

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 19, 2015 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning property located at 4700 South University Avenue from I-2, Light Industrial District to C-3, General Commercial District. (Z-9018)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>CITIZEN PARTICIPATION</p> <p>BACKGROUND</p>	<p>The owner of the 2.25-acre property located at 4700 South University Avenue is requesting that the zoning be reclassified from I-2, Light Industrial District to C-3, General Commercial District. <i>Located in Ward 7.</i></p> <p>None</p> <p>Approval of the ordinance.</p> <p>The Planning Commission reviewed this issue at its April 9, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Westwood, University District 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 11 ayes, 0 nays, and 0 absent.</p> <p>SSS Properties, LLC, owner of the 2.25-acre property located at 4700 South University Avenue, is requesting to rezone the property from I-2, Light Industrial District, to C-3, General Commercial District. The rezoning is proposed to allow future retail use of the site.</p>	

**BACKGROUND
CONTINUED**

The property is occupied by a one (1)-story commercial building located near the center of the site. Paved parking and drives are located on all sides of the building. A shared driveway from South University Avenue is located at the northeast corner of the site.

An auto dealership is located on the I-2 zoned property north and west of the subject property. The First Tee Golf development is located further west, with a mixture of commercial uses located further north. Undeveloped R-2, Single-Family District, and C-4, Open Display Commercial District, zoned property, including floodway, is located to the south. Floodway area, zoned OS, Open Space District, a golf driving range (C-4) and a large vacant commercial building (C-4) are located across South University Avenue to the east, northeast and southeast.

The City's Future Land Use Plan designates this property as Commercial. The requested C-3 zoning does not require an amendment to the land use plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. The majority of the properties with S. University frontage within this general area are zoned commercial (C-3, C-4 and PCD). The proposed C-3 zoning will not be out of character with the overall area along South University Avenue. Staff believes it appropriate to rezone this property to C-3 to allow retail use. In staff's opinion, rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.