

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 15, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 18601 Cooper Orbit Road from R-2, Single-Family District, to AF, Agriculture and Forestry District (Z-9561).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the 3.73-acre property located at 18601 Cooper Orbit Road is requesting that the property be reclassified from R-2, Single-Family District, to AF, Agriculture and Forestry District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the AF rezoning. The Planning Commission voted to recommend approval by 10 ayes, 0 nays, 0 absent and 1 open position.</p>
BACKGROUND	<p>Second Baptist Church, owner of the 3.73 acres of property located at 18601 Cooper Orbit Road and along the east side of Cooper Orbit Road, is requesting that the property be rezoned from R-2, Single-Family District, to AF, Agriculture and Forestry District. The rezoning is proposed in order to incorporate the two (2) pieces of property into the Lake Nixon Daycamp and Conference Center property for future development.</p> <p>The 2.74-acre property at 18601 Cooper Orbit Road contains a one (1)-story single-family residential structure within the south half of the property, with the remainder of the property being undeveloped. The 0.99-acre property located to the south along the east side of Cooper Orbit Road is undeveloped and mostly wooded.</p>

**BACKGROUND
CONTINUED**

Both properties are adjacent to AF zoned property which is part of the Second Baptist Church overall ownership. The properties in this general area are predominantly zoned AF and R-2, and contain the Lake Nixon Daycamp development, single-family residences and a large amount of undeveloped property. A PCD, Planned Commercial Development, zoned property is located to the southeast, along the north side of Colonel Glenn Road.

The City's Future Land Use Plan designates this property as PI, Public Institutional. The requested AF zoning will not require a plan amendment.

The Planning Commission reviewed this request at their May 13, 2021, meeting and there were no 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.