

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 16, 2021 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning property located at 14103 Taylor Loop Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District (Z-7697-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
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<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 0.90-acre property located at 14103 Taylor Loop 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 C-1 rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The John and Frances Knowles Revocable Trust, owner of the 0.90-acre property located at 14103 Taylor Loop Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-1, Neighborhood Commercial District. The property is located on the east side of Taylor Loop Road, south of Cantrell Road, and is comprised of two (2) lots. The rezoning is proposed to allow for the development of a nail salon.</p> <p>The general area where the property is located contains a mixture of zoning and uses. Two (2) single family residences, a convenience store and mixed commercial uses are located to the north along Cantrell Road.</p>
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**BACKGROUND  
CONTINUED**

An animal clinic, dental clinic, branch bank and other commercial uses are located across Taylor Loop Road to the west. An office zoned property and single family residences are located to the south. Single-family residences are also located to the east.

The City's Future Land Use Plan designates this property as T, Transition. The requested C-1 zoning will not require a plan amendment.

Staff is supportive of the requested C-1 zoning. Staff views the request as reasonable. Staff believes that the proposed C-1 zoning will allow the appropriate transition from the single family uses and zoning to the south to the heavier commercial uses and zoning to the north along Cantrell Road. The subject property is sandwiched between an office development immediately along its south boundary and a convenience store with gas pumps development two (2) properties to the north at the southeast corner of Cantrell Road and Taylor Loop Road. The existing POD zoning at 14116 Taylor Loop Road to the southwest previously contained a beauty salon/beauty school development. The requested rezoning should have no adverse impact on the general area.

The Planning Commission reviewed this request at their January 14, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Westbury Neighborhood Association and the Westchester Neighborhood Association, were notified of the public hearing. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.