

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 3, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located west of 5224 Stagecoach Road from R-2, Single-Family District, to I - 1, Industrial Park District, MF-12, Multifamily District, and OS, Open Space District (Z-10010).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<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 55.80-acre property west of 5224 Stagecoach Road is requesting that the property be reclassified from R-2, Single-Family District, to I - 1, Industrial Park District, MF-12, Multifamily District, and OS, Open Space District.</p> <p>None.</p> <p>Staff recommends approval of the I-1, MF-12, and OS rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 3 absent.</p> <p>The applicant proposes to rezone 47.11 acres of property located west of 5224 Stagecoach Road from R-2 to I-1, MF-12 and OS. The north 36 acres is proposed to be rezoned from R-2 to I-1, with 2.31 acres along the east boundary being rezoned from R-2 to OS. This will serve as a 100-foot-wide green space buffer between the proposed I-1 zoning and the property to the east.</p> <p>The south 8.80 acres is proposed to be rezoned from R-2 to MF-12. This portion of the site contains multifamily housing, which has served the past seminary use.</p>
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**BACKGROUND
CONTINUED**

The Missionary Baptist Seminary has existed at this location for decades. The Seminary intends to relocate and wishes to rezone this property in order to facilitate the sale of the property. The request is in the 65th Street West Planning District. The Land Use Plan shows Light Industrial (LI), Office (O) Public Industrial (PI) for the requested area. The requested zoning will not require an amendment to the future plan.

The Planning Commission reviewed this request at their July 11, 2024, meeting and there were no objectors present. All owners of property located within 300 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.