

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 16, 2016 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance rezoning property located at 12601 Interstate 30 from I-1, Industrial Park District, to C-3, General Commercial District. (Z-8227-A)	√ Ordinance Resolution Approval Information Report	
Submitted By: Planning & Development Department		Bruce T. Moore City Manager

SYNOPSIS	The owners of the 1.531-acre property located at 12601 Interstate 30 are requesting that the zoning be reclassified from I-1, Industrial Park District, to C-3, General Commercial District.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance.
BACKGROUND	Ignacio and Guadalupe Alvarez, owners of the 1.531-acre property located at 12601 Interstate 30, are requesting to rezone the property from I-1, Industrial Park District, to C-3, General Commercial District. The rezoning is proposed for future commercial development.
	The 1.531-acre property is currently undeveloped and partially wooded. There is a driveway from the Interstate 30 service road which serves as access. The majority of the property is located in the floodway, including the front 370 feet ± of the overall site. Approximately 0.6 acres of the property is located in the floodplain, at the property's southeast corner.

**BACKGROUND
CONTINUED**

The general area contains a mixture of uses and zoning. There is undeveloped property to the north, across Interstate 30, which is owned by an adjacent church development. There is a mixture of commercial and industrial uses to the east and west, along Interstate 30. There is undeveloped I-2, Light Industrial District, and R-2, Single-Family District, zoned property to the south.

The City's Future Land Use Plan designates this property as "Light Industrial". Staff determined that a Land Use Plan Amendment is not needed for the requested rezoning.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The proposed C-3 zoning will comply with the existing zoning pattern along both sides of Interstate 30, which contains a mixture of commercial and light industrial zoning and uses. The properties across the creek to the west are zoned C-4, Open Display Commercial District, and PCD, Planned Commercial District, with the property to the east containing a light industrial use. With a portion of this property located within the floodway, development of the property may tend to be difficult. Staff feels that the proposed C-3 zoning will aid in the ability to develop the property. The minimum required side and rear building setbacks are much less with C-3 zoning than with the existing I-1 zoning, which will greatly help in the placement of a building within the floodplain portion of the property. Staff believes that C-3 zoning and development of this property is appropriate, and will have no adverse impact on the adjacent properties or general area.

The Planning Commission reviewed this issue at its July 14, 2016, meeting, and there were no objectors present. All owners of property located within 200 feet of the site, and the SWLR United for Progress and Alexander Road 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 10 ayes, 0 nays and 1 absent.