

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 1, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 2410 Glover Street from PD-C, Planned Development – Commercial, to C-1, Neighborhood Commercial District (Z-3250-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 0.49-acre property, located at 2410 Glover Street, is requesting that the property be rezoned from PD-C, Planned Development – Commercial, to C-1, Neighborhood Commercial District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the C-1 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
BACKGROUND	<p>The applicant requests to rezone the 0.49-acre property from PD-C, Planned Development – Commercial, to C-1, Neighborhood Commercial District, to allow the existing building to be utilized for Neighborhood Commercial use. The applicant originally requested C-3, General Commercial District, zoning, but amended the application to C-1 early in the process.</p> <p>The property currently contains a 1,914 square-foot primary commercial structure at the east end of the property with a paved parking area connecting to Glover Street for approximately eight (8) vehicles.</p>	

**BACKGROUND
CONTINUED**

The site also contains three (3) metal frame accessory structures in the rear (west) portion of the property. The remainder of the property is mostly lawn area with a wood frame fence around the south, west, and north perimeters of the site. The property contains varying degrees of slope, primarily sloping downward from north to south with a designated ten (10)-foot Utility Easement along the northern perimeter of the property.

The City's Future Land Use Plan designates this property as Residential High Density (RH). A proposed Land Use Plan amendment from RH to Neighborhood Commercial (NC) is a separate item on this agenda.

The Planning Commission reviewed this request at their November 10, 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.

**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.