

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property, located northwest of the northwestern corner of Chenal Parkway and Rahling Road, from C-3, General Commercial District, to R-2, Single-Family District (Z-5936-Q).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore 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>The owner of the 2.75-acre property, located northwest of the northwestern corner of Chenal Parkway and Rahling Road, is requesting that the property be reclassified from C-3, General Commercial District, to R-2, Single-Family District.</p> <p>None.</p> <p>Staff recommends approval of the R-2 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.</p> <p>Deltic Real Estate, LLC, owner of the 2.75-acre property located northwest of the northwestern corner of Chenal Parkway and Rahling Road, is requesting that the property be rezoned from C-3, General Commercial District, to R-2, Single Family District. The rezoning is proposed in order to incorporate this property into the existing R-2 zoned property immediately west for a single-family residential subdivision. The property is currently undeveloped and mostly tree covered.</p>	

**BACKGROUND
CONTINUED**

The property was rezoned from R-2 to C-3 in 2015 as part of a larger rezoning request. The applicant notes that a project for this property never came to fruition and was abandoned; therefore, the applicant is requesting to restore the previous R-2 zoning.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The proposed rezoning does not require an amendment to the future plan.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 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.