

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 18, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 8900 South Heights Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District (Z-9370).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<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 0.685-acre property located at 8900 South Heights Road is requesting that the property be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the requested C-1 zoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request by a vote of 6 ayes, 0 nays and 5 absent.</p> <p>Kelli Reep, owner of the 0.685-acre property located at 8900 South Heights Road, is requesting to rezone the property from R-2, Single-Family District, to C-1, Neighborhood Commercial District. The rezoning is proposed for future commercial redevelopment of the property.</p> <p>The property is located at the southwest corner of South Heights Road and Baseline Road. A one (1)-story rock and frame single-family residence is located within the north half of the property.</p>	

**BACKGROUND
CONTINUED**

A two (2)-car wide carport/storage building is located at the southeast corner of the residence. A two (2)-car wide gravel driveway from South Heights Road serves as access to the carport structure.

The property is located in an area of mixed uses and zoning. Mixed commercial uses, zoned C-1, C-3, General Commercial District, C-4, Open Display Commercial District, and PCD, Planned Commercial Development, are located across Baseline Road to the north. Single-family residences are located to the south. A commercial strip center (zoned R-2) and C-1 zoned property are located to the east. Mixed office-type uses, including a church, are located on the R-2, O-3, General Office District, and C-3 zoned property to the west.

The City's Future Land Use Plan designates this property as Mixed Office and Commercial (MOC). The requested C-1 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-1 rezoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses along Baseline Road, a principal arterial roadway. Existing O-3, C-1 and C-3 zoned properties are located along the south side of Baseline Road in this immediate area. Therefore, the proposed C-1 zoning will represent a continuation of the zoning pattern in this area. Staff believes rezoning this property to C-1 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its November 15, 2018, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Upper Baseline, OUR and SWLR United for Progress Neighborhood Associations were notified of the public hearing.