

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a requested rezoning from R-2, Single-Family District, to C-3, General Commercial District (with condition), located at 8216 Cantrell Road. (Z-8829-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant, Ernest J. Peters, is appealing the Planning Commission’s denial of a requested rezoning from R-2, Single-Family District, to C-3, General Commercial District (with condition).
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested C-3 (with condition) rezoning. The Planning Commission voted to recommend denial of the requested C-3 (with condition) rezoning by a vote of 2 ayes, 9 nays and 0 absent.
BACKGROUND	Heights Real Estate Company, owner of the 0.53-acre property located at 8216 Cantrell Road, is requesting to rezone the property from R-2, Single-Family District, to C-3, General Commercial District. The property is located on the north side of Cantrell Road, west of Andover Court. The rezoning is proposed in order to allow expansion of the existing parking area to serve Cantrell Heights Shopping Center, located immediately to the east.

**BACKGROUND
CONTINUED**

On April 21, 2016, during the Planning Commission public hearing, the applicant amended the application by adding the following condition to the requested C-3 zoning:

- The proposed C-3 zoning will only be for the development of a parking lot expansion to serve the Cantrell Heights Shopping Center.

The property is current undeveloped. The south portion of the property is grass covered. The north portion is partially tree-covered. The property slopes downward from front to back (south to north).

The properties to the north and west are zoned R-2, with single-family residences located immediately to the west and further to the north. An office development and the entry to Reservoir Park are located across Cantrell Road to the south. The reservoir is located to the southwest. A mixture of commercial, residential (multi-family) and office uses and zoning is located to the east and southeast.

The City's Future Land Use Plan designates this property as RL, Residential Low Density, C, Commercial. The requested rezoning to C-3 will not require an amendment to the plan.

Staff does not support the requested C-3 rezoning. Staff feels the commercial zoning is not appropriate for the subject property. A west boundary line for commercial zoning and development was established a number of years ago. Staff feels that it is appropriate for this boundary line to remain in place. The POD, Planned Office Development, across Cantrell Road to the south was an in-fill/transitional development between the commercial zoning and the reservoir. Staff believes that extending the existing commercial line further to the west could have an adverse impact on the single-family properties immediately to the west and the general area.

The Planning Commission reviewed the C-3 rezoning request at its April 21, 2016, meeting. There were several objectors present. All owners of property located within 200 feet of the site and the Robinwood and Kingwood Neighborhood Associations were notified of the public hearing.