

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

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**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 19, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance rezoning the property located at 8300 Geyer Springs Road from O-3, General Office District, to C-3, General Commercial District (Z-9539).	√ <b>Ordinance</b> Resolution	
<b>Submitted By:</b>  Planning & Development Department		Bruce T. Moore City Manager

**SYNOPSIS**

The owner of the 0.80-acre property located at 8300 Geyer Springs Road is requesting that the property be reclassified from O-3, General Office District, to C-3, General Commercial District.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the C-3 rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 2 nays and 0 absent.

**BACKGROUND**

Maurice Mahmoud, owner of the 0.80-acre property located at 8300 Geyer Springs Road, is requesting that the property be rezoned from O-3, General Office District, to C-3, General Commercial District. The rezoning is proposed to allow future commercial use of the property. The property is located at the southwest corner of Geyer Springs Road and West 83<sup>rd</sup> Street.

The property contains a two (2)-story office-type building which was previously used as a school. Paved parking is located on the north, east and west sides of the building, with driveways from Geyer Springs Road and West 83<sup>rd</sup> Street.

**BACKGROUND  
CONTINUED**

The property is located in an area of mixed uses and zoning along Geyer Springs Road. The vast majority of the properties which front on Geyer Springs Road are zoned commercial (C-1, Neighborhood Commercial District, C-3 and C-4, Open Display Commercial District). There are several O-3 zoned parcels in the general area. R-2 zoning is located further away from Geyer Springs Road. Church and school uses are located west of the site.

The City's Future Land Use Plan designates this property as PI, Public Institutional, based on the past use of the property. The requested C-3 zoning will not require a plan amendment, based on the adjacent land use designations to the north and south being C, Commercial.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The proposed C-3 zoning will be compatible with the area as the majority of the properties which front on Geyer Springs Road, between Interstate 30 and Baseline Road, are zoned commercial. The proposed C-3 zoning will represent a continuation in the zoning pattern along Geyer Springs Road, and should have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were two (2) objectors present. All owners of property located within 200 feet of the site, as well as the Cloverdale, Upper Baseline Windamere, Wakefield and SWLR United for Progress Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.