

FILE NO.: Z-9546

NAME: Rezoning from R-3 to O-1

LOCATION: 1000/1100 block of Jonesboro Drive – east side

DEVELOPER:

City of Little Rock
500 West Markham Street
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

City of Little Rock

AREA: Approximately 2.06 acres NUMBER OF LOTS: 1 ½ blocks FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 9 CENSUS TRACT: 18

CURRENTLY ZONING: R-3

VARIANCES/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone all of Block 22 and the north ½ of Block 27, Cunningham Addition (except that portion located within the Jonesboro Drive right-of-way) from "R-3" Single Family District to "O-1" Quiet Office District. The rezoning is proposed to allow a future daycare development.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly grass covered. There is a scattering of trees throughout the property. An old paved roadway runs through the north portion (Block 22).

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the Hope, Oak Forest and Forest Hills Neighborhood Association 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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No Comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No Comments.

Planning Division: The request is in the I-630 Planning District. The Land Use Plan shows Park/Open Space (PK/OS) for the requested area. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The application is to change the property from R-3 (Single Family District) to O-1 (Quiet Office District) to allow for future development.

Surrounding the application area, the Land Use Plan shows Public Institutional (PI) to the north and southeast. Residential Low Density (RL) is shown to the east. To

the west is shown as Park/Open Space (PK/OS). The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. To the north is a branch public library and to the southeast is a church. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. There is a development single-family subdivision to the east of the site. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This is the land along and to the west of Jonesboro Drive.

Master Street Plan: To the north is 10th Street, to the east is Monroe Street and 11th Street traverses the site from east to west. All three roads are is a Local Street on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

The City of Little Rock, owner of the 2.06 acre property located within the 1000/1100 blocks of Jonesboro Drive (east side), is requesting that the property be rezoned from "R-3" Single Family District to "O-1" Quiet Office District. The property is comprised of all of Block 22 and the north one-half of Block 27, Cunningham Addition, except that portion located in the Jonesboro Drive right-of-way (zoned PR). The rezoning is proposed to allow a future daycare development. The property is currently undeveloped.

The property is located in an area of mixed zoning and uses. A mixture of commercial and office uses is located along West 12th Street to the south (zoned O-3, C-3 and PD-C). A large multifamily development, zoned PRD, is located on the south side of West 12th Street. Single family residences and undeveloped lots are located to the east and west. The Central Arkansas Library System Children's Library and Learning Center, including gardens and green house areas, is located on the O-1 zoned property to the north along the south side of I-630.

The City's Future Land Use Plan designates this property as "PK/OS" Park/Open Space. The requested O-1 zoning does not require an amendment to the future plan.

Staff is supportive of the requested O-1 rezoning. Staff views the request as reasonable. The proposed O-1 zoning will be compatible with the area, as the property immediately to the north is zoned O-1. O-3 zoning exists to the southeast,

west and northwest. The proposed O-1 zoning will represent a continuation of the zoning pattern along Jonesboro Drive, between West 12th Street and I-630. Staff believes the proposed O-1 zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-1 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 3, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.