

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 20, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 6504 Mabelvale Cut-Off from C-3, Shopping Center District, to C-4, Open Display Commercial District (Z-5352-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 0.568-acre property located at 6504 Mabelvale Cut-Off is requesting that the property be reclassified from C-3, Shopping Center District, to C-4, Open Display Commercial District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the C-4 rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>Luke Butt, owner of the 0.568-acre property located at 6504 Mabelvale Cut-off, is requesting that the property be rezoned from C-3, General Commercial District, to C-4, Open Display District. The property is located on the north side of Mabelvale Cut-off, between Stillman Drive and Warren Drive, and the rezoning is proposed to allow an auto sales business. The property is currently undeveloped, with the majority of the property being covered with a concrete slab left over from the previous use of the property. The property previously contained a self-serve carwash facility with self-serve vacuum islands.</p>	

**BACKGROUND
CONTINUED**

A convenience store with gas pumps is located immediately east of the site, at the northwest corner of Mabelvale Cut-off and Stillman Drive. A salon type use is located at the northeast corner of Mabelvale Cut-off and Stillman Drive. Undeveloped C-3 zoned property is located immediately to the west. Multifamily developments and undeveloped multifamily zoned property (zoned MF-24, Multifamily District, and MF-18, Multifamily District) are located immediately to the north and south across Mabelvale Cut-off.

The City's Future Land Use Plan designates this property as C, Commercial. The requested C-4 zoning will not require a plan amendment.

The Planning Commission reviewed this request at their March 11, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Allendale Neighborhood Association, Chicot Neighborhood Association, Yorkwood Neighborhood Association, OUR Neighborhood Association and SWLR United for Progress, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.