

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 18, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at the southeast corner of Colonel Glenn Road and Talley Road from R-2 to C-4. (Z-7508-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the 4.44-acre property located at the Southeast corner of Colonel Glenn Road and Talley Road is requesting that the zoning be reclassified from R-2, Single-Family District, to C-4, Open Display District.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed this issue at its October 16, 2014, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow and SWLR United for Progress Neighborhood Associations were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 10 ayes, 0 nays and 1 absent.</p>	
<b>BACKGROUND</b>	<p>Virginia Unser, owner of the 4.44 acre property located at the southeast corner of Colonel Glenn Road and Talley Road, is requesting to rezone the property from R-2, Single Family District, to C-4, Open Display District. The rezoning is proposed to allow future commercial development of the site.</p>	

**BACKGROUND  
CONTINUED**

The property is undeveloped and mostly wooded. There are two (2) vacant single-family residences located on the property, at the northwest and southwest corners of the site.

An office-warehouse development is located on the I-1, Industrial Park District, zoned property across Colonel Glenn Road to the north. A mini-warehouse development is located further north, with the Clear Channel development to the northwest. Undeveloped property is located to the south and east. Light industrial uses are located further south and east. A mixture of commercial uses, including a hotel and vacant lots, are located on the C-3, General Commercial District, and C-4 zoned property to the west across Talley Road.

The City's Future Land Use Plan designates this property as Light Industrial. A proposed Land Use Plan Amendment to Commercial is a separate item on this agenda.

Staff is supportive of the requested C-4 rezoning. Staff views the request as reasonable. The property is located within an area of mixed uses. Mixed commercial uses, including a hotel, retail and outdoor auto display, are located to the west across Talley Road, and extend further south than the south boundary of this subject property. Light Industrial uses are located north, south and east of the site. Staff believes it appropriate to rezone this intersection corner to C-4 for future commercial development. In staff's opinion, rezoning this property to C-4 will have no adverse impact on the adjacent properties or the general area.