

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2023 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning the property located at 12006 Chicot Road from R-2, Single-Family District, to C-3, General Commercial District (Z-9803).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">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 2.27-acre property 12006 Chicot Road from R-2, Single-Family District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends denial of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 1 nay, 1 absent, and 1 open position.</p> <p>The property owner of the 2.27-acre lot located at 12006 Chicot Road from R-2, Single-Family District, to C-3, General Commercial District, to allow future commercial development.</p> <p>The property is currently undeveloped and partially gravel covered. Most of the surrounding properties are zoned R-2, with the Deer Meadow single-family subdivision being located across Chicot Road to the east. Abutting properties to the north and south are zoned C-3. There are also R-2 zoned abutting properties to the north, with R-2 zoning to the west.</p> <p>The City’s Future Land Use Plan designates this property as “C” Commercial (C). The requested C-3 zoning does not require an amendment to the future Land Use Plan.</p>
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**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their July 13, 2023, meeting and there was one (1) objector 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.