

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 7500 South University Avenue, from O-3, General Office District, C-3 General Commercial District, and I-2, Light Industrial District to C-3, General Commercial District (Z-9604).</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 6.26-acre property, located at 7500 South University Avenue, is requesting that the property be reclassified from O-3, General Office District, C-3 General Commercial District, and I-2, Light Industrial District to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>CKM Holdings, LLC, owner of the 6.26-acre property located at 7500 South University Avenue, is requesting that the property be rezoned from O-3, General Office District, C-3, General Commercial District, and I-2, Light Industrial District, to C-3, General Commercial District. The rezoning is proposed in order to have one (1) zoning classification for the entire property.</p>	

**BACKGROUND
CONTINUED**

The property currently contains three (3), one (1) and two (2)-story structures which are being used as a motel. Paved parking is located between the buildings. Two (2) driveways from the Interstate 30 Frontage Road serve as access to the property.

The property is located in an area containing a mixture of zoning and uses. A MF-6, Multifamily Development, is located immediately to the north, with single-family residences further north. Single-family residences are located to the west. The properties to the east and west which front University Avenue and the Interstate 30 Frontage Road contain a mix of commercial uses and zoning, including C-3, C-4, Open Display Commercial District, and PCD, Planned Commercial District, zoned properties. The properties across Interstate 30 to the east and south contain I-2, Industrial Park District and PID, Planned Industrial District, zoning.

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-3 zoning does not require an amendment to the future Land Use Plan.

The Planning Commission reviewed this request at their September 9, 2021, 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.