

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 21, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 9601 Interstate 30 from C-3, General Commercial District, to C-4, Open Display District. (Z-8246-C)</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>	The owners of 0.466-acre property, located at 9601 Interstate 30, are requesting that the zoning be reclassified from C-3, General Commercial District, to C-4, Open Display District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the rezoning request. The Commission voted, as part of the Consent Agenda, to recommend approved of the rezoning by a vote of was 11 ayes, 0 nays and 0 absent.
<b>BACKGROUND</b>	David and Cindy Galindo, owners of the 0.466-acre property located at 9601 Interstate 30, are requesting to rezone the property from C-3, General Commercial District, to C-4, Open Display District. The property is located on the south side of Interstate 30, east of Production Drive. The rezoning is proposed to allow use of the property as an auto sales business. The property is occupied by a one (1)-story commercial building located along the east property line. A metal awning structure is located at the southeast corner of the property. Paved parking is located on the north, south and west sides of the commercial building. An access driveway from the Interstate 30 frontage road is located near the center of the property along the front (north) property line.

**BACKGROUND  
CONTINUED**

The property is located in an area of mixed commercial and industrial uses and zoning. A motel and night club are located immediately east of the site, with a mixture of commercial and light industrial uses to the west. Mixed commercial and light industrial uses are located to the north, across Interstate 30. Industrial zoned properties are located to the south.

The City's Future Land Use Plan designates this property as Commercial (C). The proposed C-4 zoning does not require an amendment to the future plan.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. As noted previously, the property is located within an area of mixed light industrial and commercial uses and zoning. The property was previously zoned light industrial, prior to its current C-3 zoning. The requested C-4 zoning will be consistent with the existing zoning pattern for this general area along Interstate 30. The proposed zoning and use of the property will be compatible with the surrounding uses, and should have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its October 26, 2017, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Town and Country and SWLR United for Progress Neighborhood Associations were notified of the public hearing.