

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 317 South Shackleford Road from C-2, Shopping Center District, to C-3, General Commercial District. (Z-5093-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 2.06-acre property, located at 317 South Shackleford Road, is requesting that the property be rezoned from C-2, Shopping Center District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent and 1 abstention.</p> <p>The applicant requests to rezone the 2.06-acre property located at 317 South Shackleford Road from C-2, Shopping Center District, to C-3, General Commercial District, for future commercial development of the property.</p> <p>The property is occupied by a one (1)-story commercial building which was previously used as a restaurant. An access drive from South Shackleford Road is located near the northwest corner of the property. Paved parking is located on all sides of the building. The property is located on the east side of South Shackleford Road, with interstate right-of-way along the property's west and south boundaries.</p>	

**BACKGROUND
CONTINUED**

The south fifty (50) feet of the overall property is zoned OS, Open Space District, and serves as a buffer between this property and the R-2, Single-Family District, zoned property to the south. In addition, the east fifty (50) feet of the property was designated as an open space buffer by Instrument No. 2007023298 and serves as a buffer between the developed portion of the property and Interstate 430.

The property is located in an area of commercial zoning along South Shackleford Road. The property immediately to the north is zoned PCD, Planned Commercial Development, and contains a hotel complex. The properties further north are zoned PCD and C-3. The properties across South Shackleford Road to the west are zoned C-3 and contain mixed commercial uses.

The City's Future Land Use Plan designates this property as C, Commercial. The proposed C-3 zoning will not require an amendment to the future land use plan.

The Planning Commission reviewed this request at their March 9, 2023, 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.