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

**BOARD OF DIRECTORS COMMUNICATION**  
**SEPTEMBER 5, 2017 AGENDA**

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| An ordinance rezoning property located at 10010 Interstate 30 from R-2, Single-Family District, to C-4, Open Display District (Z-9237). | ✓ Ordinance  
Resolution  
Approval  
Information Report | Bruce T. Moore  
City Manager |

**Submitted By:**  
Planning & Development Department

**SYNOPSIS**  
The owner of 2.916 acres of property located at 10010 Interstate 30 is requesting that the zoning be reclassified from R-2, Single-Family District, to C-4, Open Display District.

**FISCAL IMPACT**  
None.

**RECOMMENDATION**  
Staff recommends approval of the requested C-4 zoning. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning by a vote of 9 ayes, 0 nays and 2 absent.

**BACKGROUND**  
James Robert Boles, the owner of the 2.916-acre property located at 10010 Interstate 30, is requesting to rezone the property from R-2, Single-Family District, to C-4, Open Display District. The property is located on the north side of Interstate 30, approximately 1,200 feet east of the Interstate 30/Baseline Road intersection. The rezoning is proposed for the development of a retail store facility.

The 2.916-acre property is currently undeveloped, and remnants of an old asphalt drive, parking and concrete building foundation exists within the south one-third of the property along the Interstate 30 frontage road. The remainder of the property is undeveloped and tree-covered. The overall property is relatively flat.
BACKGROUND CONTINUED

The property is located in an area of mixed uses and zoning along Interstate 30. The R-2 zoned property to the north/west contains an Arkansas Highway & Transportation Department maintenance facility. Undeveloped C-3, General Commercial District, zoned property is located to the north along Mabelvale Pike. Nonconforming commercial structures are located on the R-2 zoned property immediately to the east, with C-4 zoning and uses further east. C-4 and PCD, Planned Commercial Development, zoned property is located to the west. Mixed commercial and light industrial uses are located on C-3, C-4 and I-2, Light Industrial District, zoned property located across Interstate 30 to the south.

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 rezoning. Staff views the request as reasonable. Staff feels that the proposed C-4 zoning represents an appropriate continuation of the zoning pattern in this general area along Interstate 30. There is existing C-4 zoned property to the east, west and south (across Interstate 30). In addition, there is an abundance of C-3 and I-2 zoned property within this area. Staff believes that the proposed C-4 zoning for 2.916 acres will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its August 3, 2017, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the SWLR United for Progress and Town and Country Neighborhood Associations were notified of the public hearing.