

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning 3.06 acres of property located at 13525 West Markham Street from MF-18, Multifamily District, to O-3, General Office District (Z-3286-A).</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 3.06-acre property located at 13525 West Markham Street is requesting that the zoning be reclassified from MF-18, Multifamily District, to O-3, General Office District.</p> <p>None.</p> <p>Staff recommends approval of the O-3 zoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>King of King’s Lutheran Church, owner of the 3.06-acre property located at 13525 West Markham Street, is requesting that the zoning of the property be reclassified from MF-18, Multifamily District, to O-3, General Office District. The property is located at the southwest corner of West Markham Street and Shadow Lake Drive. The rezoning is be proposed in order to redevelop the property for a medical clinic.</p> <p>The property is currently occupied by a church development containing two (2) buildings. The larger of the two (2) buildings is located near the center of the overall property. A smaller building is located near the southwest corner of the site. A driveway near the northwest corner of the property serves as access to the site.</p>
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**BACKGROUND
CONTINUED**

A paved parking area is located on the south side of the larger structure.

The City's Future Land Use Plan designates this property as RH, Residential High Density. Staff is not requiring a land use plan amendment at this time for the proposed O-3 rezoning. If the property is developed as an office use, the future land use plan can be amended at a later date to reflect the office use.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. The proposed O-3 zoning will represent a continuation of the zoning pattern in this general area along West Markham Street and Chenal Parkway, east of Parkway Place Drive. The adjacent properties to the west and north are currently zoned O-3. Staff believes that development of this property as an office use will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their July 16, 2020, meeting and there was one (1) objector present who showed up late and turned in a speaker card after the Consent Agenda. All owners of property located within 200 feet of the site, as well as the Parkway Place Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.