

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 7, 2016 AGENDA**

<p><b>Subject:</b></p> <p>A ordinance rezoning property located at 7825/7825 ½ Stagecoach Road from C-1, Neighborhood Commercial District, to C-4, Open Display District. (Z-4283-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 0.81-acre property located at 7825/7825 ½ Stagecoach Road is requesting that the zoning be reclassified from C-1, Neighborhood Commercial District, to C-4, Open Display District.</p> <p>None.</p> <p>Approval of the ordinance.</p> <p>The Albert Ross Sparks Family Trust, owner of the 0.81-acre property located at 7825/7825 ½ Stagecoach Road, is requesting to rezone the property from C-1, Neighborhood Commercial District, to C-4, Open Display District. The property is located at the southeastern corner of Stagecoach Road and Sibley Hole Road. The rezoning is proposed to allow for future C-4 Commercial use of the property.</p> <p>The property is comprised of two (2), one (1)-story brick, and frame residential structures which were converted to commercial use. A gravel driveway from Stagecoach Road serves as access. A gravel parking lot is located on the west and south sides of the existing buildings. The property currently contains general office and commercial catering uses.</p>
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**BACKGROUND  
CONTINUED**

The general area contains a mixture of uses and zoning. Single-family residences and undeveloped property (zoned R-2, Single-Family District, and C-3, General Commercial District) are located to the north. Undeveloped C-2-zoned property and a plant nursery (PCD) are located to the south. Single-family residences and undeveloped property is located to the east. A restaurant/bar (R-2), single-family residence and undeveloped property are located to the west across Stagecoach Road, along the east side of Interstate 430.

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

Staff is supportive of the requested rezoning to C-4. Staff views the request as reasonable. The property is located at the major intersection of Stagecoach Road and Interstate 430. The current C-1 zoning is a neighborhood commercial zoning, which typically would be found along the outer edge of a more dense residential development(s). Staff feels that the location of this property at a principal arterial/interstate intersection makes it more conducive to the requested C-4 zoning, a heavier commercial zoning. The requested C-4 zoning is in compliance with the Future Land Use Plan and represents a continuation of the commercial zoning pattern for this area. Staff believes that the proposed C-4 zoning of this property will have no adverse impact on the adjacent properties or the general area. Any redevelopment or reuse of this site for commercial use will require full compliance with applicable development codes.

The Planning Commission reviewed this issue at its April 21, 2016, meeting. There were no objectors present. All owners of property located within 200 feet of the site and the SWLR United for Progress and Stagecoach-Dodd Neighborhood Associations were notified of the public hearing. The Commission voted to recommend approval of the rezoning, as part of the Consent Agenda. The vote was 11 ayes, 0 nays and 0 absent.