## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

## BOARD OF DIRECTORS COMMUNICATION MAY 2, 2017 AGENDA

Subject:	Action Required:	Approved By:
An ordinance rezoning property located at 3412/3414 Mabelvale Pike from C-1, Neighborhood Commercial District, to C-4, Open Display District. (Z-3051-B)	√ Ordinance Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The owner of the 0.28-acre property located at 3412/3414 Mabelvale Pike is requesting that the zoning be reclassified from C-1, Neighborhood Commercial District, to C-4, Open Display District, to allow for a small used car sales business.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested C-4 zoning. The Planning Commission voted to recommend approval of the C-4 zoning by a vote of 11 ayes, 0 nays and 0 absent.	
BACKGROUND	Billy Morden, owner of the 0.28-acre property located 3412/3414 Mabelvale Pike, is requesting to rezone the property from C-1, Neighborhood Commercial District, to C-4, Open Display District. The property is located on the west side of Mabelvale Pike, between West 34 <sup>th</sup> and West 35 <sup>th</sup> Streets. The property is comprised of two (2) platted lots, Lots 3 and 4, Block 7, Ruebel and Leymer Addition. The property is currently undeveloped. Remnants of paving and concrete exist within the south half of the property for a house and parking pad which previously existed on the site.	

## 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.