

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 7, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at the northeast corner of Fourche Dam Pike and Interstate 440 from C-3, General Commercial District, to I-2, Light Industrial District. (Z-9396)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the 3.552-acre property located at the northeast corner of Fourche Dam Pike and Interstate 440 is requesting that the property be reclassified from C-3, General Commercial District, to I-2, Light Industrial District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the request. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 9 ayes, 0 nays and 2 absent.</p>
BACKGROUND	<p>Walthour – Flake Company, owner of the 3.552-acre property located at the northeast corner of Fourche Dam Pike and Interstate 440, is requesting to rezone the property from C-3, General Commercial District, to I-2, Light Industrial District. The property also abuts East Port Drive to the north. The applicant is requesting I-2 zoning in order to expand the existing Kenworth Semi Tractor Trailer Sales and Service business.</p>

**BACKGROUND
CONTINUED**

The property is currently undeveloped and grass covered. The property is located in an area of mixed uses, with the immediate area being primarily zoned C-3 and I-2. A convenience store, truck stop and church are located on the C-3 zoned property to the north, with single family residences further north. Convenience stores and mixed industrial uses are located across Interstate 440 to the south. A large Semi Tractor Trailer Sales and Service business is located on the I-2 zoned property immediately to the east. A fast food restaurant and motel are located across Fourche Dam Pike to the west.

The City's Future Land Use Plan designates this property as C (Commercial). The applicant has filed a land use plan amendment application to change the designation of this property to I (Industrial). The proposed Land Use Plan amendment is a separate item on this agenda.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial and industrial zoning. The properties immediately east and south (across Interstate 440) are zoned I-2. The proposed I-2 zoning represents a continuation of the existing zoning pattern in this general area. Staff believes the rezoning of this property to I-2 to allow the expansion of the existing Kenworth Semi Tractor Trailer business will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its March 28, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Hermitage Neighborhood Association were notified of the public hearing.