

**BACKGROUND
CONTINUED**

The property is currently undeveloped and partially tree-covered. The property is located in an area which is predominantly zoned R-2, containing single-family residences (including manufactured homes) on larger lots and undeveloped property. There are two (2) church facilities to the east, and a church and elementary school to the west along Lawson Road.

The City's Future Land Use Plan designates this property as C, Commercial. The requested C-3 zoning does not require a change to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located at the intersection of two (2) minor arterial streets. It was previously determined, based on the Future Land Use Plan designation of C, Commercial, that commercial zoning would be appropriate at this corner of the intersection. Staff feels that a future small commercial use will be a good fit for this property. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its October 24, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Southwest Little Rock United for Progress Neighborhood Association were notified of the public hearing.