

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 10510 Interstate 30 from C-3, General Commercial District, to C-4, Open Display District (Z-8889-A)</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	<p>The owner of the 5.81-acre property located at 10510 Interstate 30 is requesting that the zoning be reclassified from C-3, General Commercial District, to C-4, Open Display District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the ordinance. The Planning Commission voted to recommend approval of the rezoning, as part of the Consent Agenda. The vote was 10 ayes, 0 nays and 1 absent.</p>
BACKGROUND	<p>Atkinson Properties, LLC, owner of the 5.81-acre property located at 10510 Interstate 30, is requesting to rezone the property from C-3, General Commercial District, to C-4, Open Display District. The property is located on the north side of Interstate 30, east of Interstate 430, and backs up to Baseline Road (north property line). The rezoning is proposed for future C-4 development of the site.</p> <p>The property contains several buildings. There are four (4) one (1)-story frame single-family structures located along the north property line, fronting on Baseline Road. Each residence has a concrete or gravel driveway from Baseline Road.</p>

**BACKGROUND
CONTINUED**

There is a one (1)-story commercial building located near the center of the site. This building has been occupied by a church use. There is another one (1)-story commercial building at the southwest corner of the property. This is a strip center building containing nine (9) bays/suites. There is paved parking and access located between the two (2) commercial buildings. A driveway from the Interstate 30 frontage road serves as access.

There is a mixture of uses and zoning located in this immediate area. Vacant multifamily structures and single family homes are located across Baseline Road to the north. A mixture of commercial and light industrial uses is located to the south across Interstate 30. A commercial building and vacant property are located to the east. Undeveloped PCD, Planned Commercial Development, zoned property is located to the west.

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

Staff is supportive of the requested rezoning to C-4 rezoning. Staff views the request as reasonable. Staff feels that the proposed rezoning represents a continuation of the existing zoning pattern for this area. The properties immediately east and west are zoned C-3 and PCD. The PCD zoning was approved for sales and service of heavy equipment, a C-4 type use. There is C-4 zoning which currently exists future east and across Interstate 30 to the south. In addition, the City's Future Land Use Plan designates the property as Commercial (C), which supports the requested C-4 zoning. Staff believes rezoning this property to C-4 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at June 2, 2016, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and SWLR United for Progress Neighborhood Association were notified of the public hearing.