

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 17, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at the southeast corner of Interstate 30 and Otter Creek South Road from R-2 to I-2. (Z-5667-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the 4.39-acre property located at the southeast corner of Interstate 30 and Otter Creek South Road is requesting that the zoning be reclassified from R-2, Single-Family District, to I-2, Light Industrial District.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed this issue at its January 15, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Alexander Road and SWLR United for Progress Neighborhood Associations were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 8 ayes, 0 nays and 3 absent.</p>	
<b>BACKGROUND</b>	<p>T-Bar Properties, LLC, owner of the 4.39-acre property located at the southeast corner of Interstate 30 and Otter Creek South Road, is requesting to rezone the property from R-2, Single-Family District, to I-2, Light Industrial District. The rezoning is proposed to allow use of the property as a parking lot for the industrial use to the south and west.</p>	

**BACKGROUND  
CONTINUED**

The 4.39-acre property is part of the overall ownership of the Cal-Ark Trucking property (old Affiliated Foods facility). The west one-third of the property contains paved parking and drives for the existing building. The east two-thirds of the site is undeveloped. Light industrial uses are located on the I-2 zoned property to the east, west and south. The old Cal-Ark Trucking facility is located on the C-4, Open Display Commercial District, zoned property across Interstate 30.

The City's Future Land Use Plan designates this property as Light Industrial. The requested I-2 zoning does not require an amendment to the plan.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. As noted above, the subject property is surrounded by I-2 zoning and light industrial uses. The proposed I-2 zoning will be a continuation of the existing zoning pattern for this area. Staff feels that the requested I-2 zoning is a "clean-up" type issue, as it is part of the same ownership as the overall Cal-Ark Trucking (Affiliated Foods) facility, with part of the property being occupied by a paved parking area. Staff believes rezoning this property to I-2 will have no adverse impact on the adjacent properties or the general area.