

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property, located at the northwest corner of Mabelvale Pike and Sibley Hole Road, from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space District (Z-9655).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<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 17.707-acre property, located at the northwest corner of Mabelvale Pike and Sibley Hole Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 and OS Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.</p> <p>Wylie Family Enterprises II, LLC, owner of the 17.707-acre property located at the northwest corner of Mabelvale Pike and Sibley Hole Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-3, General Commercial District. The rezoning is proposed to allow future commercial development of the site. The property is currently undeveloped and grass-covered. The property is relatively flat and free of slope. The applicant proposes to zone the south fifty (50) feet of the property to OS, Open Space District, in conformance with the City’s Future Land Use Plan.</p>
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**BACKGROUND
CONTINUED**

The property is located in an area of mixed zoning and uses. A mixture of single-family residences, commercial and light industrial uses and zoning is located to the north. Interstate 30 is located approximately 700 feet to the north. R-2 and I-2, Light Industrial District, zoned properties are located to the west. Multifamily and commercial uses and zoning, and the new Southwest High School, are located across Mabelvale Pike to the east. Single-family residences are located across Sibley Hole Road to the south. A new church development is proposed at the southwest corner of Mabelvale Pike and Sibley Hole Road.

The City's Future Land Use Plan designates this property as Light Industrial (LI), with the south fifty (50) feet of the property being designated as Open Space (OS). A proposed land use plan amendment to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their February 10, 2022, 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.