

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 17, 2021 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 8519 Scott Hamilton Drive from R-2, Single-Family District, to C-4, Open Display Commercial District (Z-9592).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the 0.664-acre property, located at 8519 Scott Hamilton Drive, is requesting that the property be reclassified from R-2, Single-Family District, to C-4, Open Display Commercial District.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends denial of the C-4 rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>Jorge and Daisy Vasquez, owners of the 0.664-acre property located at 8519 Scott Hamilton Drive, are requesting that the property be rezoned from R-2, Single-Family District, to C-4, Open Display District. The rezoning is proposed to allow development of a used auto dealership.</p> <p>The property is currently undeveloped. All of the surrounding properties are zoned R-2, Single-Family District. Single-Family residences are located south and east of the subject property. Undeveloped R-2 zoned property is located immediately to the north, with a liquor store and bar located just further north. A nonconforming mobile home park is located across Scott Hamilton Drive to the west. A nonconforming auto sales lot is located to the southwest.</p>	

**BACKGROUND  
CONTINUED**

The City's Future Land Use Plan designates this property as Residential Medium (RM) Density. A Land Use Plan amendment from RM Density to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their July 8, 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.