

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 21, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 600 Colonel Glenn Plaza Loop from C-3, General Commercial District, to C-4, Open Display District (Z-3371-HHH).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The owner of the 8.05-acre property, located at 600 Colonel Glenn Plaza Loop, is requesting that the property be rezoned from C-3, General Commercial District, to C-4, Open Display District.</p> <p>None.</p> <p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent and 1 abstention.</p> <p>The applicant requests to rezone the 8.05-acre property located at 600 Colonel Glenn Place Loop from C-3, General Commercial District, to C-4, Open Display District, to allow for auto sales and repair.</p> <p>The property is occupied by a 45,766 square-foot commercial building located near the southwest corner of the lot. Paved parking is located on the north and east sides of the building. An access drive from Colonel Glenn Plaza Loop is located at the northwest corner of the property.</p>	

**BACKGROUND
CONTINUED**

The south fifty (50) feet of the overall property is zoned OS, Open Space District, and serves as a buffer between this property and the R-2, Single-Family District, zoned property to the south. In addition, the east fifty (50) feet of the property was designated as an open space buffer by Instrument No. 2007023298 and serves as a buffer between the developed portion of the property and Interstate 430.

The property is located adjacent to C-4 zoned parcels to the west and north, with PCD, Planned Commercial Development, zoning located across Colonel Glenn Plaza Loop. R-2 zoning is located to the south and across Interstate 430 to the east.

The City's Future Land Use Plan designates this property as C, Commercial. The proposed C-4 zoning will not require an amendment to the future land use plan.

The Planning Commission reviewed this request at their March 9, 2023, 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.