

September 24, 2020

ITEM NO.: 7

Name: Resolution expressing intent to Zone Southeast Planning Area

Location: The area south and east of the currently Zoning area to the Planning Boundary

Source: City of Little Rock

PROPOSAL / REQUEST:

To approve a resolution expressing the intent to zone the remaining extra-territorial area.

ANALYSIS:

The State enabled the City to zone the area surrounding the City within three miles in the late 1980s. This was an extension of the previously allowed zoning both up and down stream on the Arkansas River (navigable stream) which had been allow for many years.

Little Rock and other Arkansas City have been allowed to enforce their Subdivision Ordinances in their Planning Areas for many years. This is done to help assure that roadway corridors both existing and proposed are protected from development. The government gets right-of-way and in some cases construction of needed roads through the subdivision process. Little Rock has been doing this for decades within all of its Planning jurisdiction.

Little Rock began implementing the zoning power in the western Planning Area since this is where more growth was being seen in the subdivision process. During the 1990s and early 2000s, Little Rock implemented zoning for its Planning Area west of the City. Several use issues have been brought to the City within the area south and east of the City. Since zoning had not been enacted for the area there was nothing the City could do to address these concerns. The City believes it is now time to implement zoning in the remaining Planning area. This is so that the City might be able to address use issues that might be a nuisance and have negative impacts on the area.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 2020)

The Item was places on consent agenda for approval. By a vote of 9 for, 0 against and 2 absent the consent agenda was approved.

RESOLUTION 150

TO EXPRESS THE INTENT OF THE CITY OF LITTLE ROCK TO ZONE THE LITTLE ROCK PLANNING AREA SOUTHEAST OF THE CITY OF LITTLE ROCK.

WHEREAS, the City of Little Rock has authority to zone within 3-miles of the City Limits under Arkansas Code 14-56-413, and;

WHEREAS, the City of Little Rock has initiated zoning in all other portions on the City of Little Rock Planning Area, and;

WHEREAS, the City of Little Rock wishes to have orderly and compatible growth within areas adjacent to the City which could become part of the Little Rock.

NOW, THEREFORE, BE IT RESOLVED BY THE LITTLE ROCK PLANNING COMMISSION;

SECTION 1. That the City of Little Rock intends to exercise the Little Rock Zoning Ordinance within the Planning Area to the south and east of the City, to meet the necessity of orderly and compatible growth in the area south and east of the currently zoned areas within the boundaries of the Little Rock Planning Area.

PASSED: 9/24/20



Chairman



Secretary