

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 19, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located on the east side of Chenal Parkway at Northfield Drive from Office and Institutional District, to C-3, General Commercial District (Z-7096-A).</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>
<p style="text-align: right;"><b>SYNOPSIS</b></p> <p style="text-align: right;"><b>FISCAL IMPACT</b></p> <p style="text-align: right;"><b>RECOMMENDATION</b></p> <p style="text-align: right;"><b>BACKGROUND</b></p>	<p>The owner of the 10.6-acre property, located on the east side of Chenal Parkway at Northfield Drive, is requesting that the property be reclassified from O-2, Office Institutional District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Zoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>Deltic Real Estate, LLC, owner of the 10.6-acre property located on the east side of Chenal Parkway at Northfield Drive, is requesting that the property be rezoned from O-2, Office and Institutional District, to C-3, General Commercial District. The rezoning is proposed to allow future commercial development of the site.</p> <p>The property is currently undeveloped and mostly tree covered. A large powerline runs north/south along the property's east property line.</p>	

**BACKGROUND  
CONTINUED**

The property is located in an area of mixed zoning and uses, near the intersection of Chenal Parkway and Highway 10. A large Wal-Mart development with out parcels is located immediately to the north, with mixed commercial uses further north. Undeveloped O-2, C-2, Shopping Center District, and C-3 zoned properties are located across Chenal Parkway to the west. The Duquesne single-family subdivision is also located to the west. A PD-R, Planned Development – Residential, zoned property is located to the south across Chenal Parkway, with single-family residences further south. A large Open Space (OS) zoned area (approximately fifteen (15) acres) is located immediately to the east. The Aberdeen single-family subdivision and the Bible Church of Little Rock are located further east.

The City’s Future Lane Use Plan designates this property as Suburban Office (SO). A proposed Land Use Plan amendment to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their September 9, 2021, 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.