

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2022 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at 3301, 3305, 3317 and 3319 Asher Avenue from R-3, Single-Family District, to C-3, General Commercial District (Z-9719).</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;">Bruce T. Moore 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 0.97-acre property (four (4) lots), located at 3301, 3305, 3317 and 3319 Asher Avenue, is requesting that the property be rezoned from R-3, Single-Family District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 abstention (Thomas) and 1 open position.</p> <p>The applicant is proposing to rezone four (4) lots (0.97-acre total) at 3301, 3305, 337 and 3319 Asher Avenue from R-3, Single-Family District, to C-3, General Commercial District. The proposed rezoning is to allow Church-related uses associated with Total Outreach for Christ Ministries.</p> <p>A one (1)-story frame single-family residence is located on each of the two (2) lots at 3301 and 3305 Asher Avenue. The properties at 3317 and 3319 Asher Avenue are occupied by Total Outreach for Christ Ministries, including a two (2)-story building, paved parking and playground area (basketball court). A driveway from South Martin Street serves as access to the property at 3317/3319 Asher Avenue.</p>
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**BACKGROUND
CONTINUED**

This general area along Asher Avenue contains a mixture of uses and zoning. C-3 zoning is located along the north side of Asher Avenue, within the 3200 and 3400 blocks of Asher Avenue. The Total Outreach for Christ Ministry Campus is located along the north side of Asher Avenue, within the 3300 block of Asher Avenue (zoned R-3). A mixture of O-3, General Office District, I-2, Light Industrial District, PID, Planned Industrial Development, and C-3 zoning is located to the west along the south side of Asher Avenue. A mixture of R-3, C-1, Neighborhood Commercial District, C-3, PID, I-2 and O-3 zonings are located to the east along the south side of Asher Avenue. Properties south of the subject property are zoned R-3 and contain a mix of single family residences and vacant lots.

The City's Future Land Use Plan designates this property as Mixed Use (MX). A Land Use plan amendment to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their September 8, 2022, meeting and there were two (2) 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.

**BACKGROUND
CONTINUED**

The property currently undeveloped and mostly wooded. The property contains varying degrees of slope, primarily sloping downward from north to south. Grassy Flat Creek is located adjacent to this property to the east.

The site is located at the north end of Brookside Drive adjacent to an existing O-3 zoned site with a Health and Rehabilitation Center to the west. The property is bordered on the southwest by a POD, Planned Office Development, and an R-5, Urban Residence District, zoned apartment development. Mostly single-family residential developments border the east and north sides and of the site.

The City's Future Land Use Plan designates the property as Residential High Density (RH). The proposed R-2 zoning will not require an amendment to the City's Land Use Plan.