

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 16, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 4700 South University Avenue from C-3, General Commercial District, to C-4, Open Display District (Z-9018-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 2.25-acre property, located at 4700 South University Avenue is requesting that the property be reclassified from C-3, General Commercial District, to C-4, Open Display District.</p> <p>None.</p> <p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, 0 absent, and 1 open position.</p> <p>SSS Properties, LLC, owner of the 2.25-acre property, located at 4700 South University Avenue, is requesting that the property be rezoned from C-3, General Commercial District, to C-4, Open Display District. The rezoning is proposed so that a portion of the property can be utilized at a used auto dealership.</p> <p>The property currently contains a one (1)-story commercial building located near the center of the overall property. Paved parking is located on all sides of the building. An access drive from South University Avenue is located at the northeast corner of the site. The access drive is shared with the property to the north.</p>	

**BACKGROUND  
CONTINUED**

The site is located within an area along South University Avenue which is predominately zoned commercial. C-3 and C-4-zoned properties are located north, south and east of the site. I-2, Light Industrial District, zoned property wraps around the subject property to the north and west. A golf course is located just further west, and a creek is located 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 Future Land Use Plan.

The Planning Commission reviewed this request at their October 14, 2021, meeting and there were no objectors present. All owners of property located within 200 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.