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

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

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| An ordinance rezoning the property located at 7500 South University Avenue, from O-3, General Office District, C-3 General Commercial District, and I-2, Light Industrial District to C-3, General Commercial District (Z-9604). | √ Ordinance Resolution | Bruce T. Moore  
City Manager |

**Submitted by:**  
Planning & Development Department

**SYNOPSIS**  
The owner of the 6.26-acre property, located at 7500 South University Avenue, is requesting that the property be reclassified from O-3, General Office District, C-3 General Commercial District, and I-2, Light Industrial District to C-3, General Commercial District.

**FISCAL IMPACT**  
None.

**RECOMMENDATION**  
Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.

**BACKGROUND**  
CKM Holdings, LLC, owner of the 6.26-acre property located at 7500 South University Avenue, is requesting that the property be rezoned from O-3, General Office District, C-3, General Commercial District, and I-2, Light Industrial District, to C-3, General Commercial District. The rezoning is proposed in order to have one (1) zoning classification for the entire property.
The property currently contains three (3), one (1) and two (2)-
story structures which are being used as a motel. Paved
parking is located between the buildings. Two (2) driveways
from the Interstate 30 Frontage Road serve as access to the
property.

The property is located in an area containing a mixture of
zoning and uses. A MF-6, Multifamily Development, is
located immediately to the north, with single-family residences
further north. Single-family residences are located to the west.
The properties to the east and west which front University
Avenue and the Interstate 30 Frontage Road contain a mix of
commercial uses and zoning, including C-3, C-4, Open Display
Commercial District, and PCD, Planned Commercial District,
zoned properties. The properties across Interstate 30 to the east
and south contain I-2, Industrial Park District and PID, Planned
Industrial District, zoning.

The City’s Future Land Use Plan designates this property as
Commercial (C). The requested C-3 zoning does not require
an amendment to the future 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.