

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 5, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at the northeast end of Ranch Boulevard, at the 8800 block from R-2, Single-Family District, to OS, Open Space District (Z-9359).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 1.60-acre property located at the northeast corner of Ranch Boulevard, at the 8800 block, is requesting that the property be reclassified from R-2, Single-Family District, to OS, Open Space District.</p> <p>None.</p> <p>Staff is supportive of the requested OS rezoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 10 ayes, 0 nays and 1 absent.</p> <p>Pinnacle Ridge Development and Ranch Properties, Inc., owners of the 1.60-acre property located at the northeast end of Ranch Boulevard (8800 block), are requesting to rezone the property from R-2, Single-Family District, to OS, Open Space District. The rezoning is proposed in order to utilize the property for parking for the Nature Conservancy Park located to the north.</p>	

**BACKGROUND  
CONTINUED**

The property is undeveloped and partially wooded. A gravel driveway extends across the property, from Ranch Boulevard to the park property to the north. A Little Rock and Western Railroad right-of-way is located along north property boundary, between the property and the park. The properties to the east and south are undeveloped and zoned R-2. Single-family residences are located further south and to the west.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested OS zoning does not require an amendment to the plan.

Staff is supportive of the requested OS rezoning and views the request as reasonable. The property has a history of being utilized as access and parking for The Nature Conservancy Park located across the railroad right-of-way to the north. The rezoning would allow for this continued use and development of a more permanent parking lot for the park. Staff believes rezoning this property to OS will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its October 4, 2018, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the River Valley Property Owners Association were notified of the public hearing.