LOTS: 1 parcel FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 18 CENSUS TRACT: 42.25

CURRENT ZONING: R-2 (Single-family District)

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 11.95 acres located within the Lincoln Avenue Place Interurban Addition north of 15500 Lawson Road from R-2 to M to allow use of the property as an extension of existing mining operations.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly wooded. Residential zoning and uses lie to the north and east of the property. A mixture of industrial and residential zoning and uses lie to the south. M (Mining) lies immediately west of the property.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 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 received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments received.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (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 remain less than 6 units per acre. The application is to rezone from Single Family District (R-2) to Mining District (M) to allow for the future expansion of an existing mining operation on to this site. There is an accompanying application to amend the Land Use Plan Map for this site to Mining (M).

Surrounding the application area, the Land Use Plan shows Mining (M) use to the west and south of the site. Residential Low Density (RL) is on the Plan Map to the north and east of the site. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. This area is currently zoned Mining, M and is an operating open pit mine. 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 remain less than 6 units per acre. The land to the north is vacant wooded land zoned R-2, Single Family District and owned by the applicant. The land to the east is also wooded, vacant and zoned R-2. However, it has been subdivided into three tracts with different owners.

Master Street Plan: There are no existing or proposed roads adjacent to or through this land.

Bicycle Plan: There are no existing or proposed bike routes adjacent to or through this land.

H. ANALYSIS:

Little Rock Quarries, LLC, owner of the 11.95 acre property located north of 15000 Lawson Road, is requesting that the property be rezoned from "R-2" Single-Family District to "M," Mining District. The rezoning is proposed to allow expansion of an existing mining operation. The property is currently undeveloped and mostly wooded. The property is comprised of multiple platted lots within the Lincoln Avenue Place Interurban Addition.

The property is located in an area of mixed uses and zoning along Lawson Road. Residential zoning and uses lie to the north and east of the property. A mixture of industrial, office and residential zoning and uses lie to the south. M (Mining) lies immediately to the west of the property. "OS" zoning and office uses lie south of the property which serves as a transitional zone for the residentially zoned properties within the general area.

The property takes access from the north side of Lawson Road which extends in a northwestern direction into the mining site. Access then turns into Hugh Taylor Road which runs north and south along the western portion of the property.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. A proposed land use plan amendment from "RL" to "M" mining is a separate item on this agenda.

Staff is supportive of the requested M zoning. Staff views the request as reasonable. The proposed M zoning will be consistent with the proposed expansion of mining operations currently existing on the property and this rezoning will be a continuation of the existing mining operations within the boundary of the Little Rock Quarries ownership. Staff believes the proposed M zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested "M" zoning.

PLANNING COMMISSION ACTION:

(MARCH 10, 2022)

The item was placed on consent agenda for approval. By a vote of 7 for, 0 against, 3 absent, and 1 vacant position the consent approval was approved.