

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 18, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at the northeast corner of Production Drive and Distribution Drive from C-3, General Commercial District, to C-4, Open Display Commercial District (Z-9796).</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: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 0.752-acre property located at the northeast corner of Production Drive and Distribution Drive is requesting that the property be reclassified from C-3, General Commercial District, to C-4, Open Display Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p> <p>The applicant proposes to rezone 0.752-acre of property from C-3, General Commercial District, to C-4, Open Display Commercial District for future commercial development.</p> <p>The property is currently undeveloped and grass covered. The property is located at the northeast corner of Production Drive and Distribution Drive; both street frontages are improved with curb and gutter.</p>
--	--

**BACKGROUND
CONTINUED**

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

The Planning Commission reviewed this request at their June 8, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.