



**BACKGROUND  
CONTINUED**

The area contains a mixture of zoning and uses. A church is located on R-3, Single-Family District, zoned property immediately south and west of the site. Two (2) apartment buildings and an auto repair business (zoned I-2) are located across Mabelvale Pike to the east. Two (2) older single family residences (zoned C-3) are located to the north, with a large strip center commercial building (zoned I-2, Light Industrial District) further north. The general area contains a few other single-family residential structures and several commercial and light industrial uses.

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-4 zoning. Staff views the request as reasonable. Staff feels that C-4 zoning is appropriate for this site given the amount of surrounding heavy commercial and light industrial uses and zoning in this area south of Asher Avenue. A small used car sales business recently occupied the C-4 zoned property approximately one (1)-block to the south. Staff believes that the proposed C-4 zoning is in keeping with the existing zoning and use pattern for this general area, and that it should have no adverse impact on the surrounding properties.

The Planning Commission reviewed this issue at its March 30, 2017, meeting, and there were no objectors present.

All owners of property located within 200 feet of the site and the South of Asher, Curran Conway and Southwest Little Rock United for Progress Neighborhood Associations were notified of the public hearing.