

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

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**BOARD OF DIRECTORS COMMUNICATION  
JUNE 3, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 5924 Baseline Road from R-2, Single-Family District, to C-3, General Commercial District. (Z-5317-B).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Delphone Hubbard Acting City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The owner of the 0.40-acre property at 5924 Baseline Road is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 absent.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant proposes to rezone the 0.40-acre lot at 5924 Baseline Road from R-2, Single Family District, to C-3, General Commercial District, to recognize the historic and continued use of the existing property as a convenience store with gas pumps.</p> <p>The site contains an existing 1,500 square foot convenience store building, with a canopy fuel island located along Geyer Springs Road (west). The property is zoned R-2 and contains the last remaining nonconforming commercial use at the intersection of Baseline Road and Geyer Springs Road. Properties in the general area contain a mixture of commercial zoning and uses in all directions.</p>	

**BACKGROUND  
CONTINUED**

The requested rezoning is in the Geyer Springs East Planning District. The Land Use Plan shows Commercial (C) for the requested area. The proposed C-3 zoning will not require a Land Use Plan Amendment.

The Planning Commission reviewed this request at their April 10, 2025, meeting, and there was one (1) objector present. All owners of property located within 300 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.