OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION APRIL 16, 2024 AGENDA

Subject:	Action Required:	Approved By:
An ordinance rezoning the property located at 8707 Mabelvale Pike, from C-3, General Commercial District, to C-4, Open Display District (Z-8284-B).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Emily Cox Acting City Manager
SYNOPSIS	The owner of the 2.48-acre property, located at 8707 Mabelvale Pike, is requesting that the property be reclassified from C-3, General Commercial District, to C-4, Open Display District.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 absent.	
BACKGROUND	The property owner requests to rezone the 2.48-acre property, located at 8707 Mabelvale Pike, from C-3, General Commercial District, to C-4, Open Display District, to allow for future commercial development. The property is located on the south side of Mabelvale Pike, at Mabelvale Drive, and is currently undeveloped and partially tree-covered. The City's Future Land Use Plan designates this property as Commercial (C), and the proposed C-4 zoning does not require an amendment to the Future Land Use Plan.	

BACKGROUND CONTINUED

The Planning Commission reviewed this request at their March 14, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.