

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 20, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located in the 6300 block of South University Avenue (west side) from C-3, General Commercial District, and C-4, Open Display District, to C-4. (Z-9296)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>The owner of the 0.64-acre property located in the 6300 block of South University Avenue (west side) is requesting that the property be reclassified from C-3, General Commercial District, and C-4, Open Display District, to C-4.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested rezoning. The Planning Commission voted to recommend approval of the rezoning by a vote of 10 ayes, 0 nays and 1 absent.</p>
<b>BACKGROUND</b>	<p>William G. Reich, owner of the 0.64-acre property located in the 6300 block of South University Avenue (west side), is requesting to rezone the property from C-3, General Commercial District, and C-4, Open Display District, to C-4, Open Display District. The property is located on the west side of South University Avenue, approximately 400 feet north of West 65<sup>th</sup> Street/Hindman Park Way. The south 40% of the property is currently zoned C-4, with the northern portion being zoned C-3.</p>

**BACKGROUND  
CONTINUED**

The applicant is requesting the entire property be zoned C-4 to allow for the development of a used auto sales business. The property backs up to Mabelvale Pike.

The property is currently undeveloped and mostly grass covered. The overall property is relatively flat. A portion of one (1) of the driveways which serve the branch bank facility located immediately to the south is located on this property, at its southwest corner. The driveway is located within a “common access easement”.

The property is located in an area of mixed uses and zoning along South University Avenue. Mixed commercial uses, including motels, convenience stores and auto-related uses are located to the north and east on property predominantly zoned C-4 and I-2, Light Industrial District. A branch bank facility, car wash and grocery store are among the mixed commercial uses located to the south, zoned C-4 and C-3. A church facility is located across Mabelvale Pike to the west. Single family homes and an elementary school are located further west, with a funeral home to the southwest.

The City’s Future Land Use Plan designates this property as Commercial (C). The requested C-4 zoning does not require a change to the Land Use Plan.

Staff is supportive of the requested C-4 rezoning. Staff views the request as reasonable. The proposed C-4 zoning represents a continuation of the zoning pattern along S. University Avenue. Approximately 40% of the subject property is currently zoned C-4. The property located immediately to the south and the properties located across S. University Avenue to the east are zoned C-4. The properties located immediately to the north are zoned I-2. Additionally, there are a number of auto-related uses (auto repair, sales, etc.) within this general area along the S. University corridor. Any new development of this property will be required to comply with all ordinance requirements, including building setbacks, paved parking, landscaping, buffers, etc. Staff believes the requested C-4 zoning will have no adverse impact on the adjacent properties or the general area.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this issue at its January 25, 2018, meeting, and there was one (1) objector present. All owners of property located within 200 feet of the site and the Meadowcliff/Brookwood, South Brookwood Ponderosa and SWLR United for Progress Neighborhood Associations were notified of the public hearing.