

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 20, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located along the east side of Bowman Road (4000 Block), west of Interstate 430, south of Brodie Creek from C-2, Shopping Center District, and PCD, Planned Commercial Development, to C-4, Open Display District (Z-3371-FFF).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the 52.9-acre property, located along the east side of Bowman Road (4000 Block), west Interstate 430 and south of Brodie Creek is requesting that the property be reclassified from C-2, Shopping Center District, and PCD, Planned Commercial District, to C-4, Open Display District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the C-4 rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	CBBRDI BC, LLC/CGBRDI Holdings, owner of the 52.9 acres of property located along the east side of Bowman Road (4000 Block), west of Interstate 430 and south of Brodie Creek, is requesting that the property be rezoned from C-2, Shopping Center District, and PCD, Planned Commercial District, to C-4, Open Display District.

**BACKGROUND
CONTINUED**

The rezoning is proposed to allow for a future multi-lot commercial development.

The property is currently undeveloped, with portions of the overall property being tree covered. Some site work was previously done on portions of the property in preparation for future development. The PCD zoned portion, which represents approximately one-half of the overall site, was previously approved for a mixed shopping center, office and warehouse development.

The subject property is located in an area containing a mixture of zoning and uses. Several auto dealerships, a drive-in restaurant, movie theatre and a large office development are located to the south on properties zoned C-2, C-3 and C-4. Floodway (zoned OS, Open Space District), undeveloped MF-12, Multifamily District, zoned property, single-family residences and a large church development (POD, Planned Office Development) are located to the north. A multifamily development, a large ranch, mobile home park and office/warehouse development are located on properties zoned R-2, PD-R, Planned Development – Residential, and POD to the west and southwest. Undeveloped O-2 zoned property is located across Interstate 430 to the east.

The City's Future Land Use Plan designates this property as MOC, Mixed Office and Commercial. The requested C-4 zoning will require an amendment to the Land Use Plan, from MOC to C, Commercial. The plan amendment is a separate application on this agenda.

The Planning Commission reviewed this request at their March 11, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.