

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 20, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at the north end of Brookside Drive from O-3, General Office District, to R-2, Single-Family District (Z-7091-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS

The owner of the 1.69-acre property, located at the north end of Brookside Drive, is requesting that the property be reclassified from O-3, General Office District, to R-2, Single-Family District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the R-2 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.

BACKGROUND

On September 9, 2021, the Planning Commission approved a preliminary subdivision plat of 10.66-acre property at the north and east sides of Brookside Drive. As part of the application, the applicant requested that the northern 8.67 acres revert to a R-2, Single-Family District, zoning from an expired PDR, Planned Development Residential, and the south 1.69 acres be rezoned to R-2 at a later date prior to development of the site.

The applicant is proposing to rezone the 1.69 acres at the North end of Brookside Drive from O-3, General Office District, to R-2, to allow for the previously-approved single-family development. This proposed rezoning is a follow-up to the single-family plat approved on September 9, 2021.

**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.

The Planning Commission reviewed this request at their July 14, 2022, 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.