

FILE NO.: Z-9817

NAME: Rezoning from R-3 and O-3 to PR

LOCATION: West side of Jonesboro Drive, between I-630 and West 12th Street

DEVELOPER:

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

OWNER/AUTHORIZED AGENT:

City of Little Rock – Owner
Development Consultants, Inc. – Agent

SURVEYOR/ENGINEER:

Development Consultants, Inc.
2200 N. Rodney Parham Road, Suite 220
Little Rock, AR 72212

AREA: Approx. 6.55 acres NUMBER OF LOTS: 37 lots FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 9 CENSUS TRACT: 18

CURRENT ZONING: R-3 and O-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a total of approximately 6.55 acres located along the west side of Jonesboro Drive, between I-630 and West 12th Street, from R-3 and O-3 to PR for future parks development.

B. EXISTING CONDITIONS:

The property is undeveloped and partially tree covered, with varying degrees of slope.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock 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.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus

access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal’s Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-3 & O-3 to PR.

The application area is bound on the north by Interstate 630 and the south by W 12th Street. On the west is a large area of Residential Low Density (RL) with single-family residences. West along W 12th Street is Office (O) with medical and end of life services. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. East is Park/Open Space (PK/OS) and Public/Institutional (PI) with a public library. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. 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.

Master Street Plan:

South Van Buren Street, Maryland Avenue, West 10th Street, and West 11th Street are local streets. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map shows a proposed Class 3 Bicycle Route along Jonesboro Drive which is designated with only signage for bicycle use. These routes use the existing vehicular area, with no physical separation.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone a total of approximately 6.55 acres located along the west side of Jonesboro Drive, between I-630 and West 12th Street, from R-3 and O-3 to "PR" Park and Recreation District for future parks development. The property is comprised of the following platted lots:

- All of Block 7, Cunningham's Addition
- All of Block 10, Cunningham's Addition
- All of Block 23, Cunningham's Addition
- Lots 4 thru 8, Block 26, Cunningham's Addition

The property is currently undeveloped and partially tree covered, with varying degrees of slope. There is a mixture of residential, parks, office and commercial uses and zoning in this general area along West 12th Street and I-630.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density and "PK/OS" Park/Open Space. The proposed PR zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested PR zoning. Staff views the request as reasonable. There is a large area of PR zoning immediately to the north (across I-630), which includes the Little Rock Zoo and War Memorial facilities.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PR rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff analysis” above. The item stayed on the Consent Agenda for approval. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays, 0 absent and 2 open positions.