

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at 5400 South University Avenue, from PCD, Planned Commercial Development, and C-3, General Commercial District, to C-4, Open Display District (Z-5527-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 2.2-acre property, located at 5400 South University Avenue, is requesting that the property be reclassified from PCD, Planned Commercial Development, and C-3, General Commercial District, to C-4, Open Display District, for future retail and office-warehouse development.</p> <p>None.</p> <p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant proposes to rezone the 2.2-acre property, located at 5400 South University Avenue, from PCD, Planned Commercial Development, and C-3, General Commercial District, to C-4, Open Display District. The rezoning is requested to allow for future retail and office-warehouse development.</p> <p>The north portion of the property is occupied by a one (1)-story building and a paved parking area containing auto services businesses (auto detail and auto wrap).</p>
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**BACKGROUND
CONTINUED**

The north portion of the property backs up to South 63rd Avenue, and the remainder of the property is undeveloped. The south PCD-zoned portion of the property was approved for auto sales and auto detail uses in Little Rock, Ark., Ordinance No. 20,394 (January 18, 2011); however, it was never developed.

The City's Future Land Use Plan designates the majority of this property as Commercial (C), with a smaller portion of the southern property designated as Residential Low Density (RL). The proposed C-4 zoning will not require an amendment to the Future Land Use Plan.

The applicant will request a waiver of a Boundary Street Improvements to South 63rd Avenue, with the development of the subject property. According to staff, there will be no future access takes from South 63rd Avenue. In conjunction with this request, the applicant will dedicate a ten (10)-foot "no access" easement along the west property line where adjacent to the South 63rd Avenue right-of-way.

The Planning Commission reviewed this request at their January 11, 2024, meeting and there were no objectors present. All owners of property located within 300 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.