

**BACKGROUND
CONTINUED**

The applicant is proposing to leave the west fifty (50) feet of the property as an undisturbed buffer, as the property immediately to the west is currently zoned R-2, Single-Family District, and contains a single-family residence. The applicant is proposing that the buffer area be enhanced with low and mid-level landscape screening (where needed) at the time the property is developed. This is a condition that the applicant is proposing, and will run with the C-3 zoning of the property as a condition of development.

A two (2)-story single-family residence is located within the south half of the overall property, and a single driveway from Cantrell Road serves as access to the property. The majority of the property is undeveloped and tree covered, including the west fifty (50) feet of the site which is to serve as an undisturbed buffer as noted above.

The property is located in an area of mixed zoning and uses along Cantrell Road at the Chenonceau Boulevard intersection. A mixture of commercial uses and zoning, C-2, Shopping Center District, C-3 and PCD, Planned Commercial Development, is located across Cantrell Road to the north, northeast and northwest. C-3 zoned property, including a commercial strip center is located to the east across Chenonceau Boulevard, with undeveloped C-3 zoned property to the southeast. A large undeveloped O-3, General Office District, zoned tract is located to the south, with a large apartment complex to the southwest. Single-family residences on large R-2 zoned tracts are located to the east.

The City's Future Land Use Plan designates this property as "Suburban Office (SO)". A Land Use Plan Amendment from SO Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their May 13, 2021, 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.