

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 17, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning property located at the 5700 Block of Geyer Springs Road (west side) from R-2, Single-Family District, to I-2, Light Industrial District. (Z-2255-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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 0.80-acre property located at the 5700 Block of Geyer Springs Road (west side) is requesting that the zoning be reclassified from R-2, Single-Family District, to I-2, Light Industrial District.</p> <p>None.</p> <p>Staff recommends approval of the requested rezoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>Thomas C. Blackmon, Jr., owner of the 0.80-acre property located on west side of Geyer Springs Road within the 5700 block, is requesting to rezone the property from R-2, Single-Family District, to I-2, Light Industrial District. The rezoning is proposed in order to incorporate the property into the I-2 zoned property to the north and west, which contains an auto auction business. The 0.80-acre property is currently undeveloped, and the west half of the property was previously used by an auto dealership for vehicle parking/storage. The east half of the property is undeveloped and tree-covered. A creek bed runs north/south through the center of the property.</p>
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**BACKGROUND
CONTINUED**

The property is located in an area of mixed uses and zoning between Geyer Springs Road and South University Avenue. The property immediately north and west is zoned I-2 and contains an auto auction business. Undeveloped C-3, General Commercial District, and C-4, Open Display Commercial District, zoned property is located to the south, with commercial uses further south. A church is located to the northeast, with a church parking lot and single-family residences to the east, across Geyer Springs Road. Additional mixed commercial uses are located to the northwest and southwest along South University Avenue.

The City's Future Land Use Plan designates this property as Commercial (C), and the requested I-2 zoning will not require an amendment to the future plan based on the fact that the subject property has the same ownership as the I-2 zoned property immediately to the north and west, and that it will be incorporated into that adjacent use.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The subject property was once part of the Little Rock Dodge dealership and used for vehicle parking/storage. The overall property which was once the auto dealership is now occupied by an auto auction business. The property will once again be incorporated into that adjacent development and used for vehicle parking/storage (vehicles awaiting auction and vehicles awaiting pick-up after sale). Staff feels that the requested I-2 zoning is appropriate, since the property will be incorporated into the adjacent I-2 zoned property and ownership, and not a stand alone use. Staff believes the proposed I-2 zoning will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its September 14, 2017. Meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the SWLR United for Progress, Wakefield and Meadowcliff Brookwood Neighborhood Associations were notified of the public hearing.