

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 2, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at the southeastern corner of Colonel Glenn Plaza Loop and David O. Dodd Road from C-3, General Commercial District, to C-4, Open Display District. (Z-3371-BBB)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the 8.595-acre property located at the southeastern corner of Colonel Glenn Plaza Loop and David O. Dodd Road is requesting that the zoning be reclassified from C-3, General Commercial District, to C-4, Open Display District, to allow the property to be platted into two (2) lots, with the east 3.432 acres being developed for a car dealership and the west 5.163 acres being held for future commercial development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested C-4 zoning. The Planning Commission voted to recommend approval of the C-4 zoning by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	The west half of the property is currently undeveloped and tree covered. The east half is also undeveloped, with some site work having taken place in the past (along with the property to the east) in preparation for development of the property. The property slopes upward from Colonel Glenn Plaza Loop and from David O. Dodd Road.

**BACKGROUND
CONTINUED**

The property is located in an area of mixed uses and zoning. A nursing home and office use, which are zoned O-3, General Officer District, are located west of the site with the J.A. Fair High School campus being located to the southwest. Undeveloped C-4, Open Display District, zoned property is located to the east, with an auto dealership to the southeast. The Rave Theatre development, which is zoned C-3, General Commercial District, and C-4, and an auto dealership are located to the north across Colonel Glenn Plaza Loop, with an additional auto dealership across David O. Dodd Road.

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

Staff is supportive of the requested C-4 rezoning. Staff views the request as reasonable. The requested C-4 zoning represents a continuation of the zoning pattern within this general area. The undeveloped property to the south is zoned C-4, along with a large area of C-4 zoning across Colonel Glenn Plaza Loop to the north. In addition, auto dealerships are located north and east of the subject property. Staff believes rezoning this property to C-4 will have no adverse impact on the adjacent properties on the general area.

The Planning Commission reviewed this issue at its March 30, 2017, meeting and there were no objectors present.

All owners of property located within 200 feet of the site and the John Barrow and Southwest Little Rock United for Progress Neighborhood Associations were notified of the public hearing.