

**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 property located at 5804/5808 Baseline Road from R-2, Single-Family District, to C-3, General Commercial District (Z-9562).</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: right;">SYNOPSIS</p>	<p>The owner of the 3.74-acre property located at 5804/5808 Baseline Road is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District.</p>	
<p style="text-align: right;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: right;">RECOMMENDATION</p>	<p>Staff recommends approval of the C-3 rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<p style="text-align: right;">BACKGROUND</p>	<p>Baseline Developers, Inc., owner of the 3.74-acre property located at 5804/5808 Baseline Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-3, General Commercial District. The property is located on the north side of Baseline Road, approximately 750 feet east of Geyer Springs Road. The rezoning is proposed to allow future commercial re-development of the site.</p> <p>The property currently contains two (2) commercial buildings located within the south one-third of the site. Paved parking is located on the south side of the buildings. The remainder of the site is undeveloped.</p>	

**BACKGROUND
CONTINUED**

The site is located in an area of mixed uses and zoning along Baseline Road. Commercial uses and zoning (C-3) are located east and west of the existing commercial buildings. A mobile home park (R-2) is located along the remainder of the east property boundary. Three (3) single-family structures (R-2) are located across Elrod Drive to the west, and a large commercial development is also located to the west. A commercial parking lot and a cell tower site is located to the north. A multifamily development and mixed commercial uses are located to the south, along the south side of Baseline Road.

The City's Future Land Use Plan designates this property as C, Commercial, and the requested C-3 zoning will not require a plan amendment.

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.