

**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 at 900 – 924 East 9<sup>th</sup> Street from R-4, Two-Family District, C-3, General Commercial District, and PCD, Planned Commercial District, to UU, Urban Use District (Z-8728-A).</p> <p><b>Submitted by:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

**SYNOPSIS**

The owner of the 0.964-acre property, located at 900 – 924 East 9<sup>th</sup> Street, is requesting that the property be reclassified from R-4, Two-Family District, C-3, General Commercial District, and PCD, Planned Commercial District, to UU, Urban Use District.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the UU Zoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.

**BACKGROUND**

Southern Dog Holdings, LLC, owner of the 0.964 acre property located at 900 – 924 East 9<sup>th</sup> Street, is requesting that the property be rezoned from R-4, Two-Family District, C-4, Open Display District, and PCD, Planned Commercial District, to UU, Urban Use District. The rezoning is proposed for future commercial development.

The property is comprised of six (6) platted lots. There are two (2) commercial buildings and associated drives/parking located within the west half of the overall property.

**BACKGROUND  
CONTINUED**

A residential structure is located at the southeast corner of the property. The area between the commercial buildings and the residential structure is undeveloped. An alley right-of-way is located along the north property boundary.

The property is located in an area of mixed zoning and uses. UU zoned property is located across the alley right-of-way to the north. Single-family and multi-unit residences are located to the east, with a scrap metal business further east. Commercial uses on C-3, General Commercial District, and C-4 zoned property are located to the south across East 9<sup>th</sup> Street. A branch bank on C-3 zoned property is located across Collins Street to the west, with Interstate 30 right-of-way on the west side of the bank facility.

The City's Future Land Use Plan designates this property as Mixed Use (MXU). The proposed rezoning of the property to UU does not require an amendment to the Land Use Plan.

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.