

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 7, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located on the west side of South Shackleford Road, approximately ¼-mile north of Colonel Glenn Road from MF-18, Multifamily District, to O-2, Office and Institutional District. (Z-8142-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the ten (10)-acre property located on the west side of South Shackleford Road, approximately ¼-mile north of Colonel Glenn Road, is requesting that the zoning be reclassified from MF-18, Multifamily District, to O-2, Office and Institutional District. The original application was for 20.455 acres; however, the applicant amended the request to ten (10) acres prior to Planning Commission action.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Approval of the ordinance.</p>
BACKGROUND	<p>Landers Land Co. #6, LL., owner of the ten (10)-acre property located on the west side of Shackleford Road, approximately ¼-mile north of Colonel Glenn Road, is requesting to rezone the property from MF-18, Multifamily District, to O-2, Office and Institutional District. The rezoning is proposed to allow a future church development of the property.</p>

**BACKGROUND
CONTINUED**

The property is currently undeveloped and mostly wooded. The property has varying degrees of slope. Most of the property is at a higher elevation than Shackleford Road. Portions of the property were cleared of trees a few years ago. A Land Alteration Variance was approved on May 20, 2010, for the clearing and replanting of trees.

The general area contains a mixture of uses and zoning. Undeveloped property (zoned R-2 and O-2) is located north and west of the subject property. A large mobile home park and office warehouse development are located across Shackleford Road to the east. A mini-warehouse development and office warehouses are located to the south. Additional commercial and light industrial uses are located to the east and west along the Colonel Glenn Road corridor.

The City's Future Land Use Plan designates this property as Residential High Density (RH). A Land Use Plan Amendment to Service Trades District (STD) is a separate item on the agenda.

Staff is supportive of the requested rezoning to O-2. Staff views the request as reasonable. Staff feels that a church or office park development will be a nice addition to the existing use mix in this area near the intersection of I-430 and Colonel Glenn Road. The proposed O-2 zoning would represent a continuation in the existing O-2 zoning immediately west of this property. Staff believes that the proposed O-2 zoning of this property will have no adverse impact on the adjacent properties or the general area. O-2 is a site plan review district and any proposed development will require review and approval by the Planning Commission.

The Planning Commission reviewed this issue at its April 21, 2016, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing. The Commission voted to recommend approval of the rezoning, as part of the Consent Agenda. The vote was 11 ayes, 0 nays and 0 absent.